

**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:  
275 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 numerous finishing issues noted throughout the premises. This included, but is not limited to:
  - i) Large hole in the wall near front door.
  - ii) Previous holes in drywall that were poorly patched and were now cracking.
  - iii) Additional holes in living room walls.
  - iv) Toe kick covering under kitchen cupboards was completely peeling off in places.
  - v) Large hole in bathroom wall was partially covered by a sticker.
  - vi) Numerous large holes in upstairs hall.
  - vii) Numerous holes in bedroom walls.
  - viii) Two of the three bedroom doors had holes in them. The third bedroom door had been broken off from the door jamb entirely.
  - ix) There was no floor covering in the hall closet.
  - x) There was no floor covering in the large, master bedroom, walk-in closet.
  - xi) There appeared to have been a piece of drywall replaced near the master bedroom closet. However, this was never re-mudded and finished properly.
  - xii) The poorly installed flooring in the master bedroom had uncleanable large gaps near the baseboards.
- b. Most of the switch plates and outlet covers were broken or missing. Some of the actual switches were broken as well.
- c. The light fixture above the upper staircase was not properly mounted to the ceiling. It appeared to be loose and may fall off at some point.

- d. There was extensive water staining on the living room ceiling. This had allegedly been growing over the years.
- e. There was a crack in the counter behind the sink. Water allegedly gets through this to drip in the cupboard below.
- f. There were multiple missing cupboard doors in the kitchen.
- g. The dishwasher was not operational, as reportedly there is a significant water leak from the machine into the basement when it is when used.
- h. The basement railing was no longer properly affixed to the wall.
- i. The other basement railing was not designed to meet Alberta Building Code requirements.
- j. There were missing or non-intact insect screens in multiple openable windows.
- k. The upstairs bathroom vanity was pulling off of the wall. It no longer had a waterproof seal.
- l. The upstairs bathroom floor was not properly sealed against moisture.
- m. The bathtub finish was cracked making is an injury (scratching/cutting) hazard.
- n. The smoke alarm in the upstairs hall was not operational.

**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 numerous finishing issues noted throughout the premises, 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. Most of the switch plates and outlet covers were broken or missing. Some of the actual switches were broken as well 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.
- c. The light fixture above the upper staircase was not properly mounted to the ceiling. It appeared to be loose and may fall off at some point, 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.

- d. There was extensive water staining on the living room ceiling 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.
- e. There was a crack in the counter behind the sink, 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.
- f. There were multiple missing cupboard doors in the kitchen, 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 3(1)(a)(iii) of the Housing Regulation which states that: an owner shall ensure that the housing premises are in good repair.

- g. 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.
- h. The basement railing was no longer properly affixed to 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.
- i. The other basement railing was not designed to meet 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.
- j. There were missing or non-intact insect screens in 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.
- k. The upstairs bathroom vanity was pulling off of the wall. It no longer had a waterproof seal, 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. The upstairs bathroom floor was not properly sealed against moisture, 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.
- m. The bathtub finish was cracked and is a scratching/cutting hazard, 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.
- n. The smoke alarm in the upstairs hall was not operational, which 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.

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 damaged finishes.
  - b. Replace all broken or missing switch plates/outlet covers. Replace the broken switch.
  - c. Ensure the light above the stairs is properly installed, secured, and is working correctly.
  - d. Identify the source of water that is leaking in the premise. Permanently address any remaining source of moisture causing this water damage. Remove or repair damaged materials.
  - e. Repair the crack in the kitchen counter.
  - f. Repair any broken cupboard doors.
  - g. If a dishwasher is to be used by the tenants, ensure that it works as intended without leaks.
  - h. Reattach the railing.
  - i. Ensure the second railing meets the Alberta Building Code requirements.
  - j. Ensure intact insect screens are installed on all openable windows.
  - k. Ensure the bathroom vanity has a waterproof seal to the wall.
  - l. Ensure the upstairs bathroom has a waterproof seal between the floor and wall and around the tub and toilet.
  - m. Ensure the tub surface is smooth, easily cleanable, and no longer a cutting hazard.
  - n. Ensure the smoke alarm in the upstairs hall works as intended.
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 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: 275 Mt. Crandell Crescent W

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Lethbridge • Lethbridge Community Health • South Zone

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