

**ORDER OF AN EXECUTIVE OFFICER  
UNFIT FOR HUMAN HABITATION  
ORDER TO VACATE**

**To:** Todd Engblom  
Current Capital Corporation  
“the Owner”

**And To:** All Occupant(s) of the following Housing premises:

**RE:** Those housing premises located in Wetaskiwin, Alberta and municipally described as:  
4513 53 Avenue.

**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. The structural integrity of this housing premises is in disrepair as evidenced by the damage on the roof, main floor and basement areas.
- b. Two of the bedrooms do not have windows that meet emergency egress requirements.
- c. Shingles, eaves troughs and downspouts are in disrepair.
- d. Exterior wooden window frames and wooden steps are in disrepair.
- e. There are plumbing deficiencies (leaks and improper installation).
- f. The basement foundation walls are not properly insulated.

**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 exist in and about the above noted premises, namely:

- a. The structural integrity of this housing premises is in disrepair. This condition is in contravention of section 1(a) of the Public Health Act, Minimum Housing and Health Standards, which states: “The housing premises shall be structurally sound.”
- b. Two of the bedrooms do not have windows that meet emergency egress requirements. This condition is contrary to section 3(b)(ii) of the Public Health Act, Minimum Housing and Health Standards, which states: “Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 sq. meters (3.8 sq. ft.), with no dimension less than 380 mm (15 inches).”
- c. Shingles, eaves troughs and downspouts are in disrepair. This condition is contrary to section 2(a) of the Public Health Act, Minimum Housing and Health Standards, which states: “The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.”

- d. Exterior wooden window frames and wooden steps are in disrepair. This condition is contrary to section 2(b)(ii) of the Public Health Act, Minimum Housing and Health Standards, which states: “In housing premises intended for use during the winter months, windows in habitable rooms shall protect against the cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer.”
- e. There are plumbing deficiencies (leaks and improper installation). This condition is contrary to section 3(2) of the Public Health Act, Housing Regulation AR 173/99, which states: “An owner shall ensure that the housing premises’ plumbing system and facilities provided under subsection (1)(b) are free from defects and maintained in proper operating condition.”
- f. The basement exterior walls are not properly insulated. This condition is contrary to section 3(1)(a) of the Public Health Act, Housing Regulation AR 173/99, which states: “Subject to subsection (3) and section (4), an owner shall ensure that: the housing premises are (i) structurally sound, (ii) in a safe condition, (iii) in good repair, and (iv) maintained in a waterproof, windproof and weatherproof condition.”

**AND WHEREAS**, by virtue of the foregoing, the above noted premises are hereby declared to be **Unfit for Human Habitation**.

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

1. That the occupants vacate the above noted premises on or before November 30, 2019.
2. That the Owner undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. The entire structure will need to be inspected and assessed by a structural engineer or Building Inspector. A copy of their report must be provided to the Executive Officer indicating that all work and repairs are completed as outlined.
  - b. Repair or replace windows such that they allow for emergency egress.
  - c. Repair the roof, eaves troughs and downspouts to ensure that they are rendered in a weatherproof and operable condition.
  - d. Repair any damaged windows and replace any missing windows.
  - e. A qualified plumber will need to inspect and assess the plumbing within this housing premises and make any necessary repairs as necessary.
  - f. The basement exterior walls are to be insulated and proper vapour barrier installed.
3. That until such time as the work referred to above is completed to the satisfaction of an Executive Officer of Alberta Health Services; the above noted premises shall remain vacant and secure from unauthorized entry.

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 Wetaskiwin, Alberta, November 25, 2019.

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](mailto:HealthAppealBoard@gov.ab.ca)  
Website: <https://www.alberta.ca/public-health-appeal-board.aspx>

A Notice of Appeal form may be obtained by contacting Alberta Health Services at 780-342-0122 or by contacting the Public Health Appeal Board.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or [www.qp.gov.ab.ca](http://www.qp.gov.ab.ca).

Health Legislation and regulations are available for purchase. Please contact Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or [www.qp.gov.ab.ca](http://www.qp.gov.ab.ca).

Copies of standards are available by contacting the Health Protection Branch of Alberta Health at 780-427-4518 or by visiting: [www.health.alberta.ca/about/health-legislation.html](http://www.health.alberta.ca/about/health-legislation.html)

Template revised May 23, 2019