Alberta Health Services

Environmental Public Health

ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE October 31, 2026

To: Govind Reddy
"the Owner"

Angela Noad
" 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

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;

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 Owners ensure all Occupants vacate the above noted premises on or before **October 31, 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. Address all electrical issues. Ensure all electrical fixtures are properly installed and work correctly. Ensure all outlets and switches have intact and secured covers.

    b. Replace the damaged master bedroom door.

    c. Repair or replace the damaged bathroom door.

    d. Replace the broken/missing trim around the front door.

    e. Remove all items left over from the previous tenants. Thoroughly clean and sanitize the home.

    f. Ensure dryer is properly vented outside. Ensure this area is pest proof.

g. Replace the broken doorframe and ensure the door can be properly secured with properly operating locking mechanisms.

h. Ensure the front door is sufficiently weatherproof.

i. Ensure the back door deadbolt is easily securable.

j. Ensure all openable windows have intact insect screens.

k. Thoroughly clean out the toilet and ensure it is in proper operating condition.

l. Ensure the smoke alarm works as intended.

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. Multiple electrical concerns observed including, but not necessarily limited to:

i) The kitchen light fixture was hanging by electrical wires from the ceiling.

ii) There was a broken detached outlet cover in the master bedroom.

iii) The back exterior light had no bulb and could not be confirmed to be in proper working order.

iv) The upstairs bathroom light fixture had no bulbs and couldn’t be confirmed to be in proper working order.

b. The master bedroom door had a large hole in it and was in a state of disrepair.

c. The upstairs bathroom door had a hole in it.

d. The trim around the front door had been broken off.

e. There were sanitation issues, primarily in the kitchen and the basement. There was food debris sprayed on the ceiling; the basement had a large pile of garbage in the middle of the floor; there was animal feces in the corner of the basement; and there were pieces of furniture and belongings left behind by the previous tenants.

f. The area where the dryer duct runs outside was stuffed with pillows and plastic bottles. This area also contained loose dryer lint, indicating the dryer ducting may not be in good condition and may not be properly venting to the outside.

g. The front door frame was splintered. This affected the proper securing of the door.

h. The splintered front door frame was not appropriately weatherproof.

i. The back door deadbolt was very difficult to lock. The deadbolt and the strike plate appeared to be misaligned.

j. Multiple openable windows had missing or damaged insect screens.

k. The upstairs toilet was full of vomit and was not in proper operating condition.

l. The upstairs smoke alarm was not operational.

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. Multiple electrical concerns observed, 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. The master bedroom door had a large hole in it and was in a state of disrepair 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 upstairs bathroom door had a hole in it 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. The trim around the front door had been broken off 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. There were sanitation issues, primarily in the kitchen and the basement 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. The area where the dryer duct runs outside was stuffed with pillows and plastic bottles. This area also contained loose dryer lint, indicating the dryer ducting may not be in good condition and may not be properly venting to the outside 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.

g. The front door frame was splintered. This affected the proper securing of the door which is in contravention of *section III(3)(a)* of the *Minimum Housing and Health Standards* which states that: *Exterior windows and doors shall be capable of being secured*.

h. The splintered front door frame was not appropriately weatherproof 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*.

i. The back door deadbolt was very difficult to lock. The deadbolt and the strike plate appear to be misaligned which is in contravention of *section III(3)(a)* of the *Minimum Housing and Health Standards* which states that: *Exterior windows and doors shall be capable of being secured*.

j. Multiple openable windows had missing or damaged 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*.

k. The upstairs toilet was full of vomit and was not in proper operating condition 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*.

l. The upstairs smoke alarm was 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*.

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, November 2, 2026
Confirmation of a verbal order issued to Angela Noad on October 30, 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