

ORDER OF AN EXECUTIVE OFFICER

To: Govind & Vidya Reddy, 1058250 Alberta Ltd., Stacy Martin, Tim Closs

RE: Those housing premises located in Lethbridge, Alberta and municipally described as:
289 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. Electrical outlets throughout the home are missing covers.
- b. The whole electrical outlet in the upstairs washroom is coming out of the wall and poses an electrical hazard.
- c. The flooring in the living room and the kitchen is in disrepair.
- d. Baseboards are missing in areas on the main floor.
- e. Finishing is required around the dishwasher and door to the basement.
- f. The floor around the toilet in the upstairs washroom is soft and sinks when stepped on.
- g. The kitchen sink faucet is loose and lifts out of the sink.
- 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. The top of the stairs leading down to the basement is a trip hazard. The rubber tread is loose and the wooden board that has been installed on the top stair could easily trip someone.
- j. Weatherstripping is required on both the front and 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. Electrical outlets throughout the home are missing covers 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.

- b. The whole electrical outlet in the upstairs washroom is coming out of the wall and poses an electrical hazard 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.
- c. The flooring in the living room and the kitchen is in disrepair 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. Baseboards are missing in areas on the main floor 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. Finishing is required around the dishwasher and door to the basement which is in contravention of section III(5)(b) of the Minimum Housing and Health Standards which states that: Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- f. The floor around the toilet in the upstairs washroom is soft and sinks when stepped on which is in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- g. The kitchen sink faucet is loose and lifts out of the sink which is in contravention of section 3(2) of the Housing Regulation which states that: an owner shall ensure that the housing premises' plumbing system and facilities provided under subsection (1)(b) are free from defects and maintained in proper operating condition.
- 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. The top of the stairs leading down to the basement is a trip hazard. The rubber tread is loose and the wooden board that has been installed on the top stair could easily trip someone 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.
- j. Weatherstripping is required on both the front and 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. Ensure all electrical outlets have covers that are in good repair and properly installed.
 - b. Repair the electrical outlet in the upstairs washroom. Ensure it is securely fastened to the wall.
 - c. Repair the flooring in the living room and the kitchen.
 - d. Replace the missing baseboards.
 - e. Repair the finishing around the dishwasher and door to the basement.
 - f. Repair the flooring around the upstairs toilet. Ensure all mouldy and water damaged building materials are removed and replaced.
 - g. Repair the faucet for the kitchen sink.
 - h. Ensure the guardrails are securely installed and meet Alberta Building Code.
 - i. Ensure the rubber tread for the basement stairs is securely fastened to the stairs. Repair the top step so that it does not pose a tripping hazard.
 - j. Install weatherstripping on both the front and back doors.

2. The work referred to in paragraph 1 shall be completed by March 1, 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 30, 2017.

Jenny Andrews, 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

Environmental Public Health

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