

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:
301 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 in the living room, by the front and back doors and in the upstairs washroom is in disrepair.
- b. The upstairs washroom door is splitting apart.
- c. The upstairs bedroom door has a large hole in it.
- d. Finishing is required around the upstairs bedroom door and the wall.
- e. The stove does not work properly. The fuses have to be turned and wiggled in order to get the burners to turn on.
- f. The upper portion of the stairs going to the second floor is missing a handrail.
- g. The toilet on the main floor has difficulty flushing solid waste.
- h. The windows in the upstairs bedrooms are either missing screens or the screens are in disrepair.
- i. 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. The flooring in the living room, by the front and back doors and in the upstairs washroom 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.

- b. The upstairs washroom door is splitting apart which is in contravention of section 3(1)(a)(iii) of the Housing Regulation which states that: an owner shall ensure that the housing premises are in good repair.
- c. The upstairs bedroom door has a large hole in it which is in contravention of section 3(1)(a)(iii) of the Housing Regulation which states that: an owner shall ensure that the housing premises are in good repair.
- d. Finishing is required around the upstairs bedroom door and the wall 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. The stove does not work properly. The fuses have to be turned and wiggled in order to get the burners to turn on which is in contravention of section IV(14)(a)(iv) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition.
- f. The upper portion of the stairs going to the second floor is missing a handrail 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.
- g. The toilet on the main floor has difficulty flushing solid waste 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 windows in the upstairs bedrooms are either missing screens or the screens are in disrepair 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.
- i. Weatherstripping is required on both the front and back door 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.

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 the flooring in the living room, by the front and back doors and the upstairs washroom.
 - b. Repair both the upstairs washroom door and the upstairs bedroom door.

- c. Repair the finishing around the upstairs bedroom door and wall.
- d. Repair or replace the stove. Ensure that it is in good working condition.
- e. Install a handrail for the upper portion of the stairs going to the second floor.
- f. Repair the main floor toilet.
- g. Ensure that all openable windows have insect screens that are in good repair.
- h. 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.

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Copies of standards are available by contacting the Health Protection Branch of Alberta Health at

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780-427-4518 or by visiting: www.health.alberta.ca/about/health-legislation.html

Environmental Public Health

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www.albertahealthservices.ca/eph.asp