

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE JUNE 19, 2026**

To: Avenue Living
“the Owner”

And To: All Occupants of the following Housing premises:

RE: Those housing premises located in Lethbridge, Alberta and municipally described as:
1309 Lakemount Boulevard S – Unit 204

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;

By virtue of the violations noted below, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

I hereby **ORDER** and **DIRECT**:

1. That all occupants vacate the above noted premises.
2. That the Owner ensures all Occupants vacate the above noted premises on or before **June 19, 2026**.
3. That the Owners immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Ensure the entire unit is fully cleared out, cleaned and sanitized.
 - b. Ensure licensed pest control operators assess and treat this unit and all adjacent units for cockroaches to eradicate the infestation.
 - c. Ensure damaged kitchen flooring is repaired/replaced.
 - d. Ensure all electrical outlets work properly and have intact covers.
 - e. Ensure tub surround is sufficiently sealed.
 - f. Ensure all openable windows have intact insect screens. This includes the very damaged balcony screen door.
 - g. Ensure toilets flush properly.
 - h. Ensure shower door opens and closes as intended.

- i. Ensure the thermostat cover is installed.
 - j. Re-install missing baseboards where applicable.
4. 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 and secured from unauthorized entry.

These required actions are necessary given the presence of the following conditions identified during inspection 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, in contravention of the Public Health Act, namely:

- a. There is a major cockroach infestation in this building with pest control operators reporting that the epicenter of the infestation is this unit.
- b. Tenants have not fully preparing for professional pest treatment, are refusing to allow access to the pest controller or are refusing to leave the unit to allow for proper treatment. As indicated in pest controller reports from – December 17, 2025; February 26, 2026; March 16, 2026; April 7, 2026; April 21, 2026 and May 13, 2026.
- c. Tenants are not maintaining sanitation standards to deter pest infestation. As indicated in pest controller reports from: December 17, 2025; March 16, 2026; April 7, 2026; April 14, 2026; April 21, 2026 and April 28, 2026.
- d. Severe sanitation concerns were noted in every room during the inspection on May 13, 2026.
- e. There was damaged flooring noted in the kitchen.
- f. There were 2 electrical outlets in the living room with broken covers. These outlets also reportedly didn't work.
- g. The tub surround panels were starting to separate.
- h. Most windows no longer had insect screens. The balcony door screen was severely damaged.
- i. One of the toilets could only be flushed by pulling the chain in the toilet tank.
- j. The sliding shower door in the ensuite bathroom appeared to be falling off the track.
- k. The thermostat was uncovered.
- l. There was at least one missing baseboard in a bedroom.

These observed public health nuisance conditions identified during inspection are violations of the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards, namely:

- a. There is a major cockroach infestation in this building with pest control operators reporting that the epicenter of the infestation is this unit, which is in contravention of section V(16)(a) of the Minimum Housing and Health Standards which states that: The owner shall ensure that the housing premises are free of insect and rodent infestations.
- b. Tenants are not fully preparing for professional pest treatment, are refusing to allow access to the pest controller or are refusing to leave the unit to allow for proper treatment which is in contravention of section V(16)(a)(iii) of the Minimum Housing and Health Standards which states that: It is the occupants 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.
- c. Tenants are not maintaining sanitation standards to deter pest infestation which is in contravention of section V(16)(a)(iii) of the Minimum Housing and Health Standards which states that: It is the occupants 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.
- d. Severe sanitation concerns were noted in every room during the inspection on May 13, 2026, which is in contravention of section V(16)(a)(iii) of the Minimum Housing and Health Standards which states that: It is the occupants 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. There was damaged flooring noted 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. There were 2 electrical outlets in the living room with broken covers. These outlets also reportedly didn't work 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.
- g. The tub surround panels were starting to separate 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. Most windows no longer had insect screens. The balcony door screen was severely damaged 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. One of the toilets could only be flushed by pulling the chain in the toilet tank which is in contravention of section IV(6)(a) of the Minimum Housing and Health Standards which states that: The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.
- j. The sliding shower door in the ensuite bathroom appeared to be falling off the track 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.
- k. The thermostat was uncovered 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.
- l. There was at least one missing baseboard in a bedroom 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.

The above conditions were noted following the receipt of numerous reports 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, May 14, 2026

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

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>

Lethbridge • Melcor Centre • South Zone

200 4 Avenue S, Lethbridge, Alberta, Canada, T1J 4C9

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