

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

**To:** Estate of Basil Bohdan Bek  
Estate Executor Tracey Mervyn

**And To:** All Occupants of the following Housing premises:

**RE:** Those housing premises located in Barons Alberta and municipally described as:  
120 King Street, Barons Alberta.

**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. Hallway smoke alarms were not functional.
- b. There were numerous electrical extension cords (daisy-chains) used for wiring within the premises creating the potential for overloading the system. Switch plates and electrical covers were missing in some of the rooms.
- c. Potable water was not being supplied to the premises in sufficient volume and pressure. The Village of Barons had shut off the water supply to the premises.
- d. There was a major mouse infestation throughout the premises. Mouse droppings were found in most rooms including the kitchen. The premises is extremely cluttered allowing harborage for pests.
- e. The bathroom cabinet was not in good repair.
- f. The tenant screwed shut the bedroom window therefore emergency egress is impeded.
- g. There were broken, cracked and missing windowpanes. Some windows were partially boarded over. These windows were not in good repair.
- h. The primary bedroom ceiling was unfinished particle board is therefore not easily cleanable.

**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. Hallway smoke alarms were not functional, which is in contravention of section IV(12)(a) of the Minimum Housing and Health Standards which states that: Smoke alarms shall be operational and in good repair at all times.
- b. There were numerous electrical extension cords (daisy-chains) used for wiring within the premises creating the potential for overloading the system. Switch plates and electrical covers were missing in some of the rooms, which is contravention of Section 11 of the Minimum Housing and Health Standards which states: Electrical fixtures are not being maintained in good and safe working condition. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
- c. Potable water was not being supplied to the premises in sufficient volume and pressure. The Village of Barons had shut off the water supply to the premises, which is in contravention of section 9 of the Housing and Health Standards which states: Every building used in whole or in part, as housing premises shall be supplied with a potable water supply of sufficient volume, pressure, and temperature to serve the needs of the inhabitants.
- d. There was a major mouse infestation throughout the premises. Mouse droppings were found in most rooms including the kitchen. The premises is extremely cluttered allowing harborage for pests, which is in contravention of section 16(a)(iii) of the Housing and Health Standards which states: The owner shall ensure that the housing premises are free of insect and rodent infestations. (i) all situations requiring the application of pesticides shall be conducted in accordance with the Environmental Protection and Enhancement Act and regulation; and (ii) whenever a pesticide is applied in a dwelling, the occupant shall be notified in accordance with the latest edition of the Environmental Code of Practice for Pesticides published by Alberta Environmental Protection. (iii) it is the occupant's responsibility to allow access in accordance to the Residential Tenancy Act to do whatever is necessary to ensure the dwelling unit is ready for pesticide application.
- e. The bathroom cabinet was not in good repair, which is in contravention of s 1(c) of the Minimum Housing and Health Standards which states: All building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- f. The tenant screwed shut the bedroom window therefore emergency egress is impeded, which is in contravention of Minimum Housing and Health Standards s 3(b)(i) which states: For buildings of 3 stories or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge.
- g. There were broken, cracked and missing windowpanes. Some windows were partially boarded over. These windows were not in good repair, which is in contravention of section III(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. The primary bedroom ceiling was unfinished particle board is therefore not easily cleanable, which is in contravention of section III(5) of the Minimum Housing and Health Standards which states: All walls and ceilings are not maintained in good repair, free of cracks, holes and in a condition that renders it easy to clean. 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 May 9, 2023.
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 there is a working smoke alarm located in the main hall between the 3 bedrooms and ensure there is a working smoke alarm near the front bedroom.
  - b. Ensure the electrical system servicing the premises is maintained in a state of good repair. All electrical extension cords must be disconnected to ensure the circuits are not overloaded and do not pose a fire risk.
  - c. Ensure the premises is serviced with potable water in sufficient volume and pressure to serve the needs of the inhabitants.
  - d. Ensure the mouse infestation is abated; the premises must be decluttered and cleaned to be able to monitor for pest entry and activity.
  - e. Repair the bathroom cabinet.
  - f. Ensure the bedroom window is openable and meets egress requirements.
  - g. Ensure all windows are maintained in a state of good repair.
  - h. Ensure the primary bedroom ceiling is finished so that it is easily cleanable.
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 Lethbridge, Alberta, April 25, 2023.

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>.

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 contacting the Health Protection Branch of Alberta Health at 780-427-4518 or by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>**

Template revised September 12, 2022

Copy: Village of Barons

<https://www.ahs.ca/eph>