

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE MAY 22, 2026**

To: Govind Reddy
"the Owner"

Kellie Stalwick
"the Owner"

And To: All Occupants of the following Housing premises:

RE: Those housing premises located in Lethbridge, Alberta and municipally described as: 279 Mt. Crandell Crescent W

I, an **Executive Officer** of **Alberta Health Services**, have <inspected and/or received a report about> 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 **May 22, 2026**.
3. That the Owners immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Replace the damaged kitchen flooring.
 - b. Reaffix loose flooring transition strip.
 - c. Install missing main floor transition strip.
 - d. Install missing upstairs flooring transition strip.
 - e. Pull out dishwasher and address any damaged flooring or mould that may be present.
 - f. Properly install and secure the heat register cover under kitchen sink.
 - g. Install insect screens on all openable windows.

- h. Replace/repair the broken basement light fixture.
 - i. Ensure the light fixture above the stairs works properly.
 - j. Re-affix the cable outlet cover to the wall.
 - k. Ensure all living room outlets work properly.
 - l. Replace the malfunctioning bathroom fan and ensure that all electrical components are safely and properly installed.
 - m. Investigate the cause of infiltration (eg. poor drainage outside, possible gutter issues, etc.) and seal the cracks in the foundation.
 - n. Ensure the bedroom door hinge is properly installed.
 - o. Reseal around the bathtub.
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. The kitchen flooring was covered in, what appears to be, small burn holes. This was in addition to various other cuts and gouges in the flooring.
- b. There was a missing transition strip between the living room and kitchen.
- c. There was a loose transition strip between the living room and front entry.
- d. There was a missing transition strip between the upstairs hall and one of the bedrooms.
- e. The flooring under the dishwasher was reportedly severely water damaged, rotting and mouldy.
- f. The kitchen heat register cover under the sink was taped to the cupboard kickplate; the screws can no longer attach to the damaged wood.
- g. There were numerous missing insect screens on openable windows throughout the premises.
- h. There was a basement light fixture that was not operational.

- i. There was a light fixture above the stairs to the second floor that was not in good working condition.
- j. There was a cable outlet falling off the wall in the living room.
- k. The outlet on the living room wall (shared with the stairs) had an upper socket that was not operational.
- l. The upstairs bathroom fan was not working properly and allegedly causes electrical arcing when turned on.
- m. There was water infiltration in the corner of the basement. This appeared to be coming from a crack in the foundation.
- n. One of the bedroom doors had a hinge that is coming off.
- o. The caulking/sealing around the bathtub was not sufficiently waterproof.

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. The kitchen flooring was covered in, what appears to be, small burn holes. This was in addition to various other cuts and gouges in the flooring, 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 was a missing transition strip 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.
- c. There was a loose transition strip between the living room and front entry, 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.
- d. There was a missing transition strip between the upstairs hall and one of the bedrooms 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.
- e. The flooring under the dishwasher was reportedly severely water damaged, rotting and mouldy 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.

AND

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.

- f. The kitchen heat register cover under the sink was taped to the cupboard kickplate; the screws can no longer attach to the damaged wood, 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. There were numerous missing insect screens on openable windows throughout the premises, 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.
- h. There was a basement light fixture that was not operational 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 light fixture above the stairs to the second floor that was not in good working condition, 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.
- j. There was a cable outlet falling off the wall in the living room 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.
- k. The outlet on the living room wall (shared with the stairs) had an upper socket that was not operational, 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.
- l. The upstairs bathroom fan was not working properly and allegedly causes electrical arcing when turned on, 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.

AND

Which is in contravention of section IV(7)(c) of the Minimum Housing and Health Standards which states that: All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.

- m. There was water infiltration in the corner of the basement. This appeared to be coming from a crack in the foundation which is in contravention of section III(1)(a,b) of the Minimum Housing and Health Standards which states that: the housing premises shall be structurally sound, and; basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation.
- n. One of the bedroom doors had a hinge that is coming off 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.
- o. The caulking/sealing around the bathtub was not sufficiently waterproof 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.

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, May 15, 2026

Confirmation of a verbal order issued to Kellie Stalwick on May 14, 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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<https://www.ahs.ca/eph>