

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

**To:** Govind Reddy  
“the Owner”

and

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:  
297 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. Numerous electrical issues noted. This includes, but is not necessarily limited to:
  - i) The front doorbell was missing, leaving exposed wires on the exterior of the house.
  - ii) There was a missing outlet cover in the living room.
  - iii) There was a broken exterior outlet cover on the back of the premises.
  - iv) The bathroom light switch was not operational. The bulbs were being manually screwed into the light fixture to turn the light on.
  - v) The light fixture at the front entry had a broken bulb base stuck in it. This renders it unusable.
  - vi) There was a light fixture over the kitchen sink that was not properly mounted to the ceiling; the electrical wires were exposed.
  - vii) There was a phone cable outlet on the kitchen wall with loose wires sticking out of it.

- b. Numerous finishing issues noted. This includes, but is not necessarily limited to:
  - i) The kitchen had multiple toe kick finishes in poor condition or that were missing completely. One of the toe kicks appeared to be made from cardboard.
  - ii) Main floor bathroom cabinet toe kick finish was in poor condition.
  - iii) The flooring in multiple bedrooms was poorly installed, leaving large gaps between floorboards. These gaps allow for the accumulation of dirt, rocks, debris, and insects and are difficult to clean.
  - iv) The flooring transition strip between the front entry area and the living room was broken into pieces and no longer fastened to the floor.
  - v) The flooring transition strip between the kitchen and the living room was missing entirely.
  - vi) The wall above the dishwasher was very poorly patched with drywall mud and never painted rendering it uncleanable.
- c. The kitchen faucet was not properly attached or sealed to the sink. The faucet base spins around in place revealing holes to the cupboard below.
- d. The kitchen counter had a large, mouldy hole behind the sink.
- e. The underside of the kitchen counter, below the disconnected faucet, was severely water damaged, mouldy and rotting.
- f. The kitchen counter finishes had large holes burned into them, exposing the materials below.
- g. The back door had shredded weatherstripping. Daylight was clearly visible around the edges of the door and cold air blows through.
- h. The vent cover at the top of the stairs was poorly installed backwards and was not fully secured to the wall.
- i. The upstairs bathroom sink drain stopper was stuck in the closed position, rendering the sink unusable.
- j. The basement railing was not designed to building code. There were very few vertical spindles and a large completely uncovered gap below the guardrail.
- k. There was evidence of an ongoing bedbug infestation.
- l. There were no working smoke alarms.

- m. The upstairs bathroom fan was not operational. It made an awful sound and did not work as intended.
- n. The dryer vent cover was missing on the back of the premises, creating a perfect entrance for mice and other pests.
- o. The master bedroom had a broken window held together with painter's tape. This same window also had a severely damaged insect screen.
- p. There was a section of siding missing from the back of the building.

**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. Numerous electrical issues noted 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.
- b. Numerous finishing issues noted 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 was not properly attached or sealed to the sink. The faucet base spins around in place revealing holes to the cupboard below 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. The kitchen counter had a large, mouldy hole behind the sink 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.

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.

- e. The underside of the kitchen counter, below the disconnected faucet, was severely water damaged, mouldy and rotting 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 counter finishes had large holes burned into them, exposing the materials below 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.
- g. The back door had shredded weatherstripping 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.
- h. The vent cover at the top of the stairs was poorly installed backwards and was not fully secured to the wall 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.
- i. The upstairs bathroom sink drain stopper was stuck in the closed position rendering the sink unusable 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.
- j. The basement railing was not designed to Alberta Building Code standards. There were very few vertical spindles, and a large completely uncovered gap below the guardrail 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.
- k. There was evidence of an ongoing bedbug infestation which is in contravention of section V(16)(a) of the Minimum Housing and Health Standards which states that: The owner shall ensure that the housing premises are free of insect and rodent infestations.
- l. There were no working smoke alarms 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.
- m. The upstairs bathroom fan was not operational. It made an awful sound and did not work as intended 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.
- n. The dryer vent cover was missing on the back of the premises creating a perfect entrance for mice and other pests 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.

- o. The master bedroom had a broken window held together with painter's tape. This same window also had a severely damaged insect screen 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 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.

- p. There was a section of siding missing from the back of the building 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 occupants vacate the above noted premises on or before **January 15, 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. Ensure Doorbell is replaced or ensure exposed wires are properly covered.
  - b. Ensure all electrical outlets and switches have intact covers.
  - c. Ensure the bathroom lights and switch work as intended.
  - d. Ensure the front entry light fixture is replaced or repaired.
  - e. Ensure the light fixture above the kitchen sink is properly mounted to the ceiling.
  - f. Ensure there are no loose wires protruding from the kitchen phone cable outlet.
  - g. Ensure toe kick finishes are in good condition, durable, and are easily cleanable.
  - h. Ensure bedroom flooring is properly installed so that there are no large gaps between floorboards.
  - i. Ensure transition strips are in good condition and are installed where necessary.

- j. Ensure all unfinished drywall mud is properly sanded, primed, and painted.
  - k. Ensure the kitchen faucet is properly installed after the damaged counter has been addressed.
  - l. Replace the water damaged, mouldy and burned kitchen countertop.
  - m. Replace the damaged weatherstripping on the back door and ensure the door is appropriately weatherproof.
  - n. Properly install the vent cover at the top of the stairs.
  - o. Ensure the upstairs bathroom sink drains properly and works as intended.
  - p. Ensure basement railing is designed as per the Alberta Building Code.
  - q. Ensure professional pest treatment and monitoring continues until the bedbugs are eradicated.
  - r. Ensure there is a working smoke alarm upstairs between bedrooms.
  - s. Ensure the upstairs bathroom fan works as intended.
  - t. Ensure the back exterior dryer vent is appropriately covered and ensure the exterior perimeter is pest proof.
  - u. Replace the broken master bedroom window and replace the broken insect screen.
  - v. Replace the missing siding on the back of the building.
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, January 9, 2026.  
Confirmation of a verbal order issued to Kellie Stalwick on January 8, 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>.

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**Copies of standards are available by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>**