

**ORDER OF AN EXECUTIVE OFFICER  
CLOSED FOR TENANT ACCOMMODATION PURPOSES  
ORDER TO VACATE  
*Amended March 31, 2026***

**To:** Govind Reddy  
"the Owner"

Bryan Beekman  
"the Owner"

**And To:** All Occupants of the following Housing premises:

**RE:** Those housing premises located in Lethbridge, Alberta and municipally described as:  
287 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, in contravention of the Public Health Act and Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. Major sanitation issues noted throughout the home. This includes, but is not limited to:
  - i) Two of the bedrooms upstairs were filled with garbage and animal excrement.
  - ii) The basement was full of garbage, dirty laundry and animal excrement.
  - iii) The backyard was full of shredded bags of garbage. There was rotting food scattered all over the yard.
  
- b. There were numerous finishing issues noted throughout the home. This includes, but is not limited to:
  - i) There was a hole in the living room ceiling. This hole was originally used for plumbing access.
  - ii) The living room ceiling had been poorly repaired following a previous leak. This has resulted in the drywall patchwork chipping off.
  - iii) There was a large hole in the living room wall.
  - iv) There was bare unfinished wood underneath the dishwasher. This is turning black with rot and possible mould following numerous dishwasher leaks.
  - v) The wall near the front door (under the missing portion of door trim) was deeply gouged.
  - vi) The kitchen floor was damaged and lifting in multiple places.
  - vii) The door trim in two of the upstairs bedrooms had almost completely come off.
  - viii) The edge of the guardrail pony-wall, near the front door, was very damaged with numerous deep gouges and cuts taken out of it.
  - ix) Additional smaller holes were noted in various walls throughout the home.

- c. The kitchen faucet had a constant leak. Water from this leak was running into the cupboard below and pooling inside.
- d. A large portion of flashing on the back door was missing.
- e. The dryer vent cover on the back of the house was in disrepair.
- f. The front door had multiple weatherproofing concerns: A portion of trim had broken off; the bottom of the door frame was very broken and revealed a large gap to the exterior.
- g. The railing to the basement was no longer properly fastened to the wall.
- h. There was a makeshift bedroom set-up in the basement. This basement did not have appropriate egress windows for this to be a sleeping area.
- i. Carboard and tape were utilized to divert heat from a basement heat register into the makeshift bedroom area.
- j. There were some openable windows that were missing screens. One screen was observed on the floor coated in dog urine and feces.
- k. There was an outlet cover missing in a bedroom upstairs. This outlet had brown discoloration on and around it, indicating potential electrical concerns.
- l. One of the bedroom doors did not have proper door hardware. There is nothing for the latchbolt to bolt into.
- m. The smoke alarm upstairs between bedrooms was not operational.
- n. Two of the rear facing bedroom windows had been destroyed during a recent police response incident.
- o. Some of the siding above one of the rear bedroom windows had hole punctures.

**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. Major sanitation issues noted 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.

- b. There were numerous finishing issues noted throughout the home 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. The kitchen faucet had a constant leak. Water from this leak was running into the cupboard below and pooling inside 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. A large portion of flashing on the back door was missing 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.
- e. The dryer vent cover on the back of the house was in a state of disrepair 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.
- f. The front door had multiple weatherproofing concerns: A portion of trim had broken off; the bottom of the door frame was very broken and revealed a large gap to the exterior 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 railing to the basement was no longer properly fastened 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.
- h. There was a makeshift bedroom set-up in the basement. This basement does not have appropriate egress windows for this to be a sleeping area which is in contravention of section III(3)(b)(i) of the Minimum Housing and Health Standards which states that: Windows referred to above shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15”).
- i. Carboard and tape were utilized to divert heat from a basement heat register into the makeshift bedroom area. which is in contravention of section IV(8)(a)(i) of the Minimum Housing and Health Standards which states that: All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be *capable* of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of at least 22°C(71°F), or maintained at a

temperature of at least 22°C(71°F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.

- j. There were some openable windows that were missing screens 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. There was an outlet cover missing in a bedroom upstairs. This outlet had brown discolouration on and around it, indicating potential electrical concerns 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. One of the bedroom doors did not have proper door hardware. There was nothing for the latchbolt to bolt into 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.
- m. The smoke alarm upstairs between bedrooms were 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.
- n. Two of the rear facing bedroom windows had been destroyed during a recent police response incident 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.
- o. Some of the siding above one of the rear bedroom windows had hole punctures 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.

**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 takes all steps necessary to ensure all Occupants vacate the above noted premises on or before **April 10, 2026**.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:

- a. Remove all garbage, excrement and any remaining belongings from the tenants and ensure the entire unit is thoroughly cleaned and sanitized.
  - b. Repair all holes, replace any damaged flooring or ceiling areas, and repair any damaged door trim.
  - c. Repair or replace the leaky kitchen faucet and address any damage caused by the pooling water.
  - d. Replace/repair damaged flashing on the back door.
  - e. Replace the broken dryer vent cover.
  - f. Address all weatherproofing issues around the front door.
  - g. Repair the broken basement railing.
  - h. Completely dismantle the makeshift bedroom and remove all bedroom associated items: bedding, hampers, furniture used for sleeping, dressers, etc.
  - i. Remove all tape and cardboard attached to the basement vent.
  - j. Ensure all openable windows have insect screens.
  - k. Ensure all electrical outlets and switches are covered and in safe operating condition.
  - l. Ensure all doors operate as intended.
  - m. Ensure the smoke alarm between the bedrooms is in good working condition.
  - n. Replace both broken bedroom windows.
  - o. Repair damaged siding.
3. 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, March 27, 2026

Confirmation of a verbal order issued to Bryan Beekman and the Tenant on March 25, 2026.

Amended March 31, 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](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>

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Lethbridge • Melcor Centre • South Zone

200 4 Avenue S, Lethbridge, Alberta, Canada, T1J 4C9

<https://www.ahs.ca/eph>

**Order of an Executive Officer – Closed for Tenant Accommodation – Order to Vacate**

**RE: The premises located in Lethbridge, Alberta and municipally described as: 287 Mt. Crandell Crescent W.**

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