

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:
273 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. There were multiple finishing issues throughout the unit including, but not limited to:
 - i) A portion of bare, unfinished drywall was exposed near the upstairs bathroom vanity.
 - ii) There were some missing baseboards.
 - iii) A large patch of ceiling that was replaced in the living room had cracks running all around it.
 - iv) There were multiple baseboards not fully attached to the wall.
- b. There were missing insect screens from multiple openable windows.
- c. The kitchen counter had a crack between the sections that needs additional caulking. This inhibited proper sanitation and allowed for the accumulation of food debris.
- d. The edge of the kitchen counter was never completed when the counter was installed. There is no trim or covering the exposed bare wood.
- e. The siding near the back door was not properly attached allowing for non-waterproof gaps in the exterior siding.
- f. The edge of the back door was not weatherproof. There was a gap in which insulation foam was clearly visible.

- g. The basement railings were not designed to the Alberta Building Code requirements.
- h. There was a light fixture in the basement that could only be turned on and off by manually screwing and unscrewing the bulb.
- i. There was a gap under the front door. Daylight was clearly visible and a cold draft was blowing into the unit.

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 were multiple finishing issues 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.
- b. There were missing insect screens from multiple openable windows, 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.
- c. The kitchen counter had a crack between the sections that needs additional caulking. This inhibited proper sanitation and allowed for the accumulation of food debris, 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.
- d. The edge of the kitchen counter was never completed when the counter was installed. There is no trim or covering the exposed bare wood, 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 siding near the back door was not properly attached allowing for non-waterproof gaps in the exterior siding, 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.
- f. The edge of the back door was not weatherproof. There was a gap in which insulation foam was clearly 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.
- g. The basement railings were not designed to the Alberta Building Code requirements, 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.

- h. There was a light fixture in the basement that could only be turned on and off by manually screwing and unscrewing the bulb, 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.
- i. There was a gap under the front door. Daylight was clearly visible and a cold draft was blowing into the unit, 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.

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. Properly repair all finishes.
 - b. Reseal around the tub. Assess for any building material rot resulting from water damage. Any building that is mouldy or has deteriorated due to water damage will need to be replaced.
 - c. Ensure the smoke alarm is functional.
 - d. Ensure insect screens are installed on every openable window.
 - e. Ensure the heating system and vents are installed and operating as intended.
 - f. Ensure the kitchen counter crack is sealed in such a way that it is easily cleanable and moisture resistant.
 - g. Ensure any bare wood on the kitchen counter is sealed or covered.
 - h. Properly install the siding.
 - i. Ensure the back door is properly installed and that all exterior cladding surrounding it is installed to be weatherproof.
 - j. Ensure the basement railing meets the Alberta Building Code requirements.
 - k. Ensure all light fixtures operate as intended.
 - l. Ensure the front door is sufficiently weatherproof.

2. The work referred to in paragraph 1 shall be completed by June 1, 2024.

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, 2024.

Amended 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
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>

Lethbridge • Melcor Centre • South Zone

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www.albertahealthservices.ca/eph.asp