

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

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

Kellie Stalwick
 "the Owner"

And To: All Occupant(s) of the following Housing premises:

RE: Those housing premises located in Lethbridge, Alberta and municipally described as:
 299 Mount 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 Owner(s) ensure all Occupants vacate the above noted premises on or before **May 31, 2026**.
3. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Ensure the electrical system is inspected by a certified electrician and repaired to the satisfaction of the Executive Officer. See below for specific details.
 - b. Ensure all interior finishes are repaired or replaced so they are maintained in good repair. See below for specific details.
 - c. Ensure all components of food preparation are maintained in a state of good repair. See below for specific details.
 - d. Ensure all ductwork servicing the heating system is maintained in a state of good repair.
 - e. Ensure the dryer venting is properly connected.
 - f. Ensure the backyard water tap is maintained in a state of good repair.
 - g. Ensure the basement stairwell guard rail is installed as per the Alberta Building Code.
 - h. Ensure all exterior windows have effective security locks.
 - i. Ensure the smoke alarm is operational.
 - j. Ensure the bathtub surface is maintained in a state of good repair.

- k. Ensure the upstairs bathroom vanity cabinetry is maintained in a state of good repair.
 - l. Have a qualified individual investigate the source of water on the ceiling of the second-floor bathroom ceiling. Ensure the bathroom exhaust fan venting is properly designed to vent warm humid air to the exterior. If the roof is leaking, ensure the leaking roof is repaired to prevent the infiltration of rainwater into the unit.
 - m. Ensure the exterior dryer vent cover is secured to the exterior wall to prevent pest entry into the unit.
 - n. Ensure insect screens are installed on all openable exterior windows.
 - o. Ensure the exterior siding around the front door is repaired.
 - p. Ensure both exterior doors are properly sealed so they are maintained in a windproof, weatherproof and waterproof condition.
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. The following deficiencies were noted with respect to the electrical system:
 - a. Outlet covers and switch covers were missing throughout the unit.
 - b. The electrical outlets over the sink bathrooms were not working or are not GFCI compliant.
 - c. The tenants reported that light switches throughout the unit spark when they are left on.
 - d. There was a junction box in the basement that was not properly covered.
 - e. The outdoor electrical outlets did not work.
 - f. There was a broken electrical outlet in the bedroom.
- b. The following deficiencies were noted with respect to the interior finishes:
 - a. The living room ceiling showed evidence of water damaged and was not in good repair.
 - b. Sealing around fixtures in bathroom was not watertight. Water from the bathtub was leaking through the floor / bathtub interface down onto the living room ceiling leaving water stains.
 - c. Baseboards were missing in the hallway revealing gaps between the flooring and the walls that were filled with debris.
 - d. One bedroom wall was patched but not properly finished / painted.
 - e. Flooring in the living room and kitchen was in a state of disrepair.
 - f. The vent cover in the upstairs hallway was broken.
 - g. Several interior doors are not in good repair. One bedroom door hinge is not secured and several doors have lifted paneling.
- c. The following issues were noted with respect to the food preparation area:
 - a. The kitchen countertop was separating from the wall leaving a gap.
 - b. Several cupboard doors were missing or were in a state of disrepair.
 - c. The cupboard surfacing near the floor was peeling off exposing bare wood.
 - d. The upper corner cabinet door hinge was not work properly.

- e. The cabinetry was missing a section of toe kick.
- d. Sections of heating system ductwork in the basement were disconnected or cut out so it was not maintained in good condition.
- e. The dryer venting in the basement was disconnected.
- f. The exterior water tap was not maintained in good condition.
- g. The basement stairwell guard rail did not meet Alberta Building Code requirements.
- h. Several exterior windows did not have working security locks.
- i. The smoke alarm was not operational.
- j. The bathtub surface was damaged, so it is not sooth and easily cleanable.
- k. The upstairs bathroom cabinetry toe kick was not installed.
- l. The tenants reported the second-floor bathroom vent and/or premises roof was leaking rainwater into the second-floor bathroom. There was evidence of water staining on the ceiling.
- m. The exterior dryer vent cover was not properly affixed to the exterior wall allowing for the entrance of pests.
- n. Several openable windows were missing insect screens or the existing screens were in a state of disrepair.
- o. The exterior siding around the front door was damaged.
- p. The exterior doors have inadequate weather stripping and there was an air gap between the backdoor and its door handle.

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. Numerous deficiencies were noted with respect to the electrical system 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 deficiencies were noted with respect to the interior finishes 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 section III(5)(a) of the Minimum Housing and Health Standards which states

that: Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.

- c. Numerous deficiencies were identified with the food preparation area countertop and cupboards 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; AND section IV(14)(a)(ii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: cupboards or other facilities suitable for the storage of food.
- d. Numerous deficiencies were identified with the heating ductwork. 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.
- e. The dryer venting was not in good repair 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 exterior water tap was not maintained in good condition which is in contravention of section IV(6)(c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- g. The basement stairwell guard rail did not meet Alberta Building Code 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.
- h. Several exterior windows did not have working security locks. 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.
- i. The 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.
- j. The bathtub surface was damaged, so it is not smooth and easily cleanable. 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.

- k. The upstairs bathroom cabinetry toe kick was not installed. which is in contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- l. The tenants indicated the second-floor bathroom vent and or premises roof was leaking rainwater into the second-floor bathroom. There was evidence of water staining on the ceiling which is in contravention of section III(4)(a,b) of the Minimum Housing and Health Standards which states that: All rooms used for sleeping shall be provided with: (a) openable window area of 0.28m² (3.0ft²); or (b) mechanical ventilation in conformance with the requirements of the Alberta Building Code AND 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.
- m. The exterior dryer vent cover was not properly affixed to the exterior wall allowing for the entrance of pests 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.
- n. Several openable windows were missing insect screens or the existing screens were in a state of disrepair 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.
- o. The exterior siding around the front door was damaged 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.
- p. The exterior doors have inadequate weather stripping and there was an air gap between the backdoor and its door handle 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.

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, May 25, 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>

Template revised April 15, 2026