

**ORDER OF AN EXECUTIVE OFFICER  
CLOSED FOR TENANT ACCOMMODATION PURPOSES  
ORDER TO VACATE**

**To:** Irene Patricia Hofer  
"the Owner"

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

**RE:** Those housing premises excepting the private home (Building 1) and the mobile home (Building 3), located in Clearwater County, Alberta and municipally described as: 54010 Township Road 364 (LSD Plan 1920168 Block 1 Lot 1 Pt. of SE 29-36-5 W5M).

**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. None of the buildings used for overnight accommodation were provided with running water.
- b. None of the buildings used for overnight accommodation were connected to an approved private sewage disposal system.
- c. None of the buildings used for overnight accommodation were provided with adequate washroom facilities.
- d. None of the buildings used for overnight accommodation were provided with adequate kitchen facilities.
- e. None of the buildings being used for overnight accommodation were provided with continuous electricity.
- f. Two of the buildings (Buildings 9 & 10) used for overnight accommodation were heated with the use of portable space heaters.
- g. The motorhome unit which was being used for overnight accommodation was not provided with a smoke alarm.
- h. The yellow cabin (Building 2) which was being used for overnight accommodation had exposed electrical outlets and switches.

**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. None of the buildings used for overnight accommodation were provided with running water. This is contrary to section 6(b) of the Minimum Housing and Health Standards which states: "Adequate water volume and pressure shall be provided to ensure the proper operation and flushing of all fixtures." And section 9 of the Minimum Housing and

Health Standards which states: “Every building used in whole or in part, as housing premises must be supplied with potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants. (a) All hot running water shall be maintained at a temperature of not less than 46 degrees C and not more than 60 degrees C measured at the plumbing fixture.”

- b. None of the buildings used for overnight accommodation were properly connected to a sewage system. This is contrary to section 6 of the Minimum Housing and Health Standards which states: “Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system.”
- c. None of the buildings used for overnight accommodation were provided with adequate washroom facilities. This is contrary to section 7(a) of the Minimum Housing and Health Standards which states: “Except where exempt by regulation, every housing premises shall be provided with plumbing fixtures of an approved type consisting of at least a flush toilet, a wash basin and a bathtub or shower. (a) The washbasins and bathtub or shower shall be supplied with potable hot and cold running water.”
- d. None of the buildings used for overnight accommodation were provided with adequate kitchen facilities. This is contrary to section 14(a) of the Minimum Housing and Health Standards which states: “Every housing premises shall be provided with a food preparation area which includes (i) a kitchen sink that is supplied with potable hot and cold water and suitably sized to allow preparation of food, washing utensils and any other cleaning operation; and (ii) cupboards or other facilities suitable for the storage of food; and (iii) a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned and (iv) a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C.”
- e. None of the buildings being used for overnight accommodation were provided with continuous electricity. This is contrary to section 11 of the Minimum Housing and Health Standards which states: “Every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.”
- f. Two of the buildings used for overnight accommodation were heated with the use of space heaters. This is contrary to section 8(c) of the Minimum Housing and Health Standards which states: “Cooking appliances and portable space heaters shall not be used as the primary source for the required heat to a habitable room.”
- g. The motorhome unit which was being used for overnight accommodation was not provided with a smoke alarm. This is contrary to section 12 of the Minimum Housing and Health Standards which states: “Smoke alarms within dwellings shall be installed between each sleeping area and the remainder of the suite and, where hallways serve the sleeping areas; the smoke alarms shall be installed within the hallway. (a) Smoke alarms shall be operational and in good repair at all times.”
- h. The yellow cabin (Building 2) which was being used for overnight accommodation had exposed electrical outlets and switches. This is contrary to section 11 of the Minimum Housing and Health Standards which states: “Every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.”

**AND WHEREAS**, by virtue of the foregoing, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

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

1. That the occupants vacate the above noted premises on or before April 15, 2024.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Ensure any premises used for overnight accommodation is provided with running water.
  - b. Ensure all premises used for overnight accommodation are properly connected to an approved sewage system.
  - c. Ensure all premises used for overnight accommodation are provided with adequate washroom facilities.
  - d. Ensure all premises used for overnight accommodation are provided with adequate kitchen facilities.
  - e. Ensure all premises used for overnight accommodation are provided with adequate and safe sources of heat.
  - f. Ensure all premises used for overnight accommodation are provided with electricity.
  - g. Ensure all premises used for overnight accommodation are provided with an adequate number of smoke alarms in appropriate locations.
  - h. Ensure all outlets, switches, wires and fixtures are properly installed, provided with electrical protection covers and maintained in a good and safe working condition.
  - i. That the owner ensures the occupants vacate the above noted premises on or before April 15, 2024.
  - j. Ensure any work completed or any activities occurring on the property are in compliance with your development permit and/or requirements put in place by Clearwater County.
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 closed for tenant accommodation purposes.

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 Rocky Mountain House, Alberta, March 22, 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](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 the Public Health Appeal Board or visiting their website.

Health Legislation, Regulations and Standards

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>.

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

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