

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE September 1, 2026**

To: Govind Reddy
"the Owner"

Angela Noad
"the Owner"

And To: All Occupants of the following Housing premises:

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

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 September 1, 2026.
- 3) That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Ensure all electrical outlets and fixtures work safely as intended. Ensure loose wires are properly contained and no longer live.
 - b. Ensure there are no leaks under the kitchen sink.
 - c. Ensure that the exterior tap works without leaking.
 - d. Ensure the dryer is properly vented outside.
 - e. Ensure the full length of the basement guardrail is in compliance with the National Building Code - Alberta Edition.
 - f. Re-attach the basement railing to the wall.

- g. Ensure that the back doorknob hardware is properly installed and works as intended.
- h. Repair the hole in the wall under the main floor bathroom sink.
- i. Replace the cracked bedroom window.
- j. Ensure the upstairs bathroom door operates as intended.
- k. Ensure any damaged caulking is replaced.
- l. Replace the water damaged baseboards.
- m. Replace the missing baseboard between the kitchen and living room.

- 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) Multiple electrical issues noted. This includes, but is not limited to:
 - i) The outlet under the living room window only partially worked.
 - ii) Another living room outlet worked intermittently
 - iii) The front entry light reportedly flickers while living room electronics are on.
 - iv) There were numerous loose wires hanging from the ceiling in the basement.
 - v) There were light fixtures in the basement that did not appear to work. One of these was covered in tape and the another appeared to have scorch marks on it.
- b) There appeared to be moisture build-up on the cabinet under the kitchen sink, strongly indicating a potential plumbing leak.
- c) The back exterior faucet reportedly leaks, and there was water staining on the interior wall in this area.
- d) The dryer vent duct did not appear to be properly vented outside.
- e) There was a large gap without spindles in the basement guardrail that would not comply with the National Building Code – Alberta Edition. This gap was covered by cardboard.

- f) The basement railing had become broken off and disconnected from the wall.
- g) The back doorknob was improperly installed. There was no latch bolt and there was a gap around the knob through which the back yard was visible.
- h) There was a hole in the wall under the main floor bathroom sink.
- i) One of the back bedroom windows was cracked, which was covered with tape.
- j) The upstairs bathroom door hardware did not work properly.
- k) There are gaps and cracks in the caulking around the upstairs bathroom plumbing fixtures.
- l) There was a water damaged baseboard in the upstairs bathroom.
- m) There was a missing piece of baseboard between the living room and kitchen.

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) Multiple electrical issues noted, 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 appeared to be moisture build-up on the cabinet under the kitchen sink, strongly indicating a potential plumbing leak, 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.
- c) The back exterior faucet reportedly leaks, and there was water staining on the interior wall in this area, 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.
- d) The dryer vent duct did not appear to be properly vented outside, 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.

- e) There was a large gap without spindles in the basement guardrail that would not comply with the National Building Code – Alberta Edition. This gap was covered by cardboard, 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.
- f) The basement railing had become broken off and disconnected from the wall, 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.
- g) The back doorknob was improperly installed. There was no latch bolt and there was a gap around the knob through which the back yard was visible, 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.
- h) There was a hole in the wall under the main floor bathroom sink, 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.
- i) One of the back bedroom windows was cracked, which was covered with tape, 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.
- j) The upstairs bathroom door hardware did not work properly, 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) There are gaps and cracks in the caulking around the upstairs bathroom plumbing fixtures, 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.
- l) There was a water damaged baseboard in the upstairs bathroom, 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.

- m) There was a missing piece of baseboard between the living room and 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.

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, September 1, 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>

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