

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

**To:** Courtney Giroux  
"the Owner"

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

**RE:** Those housing premises located in Raymond, Alberta and municipally described as:  
328N 200E

**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. Exterior cladding and trim were missing in some areas of the exterior of the house.
- b. The smoke alarms were uninstalled.
- c. The roof near the attic access was in poor repair.
- d. There was no ventilation (mechanical or natural) in the washroom.
- e. The front door did not have a doorknob and was screwed shut.
- f. The side door did not have sufficient weather-proofing, as outside light could be seen around the frame when viewed from inside the house.
- g. Numerous finishing issues were noted, including, but not limited to:
  - i. The tenant expanded the bedroom directly off the living room, leaving a bedroom interior wall that was finished with raw wood. The wallpaper in the back bedroom has peeled off in most areas, leaving a rough paper surface.
  - ii. Floor transition pieces between most rooms were missing.
  - iii. The washroom floor was recently replaced with various pieces of flooring, leaving an uneven surface.
  - iv. Flooring was used to finish the surface immediately surrounding the bathtub, and the space between the flooring material and bathtub was not properly sealed.
  - v. There were holes of various sizes in walls throughout the house.
  - vi. Trim was missing around various doors and windows inside the house.
  - vii. The kitchen backsplash was broken and crumbling, exposing raw wood.
- h. Covers on most electrical switches and plug-ins were not in place throughout the house.
  - i. An open kitchen window was not equipped with a screen.
  - j. The plumbing fixture under the kitchen sink was leaking.

**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. Exterior cladding and trim were missing in some areas of the exterior of the house, which is in contravention of section III(2)(a) of the Minimum Housing and Health Standards which states that: "The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition."
- b. The smoke alarms were uninstalled, which is in contravention of section IV(12) of the Minimum Housing and Health Standards which states that: "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."
- c. The roof near the attic access was in poor repair, which is in contravention of section III of the Minimum Housing and Health Standards which states that: "The owner shall ensure that the housing premises is structurally sound, in a safe condition, in good repair, and maintained in a waterproof, windproof and weatherproof condition."
- d. There was no ventilation (mechanical or natural) in the washroom, which is in contravention of section IV(7)(c) of the Minimum Housing and Health Standards which states that: "All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation."
- e. The front door did not have a doorknob, and was screwed shut, 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."
- f. The side door did not have sufficient weather-proofing, as outside light could be seen around the frame when viewed from inside the house, 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."
- g. Numerous finishing issues were noted, which is in contravention of section III(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

section III(5)(a) of the Minimum Housing and Health Standards which states that: "Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower."

- h. Covers on most electrical switches and plug-ins were not in place throughout the house, which is in contravention of section IV(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."
- i. An open kitchen window was not equipped with a screen, which is in contravention of section III(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."
- j. The plumbing fixture under the kitchen sink was leaking, which is in contravention of section IV(6)(c) of the Minimum Housing and Health Standards which states that: "All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside."

**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 August 14, 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 exterior cladding is maintained in a waterproof, windproof, and weatherproof condition.
  - b. Re-install smoke alarms.
  - c. Repair the roof near the attic access, and ensure the roof is structurally sound, in safe condition, and in good repair.
  - d. Provide adequate ventilation in the washroom.
  - e. Install a doorknob on the front door, and ensure it is in good repair and capable of being secured.
  - f. Ensure the side door is sufficiently weather-proofed.
  - g. Ensure all interior surfaces (walls, floors, and ceilings) are in good repair and properly finished in a condition that makes them easy to clean.
  - h. Ensure all electrical switches and plug-ins are properly covered.
  - i. Provide all openable windows with effective screens during portions of the year when there is a need to protect against flies and insects.
  - j. Ensure the plumbing fixture under the kitchen sink is free from leaks.
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, July 18, 2023  
Confirmation of a verbal order issued to Courtney Giroux on July 17, 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 visiting:** <https://www.alberta.ca/health-standards-and-guidelines.aspx>

Template revised October 13, 2022

Copy: Town of Raymond  
Ridge Regional Public Safety Services