

ORDER OF AN EXECUTIVE OFFICER

To: **Maynard Roelofs**
"the Owner"

RE: Those housing premises located in Lethbridge, Alberta and municipally described as:
1266 5 Avenue N

WHEREAS I, an **Executive Officer** of **Alberta Health Services**, have inspected the above noted premises pursuant to the provisions of the Public Health Act, RSA 2000, c. P-37, as amended;

AND WHEREAS such inspection disclosed that the following conditions exist in and about the above noted premises which are or may become injurious or dangerous to the public health or which might hinder in any manner the prevention or suppression of disease, namely:

- a. There was evidence of people living or occupying the garage and abandoned vehicle on this vacant property, and the front porch entry to the condemned premises was not secured. There were inadequate measures to ensure they are properly secured against unwanted entry/occupancy.

AND WHEREAS such inspection disclosed that the following breaches of the Public Health Act and the Housing Regulation, Alberta Regulation 173/99 and the Minimum Housing and Health Standards and the Nuisance and General Sanitation Regulation AR243/2003 exist in and about the above noted premises, namely:

- a. There was evidence of people living or occupying the garage and abandoned vehicle on this vacant property, and the front porch entry to the condemned premises was not secured. There were inadequate measures to ensure they are properly secured against unwanted entry/occupancy, which is in contravention of Section 2(1) and Section 2(2)(a) of the Nuisance and General Sanitation Regulation AR243/2003 which reads: "*No person shall create, commit or maintain a nuisance. Without limiting the generality of subsection (1), a person who creates, commits or maintains any premises in a condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.*"

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Thoroughly board up the front porch door. Ensure there is no access to this front porch or any other areas of the premises.
 - b. Ensure the back door is very secured against unwanted entry.

- c. Lock all the truck doors and ensure any broken windows on this vehicle are properly secured or boarded to ensure this vehicle is completely secured against any unwanted access. ALTERNATELVLY, remove this vehicle from the property.
- d. Completely secure the garage. Replace the broken doors and ensure there are adequate locking mechanisms to prevent unauthorized access. ALTERNATELVLY, thoroughly board up the doors to ensuring there are no entry points.
- e. Ensure all garage windows are secured, boarded up, or otherwise inaccessible.

2. The work referred to in paragraph 1 shall be completed by August 19, 2024.

The above conditions were noted at the time of inspection and may not necessarily reflect all deficiencies. You are advised that further work may be required to ensure full compliance with the Public Health Act and regulations, or to prevent a public health nuisance.

DATED at Lethbridge, Alberta, July 22, 2024

Confirmation of a verbal order issued to Maynard Roelofs on Wednesday July 17, 2024.

Executive Officer
Environmental Health Officer

You have the right to appeal

A person who a) is directly affected by a decision of a Regional Health Authority, and
 b) feels himself aggrieved by the decision

may appeal the decision by submitting a Notice of Appeal form within ten (10) days after receiving the order to:

Public Health Appeal Board
c/o Central Reception
Main Floor, ATB Place North Tower
10025 Jasper Avenue NW
Edmonton, Alberta, T5J 1S6
Phone: 780-222-5186
Fax: 780-422-0914
Email: HealthAppealBoard@gov.ab.ca
Website: <https://www.alberta.ca/public-health-appeal-board.aspx>

A Notice of Appeal form may be obtained by contacting the Public Health Appeal Board or visiting their website.

Electronic versions of the Public Health Act and Regulations are available at the Alberta King's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or <https://www.alberta.ca/alberta-kings-printer.aspx>.

Health Legislation and regulations are available for purchase. Please contact Alberta King's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or <https://www.alberta.ca/alberta-kings-printer.aspx>.

Copies of standards are available by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

Lethbridge • Melcor Centre • South Zone

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www.albertahealthservices.ca/eph.asp