

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE OCTOBER 7, 2026**

To: Govind Reddy
"the Owner"

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

RE: Those housing premises located in Lethbridge, Alberta and municipally described as: **303 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 **October 7, 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. Remove all garbage, food waste, fecal matter, discarded contents, and abandoned appliances from all areas of the rental unit, including the basement, main floor, and upper floor. All waste materials shall be disposed of in accordance with applicable requirements and in a manner that does not create a public health nuisance. Appropriate personal protective equipment shall be utilized during this work.
 - b. Remove all garbage, food waste, fecal matter, and discarded contents from the backyard of the property. All waste materials shall be disposed of in accordance with applicable requirements and in a manner that does not create a public health nuisance.
 - c. Thoroughly clean and sanitize the entire premises, including all rooms, fixtures, surfaces, and building components, to remove all fecal matter, urine contamination, dirt, grease, and accumulated grime. Heat registers and ducts will need to be thoroughly cleaned and sanitized.
 - d. Remove and replace any flooring materials that are damaged, unsanitary, or incapable of being effectively cleaned due to urine, fecal contamination, moisture damage, or deterioration. Replace any affected underlayment or subfloor materials as necessary.

- e. Repair and refinish all holes, dents, and damage to walls and ceilings. Repairs shall be properly patched, taped, mudded, sanded, primed, and painted to a finished standard.
- f. Open and inspect the water-damaged areas of the living room ceiling for mould growth and concealed moisture damage. Remove, remediate, and replace any mould-contaminated or water-damaged materials. Upon completion, repair and refinish the ceiling to a finished standard, including patching, mudding, sanding, priming, and painting.
- g. All electrical switch and plate covers that are cracked or otherwise damaged must be replaced.
- h. Restore all lighting fixtures to proper working order. Repair the basement lighting system and the ceiling fan located in the upstairs bedroom. All lighting fixtures shall be safely installed and maintained in good operating condition.
- i. Ensure all toilet fixtures are fully operational and free from leaks. Replace the lid on the upstairs toilet tank and have the upstairs toilet inspected by a qualified individual for leaks. Any deficiencies identified shall be repaired.
- j. Have the upstairs bathtub and associated plumbing inspected by a qualified individual for leaks and proper operations. Repair any deficiencies identified. Properly seal the tub surround to prevent moisture intrusion into wall, floor, or ceiling assemblies. Any water-damaged or mould-contaminated materials shall be removed, remediated, and replaced with new materials before refinishing.
- k. Replace the upstairs bathroom sink cabinet. Identify and repair the source of all water damage and mould growth. Any repairs shall be completed by a qualified individual.
- l. Replace the main floor bathroom sink cabinet. Identify and repair the source of all water damage and mould growth. Any repairs shall be completed by a qualified individual.
- m. Clean and remediate mould growth within the kitchen sink cabinet area. If the cabinet cannot be effectively cleaned and restored, it shall be replaced. Identify and repair the source of all water damage and mould growth. Any repairs shall be completed by a qualified individual.
- n. Properly secure and install the kitchen faucet to ensure it operates safely and as intended.
- o. Repair or replace all kitchen cabinet and drawer components to ensure all doors and drawers operate properly. Ensure gaps in countertop seams are closed/sealed to prevent the accumulation of food debris.
- p. Thoroughly clean and sanitize all kitchen appliances and ensure they are maintained in safe and proper working conditions.

