

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

To: Ron Mason & Ron Mason Contracting Ltd.
“the Owner”

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

RE: Those housing premises located in Clear Hills County, Alberta and municipally described as: **51020 Township Road 862.5**

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 housing premises is not supplied with running hot and cold potable water. Water supply is from a dugout with no treatment system.
- b. The bacteriological water sample collected on January 2, 2024, has isolated *Total Coliforms* in the water.
- c. All 3 bedrooms have awning style windows where the opening hardware for the awning window extends between the middle of the sill and the middle of the window sash, and obstructs an occupant's escape.
- d. Window crank handle for several windows around the house are broken.
- e. South end bedroom: Window glass has a crack.
- f. Insect screen is missing for dining room and bedroom(s) windows.
- g. There was no handrail installed along the basement staircase.
- h. Kitchen sink faucet has low volume & water pressure.
- i. One of the light fixtures in the kitchen is not working.
- j. Wall in the hallway has a hole and is damaged.

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 housing premises not supplied with running hot and cold potable water is in contravention of Section 3(1)(b)(iii) of the Housing Regulation which states that “*Subject to subsection (3) and section 4, an owner shall ensure that the occupants of the housing premises are supplied with adequate running hot and cold water that is safe for human consumption*”.

- b. The housing premises not supplied with running hot and cold potable water is in contravention of Section 9 of the Minimum Housing and Health Standards which states that *“Every building used in whole or in part, as housing premises must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants”*.
- c. Presence of *Total Coliforms* in the water is in contravention of Section 3(1)(b)(iii) of the Housing Regulation which states that *“Subject to subsection (3) and section 4, an owner shall ensure that the occupants of the housing premises are supplied with adequate running hot and cold water that is safe for human consumption”*.
- d. Presence of *Total Coliforms* in the water is in contravention of Section 9 of the Minimum Housing and Health Standards which states that *“Every building used in whole or in part, as housing premises must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants”*.
- e. Bedrooms having awning style windows where the opening hardware for the awning window extends between the middle of the sill and the middle of the window sash, and obstructs an occupant’s escape is in contravention of Section 3(b)(ii) of the Minimum Housing and Health Standards which states that *“Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”)”*.
- f. Broken window crank handle(s) is in contravention of Section 2(b)(i) of the Minimum Housing and Health Standards which states that *“All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof”*.
- g. Cracked window glass is in contravention of Section 2(b)(i) of the Minimum Housing and Health Standards which states that *“All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof”*.
- h. Missing insect screen for the window(s) is in contravention of Section 2(b)(iii) of the Minimum Housing and Health Standards which states that *“During the portion of the year when there is a need for protection against flies and other flying insects, every window or other device intended for ventilation shall be supplied with effective screens”*.
- i. Low water pressure at the faucet is in contravention of Section 6(b) of the Minimum Housing and Health Standards which states that *“Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. Adequate water volume and pressure shall be provided to ensure the proper operation and flushing of all fixtures”*.
- j. Kitchen light fixture(s) malfunctioning is in contravention of Section 11 of the Minimum Housing and Health Standards which states that *“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”*.

- k. Damaged wall(s) is in contravention of Section 3(1)(a)(iii) of the Housing Regulation which states that “*Subject to subsection (3) and section 4, an owner shall ensure that the housing premises are in good repair*”.
- l. Damaged wall(s) is in contravention of Section 5 of the Minimum Housing and Health Standards which states that “*All walls, windows, ceilings, floors, and floor coverings shall be maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean*”.

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 March 3, 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 running hot and cold water supplied to the housing premises is potable. Options include installing an approved water treatment system for the dugout water source, drilling a well or installing a cistern.
 - b. Submit a bacteriological water sample once the housing premises is supplied with potable water.
 - c. Replace the bedroom window and ensure that the new windows meet emergency egress requirements as stated above.
 - d. Repair the crank handles of the window(s).
 - e. Repair the crack window glass.
 - f. Install insect screen for all the window(s).
 - g. Ensure handrail is installed along the basement staircase.
 - h. Ensure there is adequate water pressure and volume at all the water fixtures.
 - i. Repair the light fixture(s) that are not in good and safe working condition.
 - j. Repair all the damaged wall(s).
- 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 Grande Prairie, Alberta, March 4, 2024.
Confirmation of a verbal order issued to Crystal Tully & Ron Mason on February 29, 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.

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>.

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>

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