

**ORDER OF AN EXECUTIVE OFFICER  
AMENDED May 3, 2024**

**To:** Govind Reddy  
“the Owner”

&

Cheyenne Tilley  
“the Owner”

**RE:** Those housing premises located in Lethbridge, Alberta and municipally described as:  
269 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 cabinet under the main floor sink was peeling, warped and damaged from a previous water leak.
- b. The flashing on the back exterior door was bent back and jutting off the door frame. This revealed bare wood and was also a cutting/snagging hazard.
- c. Most openable windows did not have intact window screens.
- d. Multiple cupboard doors were broken off the cabinet; there was trim pulling off the cupboard revealing bare/unfinished wood; and there was no trim on the edge of the counter, which exposed bare/unfinished wood.
- e. The back of the kitchen counter was pulling away from the wall, leaving a non-waterproof gap.
- f. There were multiple missing or broken switchplates and/or outlet covers. This included the outlet cover on the rear exterior of the property.
- g. The upstairs bathroom vanity was pulling away from the wall, leaving a large non-waterproof gap.
- h. The smoke alarm in the upstairs hall was not operational.
- i. One of the bedroom windows had a sash broken off the edge. This resulted in the window being very drafty and not closing properly.

- j. The dishwasher was not operational, as reportedly there is a significant water leak from the machine into the basement when it is when used.
- k. There was a small portion of the upstairs bathroom wall that was missing a baseboard. This particular area had a hole that is reportedly used by mice.
- l. There was a piece of wood framing structure bridging between the floor joists (observable in the basement) that is barely attached. It contains a rusty nail and could fall at any moment.

**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 cabinet under the main floor sink was peeling, warped and damaged from a previous water leak, which is in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- b. The flashing on the back exterior door was bent back and jutting off the door frame. This revealed bare wood and was also a cutting/snagging hazard, 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.
- c. Most openable windows did not have intact window screens, 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.
- d. Multiple cupboard doors were broken off the cabinet; there was trim pulling off the cupboard revealing bare/unfinished wood; and there was no trim on the edge of the counter, which exposed bare/unfinished wood, which is in contravention of section IV(14)(a)(iii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned;

AND

Which is in contravention of section IV(14)(a)(ii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: cupboards or other facilities suitable for the storage of food;

AND

Which is in contravention of section III(5)(b) of the Minimum Housing and Health Standards which states that: Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.

- e. The back of the kitchen counter was pulling away from the wall, leaving a non-waterproof gap, 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 were multiple missing or broken switchplates and/or outlet covers. This included the outlet cover on the rear exterior of the property, 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 upstairs bathroom vanity was pulling away from the wall, leaving a large non-waterproof gap, 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. One of the bedroom windows had a sash broken off the edge. This resulted in the window being very drafty and not closing properly, 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.
- i. The dishwasher was not operational, as reportedly there is a significant water leak from the machine into the basement when it is when used, 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.
- j. There were various baseboards and portions of door trim pulling off the walls, 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.
- k. There was a small portion of the upstairs bathroom wall that was missing a baseboard. This particular area had a hole that is reportedly used by mice, 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.
- l. There was a piece of wood framing structure bridging between the floor joists (observable in the basement) that is barely attached. It contains a rusty nail and could fall at any moment, 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.

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 main floor bathroom cabinet.
  - b. Replace the flashing on the backdoor.
  - c. Ensure all openable windows have intact insect screens.
  - d. Replace the missing cupboard doors; repair the damaged trim and install a covering on the exposed wood.
  - e. Seal the gap at the back of the counter.
  - f. Replace any broken or missing switch plates/outlet covers.
  - g. Re-seal the upstairs bathroom vanity to the wall.
  - h. Ensure the broken bedroom window is repaired or replaced.
  - i. If a dishwasher is provided to tenants, ensure that it is properly installed and does not leak.
  - j. Ensure baseboards and door trim are properly installed.
  - k. Ensure a baseboard is installed to cover the hole in the upstairs bathroom.
  - l. Repair the wood bridging of the floor joists in the basement.
2. **The work referred to in paragraph 1 shall be completed by June 1, 2024. If the aforementioned repairs are not addressed to the satisfaction of an Executive Officer by this date, this building shall be issued a Closed for Tenant Accommodation Order.**

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 27, 2024.

*AMENDED on May 3, 2024.*

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>

Order of an Executive Officer

RE: Those premises located in Lethbridge, Alberta and municipally described as: 269 Mt. Crandell Crescent W

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Lethbridge • Melcor Centre • South Zone

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[www.albertahealthservices.ca/eph.asp](http://www.albertahealthservices.ca/eph.asp)