- q. Have the water leak associated with the water meter in the basement repaired by a qualified individual.
 - r. Remove the duct tape from the ABS sewer stack in the basement and have the piping inspected by a qualified individual. Any deficiencies or damage identified shall be properly repaired by a qualified individual.
 - s. Remediate all mould growth in the basement, including but not limited to the north corner of the basement. Remove and replace all mould-damaged drywall and any other affected building materials.
 - t. Install properly fitting insect screens on all operable windows.
 - u. Take all necessary measures to eliminate the fly infestation and mouse infestation and prevent their recurrence. Any pesticide applications shall be performed by a licensed pesticide applicator and in accordance with applicable legislation.
 - v. Replace and properly install the front door frame so that the door can be securely closed and locked. The door shall be square within the frame, provide an effective weather-tight seal, and have a properly functioning deadbolt locking mechanism.
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. Extreme squalor and hoarding conditions were observed throughout the premises. Garbage, food waste, fecal matter, discarded contents, and abandoned appliances were present on all three levels of the dwelling.
- b. Garbage, food waste, fecal matter, and discarded contents were scattered throughout the backyard, creating conditions that may attract pests and vermin.
- c. Flooring throughout the premises was damaged and in poor condition. The stair treads leading to the upper floor were notably deteriorated. Evidence of fecal and urine contamination was observed on flooring surfaces. Additional flooring damage may be present and become apparent once all contents and debris have been removed.
- d. Damage to walls was observed throughout the premises, including but not limited to the living room near the stairwell, the stairwell leading to the second floor, and the exterior wall of the north bedroom.

- e. Water staining was observed on the ceiling below the upstairs bathroom, indicating a possible plumbing leak or previous water intrusion.
- f. Multiple electrical switch plates and receptacle covers were cracked or otherwise damaged.
- g. Basement lighting was not operational. The lights did not illuminate when the switches were activated.
- h. The upstairs toilet tank lid was cracked and damaged.
- i. The upstairs bathroom vanity exhibited significant water damage and visible mould growth within the sink cabinet.
- j. The main floor bathroom vanity exhibited significant water damage and visible mould growth within the sink cabinet.
- k. The kitchen sink cabinet exhibited significant water damage and visible mould growth.
- l. The kitchen faucet was loose and was not securely fastened to the sink.
- m. Multiple kitchen cabinet doors were missing or had been removed.
- n. The refrigerator, stove, and dishwasher were in an unsanitary condition and were not suitable for use in their current state.
- o. The water meter in the basement was actively leaking water at the time of inspection.
- p. Duct tape had been applied to the main ABS sewer stack in the basement, suggesting a potential defect, damage, or previous temporary repair to the plumbing system.
- q. Mould-damaged drywall was observed in the north corner of the basement near the water meter.
- r. Several operable windows were missing insect screens or had damaged insect screens.
- s. A significant fly infestation was observed throughout the premises. Mouse droppings were also observed throughout the dwelling, indicating the presence of rodents.
- t. The front door frame was severely damaged, compromising the ability to properly secure the premises. Visible gaps around the door allowed daylight to be seen from inside the dwelling, and the deadbolt locking mechanism was not securely fastened.

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. Extreme squalor and hoarding conditions were observed throughout the premises. Garbage, food waste, fecal matter, discarded contents, and abandoned appliances were present on all three levels of the dwelling. This is in contravention of section 5(2) of the *Housing Regulation*, which states: *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.*
- b. Garbage, food waste, fecal matter, and discarded contents were scattered throughout the backyard, creating conditions that may attract pests and vermin. This is in contravention of section 5(2) of the *Housing Regulation*, which states: *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.*
- c. Flooring throughout the premises was damaged and in poor condition. The stair treads leading to the upper floor were notably deteriorated. Evidence of fecal and urine contamination was observed on flooring surfaces. Additional flooring damage may be present and become apparent once all contents and debris have been removed. This is in contravention of section III.(5) of the *Minimum Housing and Health Standard* which states, *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. (a) 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. (b) Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.*
- d. Damage to walls, was observed throughout the premises, including but not limited to the living room near the stairwell, the stairwell leading to the second floor, and the exterior wall of the north bedroom. This is in contravention of section III.(5) of the *Minimum Housing and Health Standard* which states, *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. (a) 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. (b) Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.*
- e. Water staining was observed on the ceiling below the upstairs bathroom, indicating a possible plumbing leak or previous water intrusion. This is in contravention of section III.(1)(c) of the *Minimum Housing and Health Standard* which states, *Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.* AND in contravention of section IV.(6)(a) of the *Minimum Housing and Health Standard* which states, *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. Multiple electrical switch plates and receptacle covers were cracked or otherwise damaged. This is in contravention of section IV.(11) of the *Minimum Housing and Health Standard* which states, *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.*
- g. Basement lighting was not operational. The lights did not illuminate when the switches were activated. This is in contravention of section IV.(11) of the *Minimum Housing and Health Standard* which states, *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.*
- h. The upstairs toilet tank lid was cracked and damaged. This is in in contravention of section IV.(6)(a) of the *Minimum Housing and Health Standard* which states, *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.*
- i. The upstairs bathroom vanity exhibited significant water damage and visible mould growth within the sink cabinet. This is in contravention of section IV.(6)(a) of the *Minimum Housing and Health Standard* which states, *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.* AND in contravention of section III.(1)(c) of the *Minimum Housing and Health Standard* which states, *Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.*
- j. The main floor bathroom vanity exhibited significant water damage and visible mould growth within the sink cabinet. This is in contravention of section IV.(6)(a) of the *Minimum Housing and Health Standard* which states, *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.* AND in contravention of section III.(1)(c) of the *Minimum Housing and Health Standard* which states, *Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.*
- k. The kitchen sink cabinet exhibited significant water damage and visible mould growth. This is in contravention of section IV.(6)(a) of the *Minimum Housing and Health Standard* which states, *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.* AND in contravention of section III.(1)(c) of the

