

ORDER OF AN EXECUTIVE OFFICER CLOSED FOR TENANT ACCOMMODATION PURPOSES

To: Govind Reddy; Chad & Michelle Riegling

RE: Those housing premises located in Lethbridge, Alberta and municipally described as:
279 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 large puddles and sprays of human blood observed in the upstairs bathroom, upstairs hallway and in one of the bedrooms. This was observed on the floor, on the wall and on doors. There are also some spots on the living room floor that appear to be blood.
- b. There are numerous outlet covers and switch plates that are either broken or missing entirely.
- c. There are numerous walls and doors with large holes in them.
- d. There is a wooden transition strip in a bedroom closet that is broken.
- e. There is drug paraphernalia throughout the home.
- f. Many of the openable windows are missing insect screens. Some screens are present but are in poor repair.
- g. The main floor toilet doesn't appear to work properly. It is full of human excrement.
- h. The dryer is not currently vented outside. The tube is disconnected.
- i. Smoke alarms are not currently functional.
- j. There is trim missing around the front door. This is revealing bare wood and insulation.
- k. The large front window appears to have been recently installed but is missing the protective trim around the glass.

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 large puddles and sprays of human blood observed in the upstairs bathroom, upstairs hallway and in one of the bedrooms. This was observed on the floor, on the wall and on doors. There are also some spots on the living room floor that appear to be blood 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.
- b. There are numerous outlet covers and switch plates that are either broken or missing entirely 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. There are numerous walls and doors with large holes in them 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 3(1)(a)(iii) of the Housing Regulation which states that: an owner shall ensure that the housing premises are in good repair.

- d. There is a wooden transition strip in a bedroom closet that is broken 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.
- e. There is drug paraphernalia throughout the home 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.
- f. Many of the openable windows are missing insect screens. Some screens are present but are in poor repair 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.
- g. The main floor toilet doesn't appear to work properly. It is also full of human excrement 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.

- h. The dryer is not currently vented outside. The tube is disconnected which is in contravention of section 3(1)(a)(ii) of the Housing Regulation which states that: an owner shall ensure that the housing premises are in a safe condition
- i. Smoke alarms are not currently functional 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.
- j. There is trim missing around the front door. This is revealing bare wood and insulation 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.
- k. The large front window appears to have been recently installed but is missing the protective trim around the glass 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.

AND WHEREAS, by virtue of the foregoing, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

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. Thoroughly clean up the pools of blood and blood splatter. All affected areas must be properly sanitized with a high level sanitizer (eg. 1:10 ratio of bleach to water). Proper cleaning will likely require the remove of some flooring, as the blood may have pooled underneath.
 - b. Ensure all outlets and switches have covers that are in good repair.
 - c. Ensure all finishes are in good repair.
 - d. Replace wooden transition strip.
 - e. Carefully remove all drug paraphernalia and properly dispose of it. Wear personal protective equipment.
 - f. Ensure all openable windows have insect screens.
 - g. Ensure the main floor toilet is in good repair and is thoroughly cleaned out.
 - h. Ensure the dryer is properly vented outside.
 - i. Ensure smoke alarms work as intended.
 - j. Replace the missing trim around the front door.

- k. Install trim around the front window.
- 2. 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.

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, August 25, 2021
Confirmation of a verbal order issued to Govind Reddy on August 23, 2021.

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 Alberta Health Services at 780-342-0122 or by contacting the Public Health Appeal Board.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or www.qp.gov.ab.ca.

Health Legislation and regulations are available for purchase. Please contact Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or www.qp.gov.ab.ca.

Copies of standards are available by contacting the Health Protection Branch of Alberta Health at 780-427-4518 or by visiting: www.health.alberta.ca/about/health-legislation.html

Order of an Executive Officer – Closed for Tenant Accommodation

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

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