

ORDER OF AN EXECUTIVE OFFICER CLOSED FOR TENANT ACCOMMODATION PURPOSES ORDER TO VACATE

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:
291 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. The front door frame was splintered, the door trim was coming off, and the latch plate was falling off.
- b. There were multiple cupboard doors in the kitchen that were partially or completely detached.
- c. There was an unsealed gap where the two sections of kitchen counter tops meet. The counter tops were starting to lift and become filled with food debris.
- d. There was a gap behind the kitchen sink where the counter was pulling away from the wall.
- e. The kitchen faucet was not properly mounted to the sink and was loose.
- f. The main floor bathroom was in disrepair. There was no knob/lock hardware on the door preventing its proper functionality.
- g. There were numerous finishing issues throughout the premises. These include but are not limited to:
 - i) There was an improperly sized flooring transition strip between the kitchen and living room. This reveals uncleanable gaps in the flooring.

- ii) There were various patches, but otherwise unfinished, holes in the drywall throughout the premises.
- iii) There were various holes in the wall throughout the home (e.g., along the stairs to the second floor and in the master bedroom).
- iv) Flooring installation was inadequate; a bedroom had gaps in the laminate and was lifting in the area between the bedroom and the closet.
- h. The stairs to the basement had gaps between the spindles that do not meet the building code spacing requirements.
- i. Most openable windows were missing insect screens.
- j. The bathtub's surface was pitted, and the finish was flaking off, easily scratching anyone using the tub.
- k. One of the interior doors had a loose doorknob not properly installed.
- l. The metal covering of the back door jam was severely bent outward revealing the bare wood beneath. This creates a weatherproofing issue and an injury hazard.

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. The front door frame was splintered, the door trim was coming off, and the latch plate was falling off 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.
- b. There were multiple cupboard doors in the kitchen that were partially or completely detached 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.
- c. There was an unsealed gap where the two sections of kitchen counter tops meet. The counter tops were starting to lift and become filled with food debris which is in contravention of section IV(14)(a)(iii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.
- d. There was a gap behind the kitchen sink where the counter was pulling away from the wall which is in contravention of section IV(14)(a)(iii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.

- e. The kitchen faucet was not properly mounted to the sink and was loose 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.
- f. The main floor bathroom was in disrepair. There was no knob/lock hardware on the door preventing its proper functionality 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 finishing issues 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.
- h. The stairs to the basement had gaps between the spindles that do not meet the building code spacing 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.
- i. Most openable windows were missing insect 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.
- j. The bathtub's surface was pitted, and the finish was flaking off, easily scratching anyone using the tub 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.
- k. One of the interior doors had a loose doorknob not properly installed 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.
- l. The metal covering of the back door jam was severely bent outward revealing the bare wood beneath. This creates a weatherproofing issue and an injury hazard 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

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.

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 occupants vacate the above noted premises on or before **February 6, 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. Repair or replace the damaged front door frame and all associated hardware and finishes.
 - b. Ensure all cupboards are repaired and operate as intended.
 - c. Ensure the gap between counter sections is properly sealed, moisture resistant, and easily cleanable.
 - d. Ensure the gap behind the kitchen sink is completely sealed.
 - e. Ensure the kitchen faucet is properly installed and secured to sink
 - f. Ensure the bathroom door is completed and works as intended.
 - g. Ensure all finishing issues are properly addressed.
 - h. Ensure the stair railing meets building code requirements.
 - i. Ensure all openable windows have insect screens.
 - j. Ensure the bathtub has a smooth, easily cleanable surface.
 - k. Ensure door hardware is properly installed.
 - l. Replace the metal covering of the back door jam.
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, February 4, 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>

Lethbridge • Melcor Centre • South Zone

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