Minimum Housing and Health Standard which states, *Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.*

- l. The kitchen faucet was loose and was not securely fastened to the sink. This is in contravention of section IV.(6)(a) of the *Minimum Housing and Health Standard* which states, *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.*
- m. Multiple kitchen cabinet doors were missing or had been removed. This is in contravention of section III.(1)(c) of the *Minimum Housing and Health Standard* which states, *Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.*
- n. The refrigerator, stove, and dishwasher were in an unsanitary condition and were not suitable for use in their current state. This is in contravention of section IV.(14)(a)(iv) of the *Minimum Housing and Health Standard* which states, *Every housing premises shall be provided with a food preparation area, which includes a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C. (40°F).*
- o. The water meter in the basement was actively leaking water at the time of inspection. This is in contravention of section IV.(6)(a) of the *Minimum Housing and Health Standard* which states, *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.*
- p. Duct tape had been applied to the main ABS sewer stack in the basement, suggesting a potential defect, damage, or previous temporary repair to the plumbing system. This is in contravention of section IV.(6)(a) of the *Minimum Housing and Health Standard* which states, *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.*
- q. Mould-damaged drywall was observed in the north corner of the basement near the water meter. This is in contravention of section III.(1)(c) of the *Minimum Housing and Health Standard* which states, *Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.*
- r. Several operable windows were missing insect screens or had damaged insect screens. This is in contravention of section III.(2)(b)(iii) of the *Minimum Housing and Health Standard* which states, *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.*
- s. A significant fly infestation was observed throughout the premises. Mouse droppings were also observed throughout the dwelling, indicating the presence of rodents. This is in

contravention of section V.(16)(a)(i)(ii) of the *Minimum Housing and Health Standard* which states, *The owner shall ensure that the housing premises are free of insect and rodent infestations; and (i) all situations requiring the application of pesticides must be applied in accordance with the Environmental Protection and Enhancement Act and regulation; and (ii) whenever a pesticide is applied in a dwelling, the occupant shall be notified in accordance with the latest edition of the Environmental Code of Practice for Pesticides published by Alberta Environmental Protection.*

- t. The front door frame was severely damaged, compromising the ability to properly secure the premises. Visible gaps around the door allowed daylight to be seen from inside the dwelling, and the deadbolt locking mechanism was not securely fastened. This is in contravention of section III.(2)(b)(i) of the *Minimum Housing and Health Standard* which states, *All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof. AND is in contravention of section III.(3)(a) of the Minimum Housing and Health Standard which states, Exterior windows and doors shall be capable of being secured.*

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, October 7, 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>.

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>

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Lethbridge • Lethbridge Community Health, Melcor Centre • Environmental Public Health

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