

ORDER OF AN EXECUTIVE OFFICER

To: Govind Reddy

RE: Those housing premises located in Lethbridge, Alberta and municipally described as:
226 McGill Boulevard W – Unit C.

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. Smoke alarm in upstairs hall was not operational.
- b. The front door and locking mechanism are not in good condition.
- c. There are multiple finishing issues in the bathroom. This includes, but is not limited to:
 - i) The edges of the tub are no longer sealed against water entry.
 - ii) There are multiple holes in the tub surround.
 - iii) The tub isn't sufficiently sealed to the floor.
- d. There was a missing switch plate in the kitchen.
- e. The dryer isn't vented properly to the exterior. There was a large gap in the dryer tube blowing dryer, allowing fine lint to accumulate all around the immediate area.
- f. The back door did not close properly. This creates a gap near the top which lets in the cold air.
- g. The back door did not have a locking mechanism.
- h. One of the bedroom windows opening mechanism handles was missing.
- i. The exterior soffit and fascia were in poor condition.

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. Smoke alarm in upstairs hall was not operational. This is in contravention of section IV(12)(a) of the Minimum Housing and Health Standards which states that: Smoke alarms shall be operational and in good repair at all times.

- b. The front door and locking mechanism are not in good condition This 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.
- c. There are multiple finishing issues in the bathroom. This 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.
- d. There was a missing switch plate in the kitchen. This 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.
- e. The dryer was not vented properly. This is in contravention of section 5(2) of the Housing Regulation which states that: No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.
- f. The back door did not close properly. This creates a gap near the top which lets in the cold air. This 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.
- g. The back door did not have a locking mechanism. This 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.
- h. One of the bedroom window opening mechanism handles was missing. This 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.
- i. The exterior soffit and fascia were in poor condition. This is in contravention of section III(2)(a) of the Minimum Housing and Health Standards which states that: The roof and exterior cladding of walls shall be 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. Ensure upstairs smoke alarm is properly working.
 - b. Ensure the main front doorknob works as intended.
 - c. Repair all bathroom specific finishing issues.
 - d. Ensure all outlets and switches are covered.
 - e. Ensure the dryer is properly vented to the outside.

- f. Ensure the back door closes properly.
- g. Ensure the back door can be securely locked.
- h. Ensure the bedrooms windows have all the hardware to properly open.
- i. Repair the soffit and fascia.

2. The work referred to in paragraph 1 shall be completed by:

- a. Replace smoke alarm by March 7, 2023.
- b. Address all items from 'b' through 'h' noted above by April 1, 2023.
- c. Address the exterior finishes in item 'i' noted above by June 1, 2023.

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, February 28, 2023.

Confirmation of a verbal order issued to John Hartley and the current tenant on February 28, 2023.

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.

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 • Lethbridge Community Health • South Zone

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www.albertahealthservices.ca/eph.asp