

## ORDER OF AN EXECUTIVE OFFICER

**To:** Govind Reddy  
"the Owner"

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

**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. There was a broken electrical outlet in the kitchen near the utility closet door.
- b. There were piles of the previous tenant's belongings and garbage was piled in the backyard and all along the side of the building.
- c. There were rotted holes in the wood on the underside of the exterior back overhang.
- d. The short, lower railing on the stairs was very loose.
- e. There was a large hole in the bathroom door. It was possible to see directly into the bathroom when the door was closed.
- f. There was, what appears to be, a bullet hole in a window of the master bedroom.
- g. Multiple finishing issues noted throughout the unit. This included, but is not limited to:
  - i) A very large hole in the steps of the master bedroom closet.
  - ii) A missing transition strip in the flooring upstairs.
- h. There were no insect screens on any openable windows in the home.
- i. The toilet was not properly secured as it easily shifted from side to side. It was not properly affixed to the floor.

**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. There was a broken electrical outlet in the kitchen near the utility closet door, 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. There were piles of the previous tenants belongings and garbage was piled in the backyard and all along the side of the building, which 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.
- c. There were rotted holes in the wood on the underside of the exterior back overhang, which 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.
- d. The short, lower railing on the stairs was very loose, 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.
- e. There was a large hole in the bathroom door. It was possible to see directly into the bathroom when the door was 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.
- f. There was, what appears to be, a bullet hole in a window of the master bedroom, 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.
- g. Multiple finishing issues noted throughout the unit, 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.
- h. There were no insect screens on any openable windows in the home, 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. The toilet was not properly secured as it easily shifted from side to side. It was not properly affixed to the floor, 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.

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. Replace the broken electrical outlet in the kitchen.
  - b. Remove all garbage and belongings left over from the previous tenants.
  - c. Repair the exterior cladding on the overhang.
  - d. Ensure the railing is properly installed and is sturdy/secured.
  - e. Replace the bathroom door.
  - f. Replace the window with the bullet hole.
  - g. Repair all damaged finishes.
  - h. Install an insect screen on all openable windows.
  - i. Ensure the toilet is properly installed and is properly secured/leveled.
2. The work referred to in paragraph 1 shall be completed by April 28, 2025.

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. **In the event this suite becomes vacant it is to remain vacant until such time as all the violations noted in the order are corrected.**

DATED at Lethbridge, Alberta, February 27, 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](mailto: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>

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