

ORDER OF AN EXECUTIVE OFFICER

To: Avenue Living
"the Owner"

Cory Hartwick
"the Owner"

Kelli Le Lacheur
"the Owner"

RE: Those housing premises located in Lethbridge, Alberta and municipally described as:
Unit 33, 1415 – 20 Street N

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 bedroom door did not fit properly in the door frame; therefore, the door cannot be closed securely.
- b. The bathroom door jamb and/or latch did not allow the bathroom door to properly close and stay closed.
- c. The patio door lock was broken.
- d. The sliding screen door for the patio would fall off the track when it is opened/closed.

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 bedroom door did not fit properly in the door frame; therefore, the door cannot be closed securely, 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.
- b. The bathroom door jamb and/or latch did not allow the bathroom door to properly close and stay closed, 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 patio door lock was broken, which is in contravention of section III(3)(a) of the Minimum Housing and Health Standards which states that: Exterior windows and doors shall be capable of being secured.

- d. The sliding screen door for the patio would fall off the track when it is opened/closed, 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.

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/replace the bedroom door. Ensure this door can close and latch properly and fits squarely in the door frame.
 - b. Repair/replace the bathroom door jamb and/or latch. Ensure that this door can close and latch properly.
 - c. Repair/replace the patio door lock. Ensure the patio door is capable of being secured.
 - d. Repair/replace the patio screen door. Ensure it is in proper operating condition.
2. The work referred to in paragraph 1 shall be completed by June 20, 2025.

The above conditions were noted at the time of May 7, 2025, 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 20, 2025.

Confirmation of a verbal order issued to Cory Hartwick on May 15, 2025.

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, 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>

Environmental Public Health – South Zone

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