

ORDER OF AN EXECUTIVE OFFICER

To: Govind and Vidya Reddy; Stacy Martin; Tim Closs; 1058250 Alberta Ltd

RE: Those housing premises located in Lethbridge, Alberta and municipally described as:
269 Mt. Crandell Crescent W.

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 flooring is improperly installed throughout the suite. There are large gaps in the flooring in multiple locations and many missing transition strips.
- b. The improperly installed flooring upstairs has led to a carpet overhang on the top stair creating a critical tripping hazard.
- c. The bathroom door is not fully attached to the door frame.
- d. There is at least one missing baseboard near the front door.
- e. There is at least one missing vent cover in the kitchen.
- f. The flooring in the kitchen does not extend right to the counter. This creates a difficult to clean gap that build up grime and food debris.
- g. The caulking around the bathtub has greatly deteriorated.
- h. The wooden vertical guard posts attached to the stair railing are only nailed in from the bottom. They are loose and do not create a protective barrier.
- i. Much of the door frame is missing around the back door.

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 flooring is improperly installed throughout the suite. There are large gaps in the flooring in multiple locations and many missing transition strips 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.

- b. The improperly installed flooring upstairs has led to a carpet overhang on the top stair creating a critical tripping hazard 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.
- c. The bathroom door is not fully attached to the door frame 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.
- d. There is at least one missing baseboard near the front door 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.
- e. There is at least one missing vent cover in the kitchen 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.
- f. The flooring in the kitchen does not extend right to the counter. This creates a difficult to clean gap that build up grime and food debris 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.
- g. The sealing around the tub is no longer in good condition which is in contravention of 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. The wooden vertical guard posts attached to the stair railing are only nailed in from the bottom. They are loose and do not create a protective barrier which is in contravention of section III(3)(c) of the Minimum Housing and Health Standards which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, rails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.
- i. Much of the door frame is missing around the back door 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.

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

1. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Repair or replace all improperly installed flooring.
 - b. Ensure Dangerous carpet overhang is removed or repaired.
 - c. Ensure bathroom door is fully attached.
 - d. Ensure baseboards are installed in all necessary places.
 - e. Ensure every vent is covered.
 - f. Ensure kitchen floor is installed in such a way that it is in good repair and easily cleanable.
 - g. Ensure tub is adequately sealed.
 - h. Ensure rail guards are securely installed.
 - i. Ensure doorframe is fully installed.

2. The work referred to in paragraph 1 shall be completed by March 1st, 2017.

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, January 18, 2017.

Mark Albiez BSc, BEH(AD), CPHI(C)
Executive Officer
Alberta Health Services

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, Telus Plaza North Tower
10025 Jasper Avenue NW
Edmonton, Alberta, T5J 1S6
Phone: 780-222-5186
Fax: 780-422-0914
Email: HealthAppealBoard@gov.ab.ca
Website: <http://www.health.alberta.ca/about/PHAB.html>

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.

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.

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

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Lethbridge • Lethbridge Community Health • South Zone

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www.albertahealthservices.ca/eph.asp