Alberta Health Services

Environmental Public Health

ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE December 6, 2026

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

Angela Noad
"the Owner"

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

RE: Those housing premises located in Lethbridge, Alberta and municipally described as: **301 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 Owner(s)ensure all Occupants vacate the above noted premises on or before **December 6, 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. Repair all holes in the bedroom, living room and basement walls.

    b. Repair or replace the damaged primary bedroom door.

    c. Repair or replace the damaged flooring behind the upstairs bathroom toilet.

    d. Repair or replace the flooring in upstairs hallway.

    e. Repair or replace the lifted flooring adjacent to the back and front exterior doors.

    f. Replace the missing flooring transition strips in between the bathroom and the kitchen and the kitchen and the living room.

    g. Repair or replace the damaged or missing wooden casing and/or jamb around several exterior and interior doors in the dwelling.

h. Replace the damaged / warped and missing baseboards on the kitchen wall and kitchen pantry.

i. Repair the hole in the living room ceiling.

j. Replace the crumbling particle board access cover in the basement.

k. Repair the damaged flooring on the upstairs staircase landing/

l. Replace the upstairs carpeting.

m. Ensure the tub is sealed to the washroom floor to create a watertight joint.

n. Repair or replace the damaged kitchen counter and ensure it is sealed along the wall.

o. Remove the toe kick that was installed over the kitchen heating vent and ensure the vent has an appropriate cover.

p. Ensure the existing bed bug infestation is mitigated. All application of pesticides must be conducted in accordance with the Environmental Protection and Enhancement Act and Regulation.

q. Ensure the upstairs bathroom sink is properly sealed to the washroom cabinet.

r. Ensure the bathroom bathtub faucet is maintained in a state of good repair.

s. Ensure all missing insect screens are replaced.

t. Ensure the front and back doors are weatherproof.

u. Ensure exterior gutter extensions are replaced to prevent water pooling around the premises foundation.

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. There were holes in the bedroom, living room and basement walls.

b. The primary bedroom door had a large hole in it.

c. The upstairs bathroom floor behind toilet was lifting and peeling.

d. The upstairs hallway flooring (near the stairs) was lifting.

e. The flooring adjacent to the back and front exterior doors was lifting, curling and coming apart.

f. There were no transition strips between the kitchen and the bathroom flooring and between the kitchen and living room flooring.

g. The wooden casing and/or jamb around several doors was damaged or missing. These doors included the back door, upstairs bedroom doors and washroom doors.

h. There was water damaged, warped and missing baseboard on the kitchen wall and kitchen pantry.

i. There was a hole in the living room ceiling from a previous bathroom leak.

j. There was a crumbling particle board floor access cover in the basement.

k. The flooring on the upstairs staircase landing was held together with tape.

l. The carpeting upstairs was maintained in poor condition.

m. The bathtub was not sufficiently sealed to the washroom floor allowing for a watertight joint.

n. The kitchen counter was maintained in a state of disrepair. The surface was peeling off in multiple places exposing the uncleanable bare wood beneath and the counter was no longer sealed to the wall behind the sink.

o. The toe kick under the kitchen counter was installed over the heating vent.

p. There was a significant bedbug infestation throughout the dwelling. Live and dead bed bugs were detected in every room as well as bedbug droppings and bloodspots were found baseboards, mattresses, pillows and mattress coverings.

q. The upstairs bathroom sink was not properly sealed to the cabinet.

r. The bathtub faucet was dripping and was not in good repair.

s. Insect screens were missing from multiple openable windows.

t. There was insufficient weatherproofing around exterior doors.

u. The gutter extensions were removed allowing water to pool around the foundation.

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. There were holes in the bedroom, living room and basement walls 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*.

b. The primary bedroom door had a large 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*.

c. The upstairs bathroom floor behind toilet was lifting and peeling 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 upstairs hallway flooring (near the stairs) was lifting 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. The flooring adjacent to the back and front exterior doors was lifting, curling and coming apart 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*.

f. There were no transition strips between the kitchen and the bathroom flooring and between the kitchen and living room flooring 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*.

g. The wooden casing and/or jamb around several doors was damaged or missing. These doors included the back door, upstairs bedroom doors and washroom doors 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. There was water damaged, warped and missing baseboard on the kitchen wall and kitchen pantry 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*.

i. There was a hole in the living room ceiling from a previous bathroom leak 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.

j. There was a crumbling particle board floor access cover in the basement 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*.

k. The flooring on the upstairs staircase landing was held together with tape 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*.

l. The carpeting upstairs was maintained in poor condition 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*.

m. The bathtub was not sufficiently sealed to the washroom floor allowing for a watertight joint 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*.

n. The kitchen counter was maintained in a state of disrepair. The surface was peeling off in multiple places exposing the uncleanable bare wood beneath and the counter was no longer sealed to the wall behind the sink 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*.

o. The toe kick under the kitchen counter was installed over the heating vent 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*.

p. There was a significant bedbug infestation throughout the dwelling. Live and dead bed bugs were detected in every room as well as bedbug droppings and bloodspots were found baseboards, mattresses, pillows and mattress coverings 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*.

q. The upstairs bathroom sink was not properly sealed to the cabinet which is in contravention of *section III of the Minimum Housing and Health Standards* which states that: *The owner shall ensure that the housing premises is structurally sound, in a safe condition, in good repair, and maintained in a waterproof, windproof and weatherproof condition*.

r. The bathtub faucet was dripping and was not in good repair 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*.

s. Insect screens were missing from multiple openable windows 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*.

t. There was insufficient weatherproofing around exterior doors 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.*

u. The gutter extensions were removed allowing water to pool around the foundation 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.*

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 9, 2026

Executive Officer
Alberta Health Services

If you have any questions regarding the order, contact Environmental Public Health at 1-833-476-4743 or https://www.albertahealthservices.ca/eph/eph.aspx

You have the right to appeal

A person who is directly affected by a 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.

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

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