Alberta Health Services

Environmental Public Health

ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE DECEMBER 1, 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: **309 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 ensures all Occupants vacate the above noted premises on or before **December 1, 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. Replace the front door frame and ensure the door can properly be secured and provide a weather tight seal.

    b. Repair, replace, or otherwise address the extensive finishing issues throughout the home.

    c. Ensure all electrical outlets and fixtures are installed safely and properly and operate as intended.

    d. Reseal the back of the kitchen counter.

    e. Ensure all heat vents have properly installed covers.

    f. Thoroughly clean out the heat ducts.

g. Ensure the basement guardrail meets building code requirements
h. Ensure there is a working smoke alarm in the upstairs hallway.

i. Ensure all windows and doors are sufficiently weatherproof.

j. Ensure all openable windows have insect screens.

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. Front door did not properly secure due to extensive door frame damaged.

b. The damage to the front door frame did not allow for a weatherproofing seal from the outdoor elements.

c. There were extensive finishing issues throughout the home. This included but was not limited too:

i. Door trim around front door had broken off.

ii. The living room floor was in extremely poor condition.

iii. The kitchen floor covering had multiple very large holes in it.

iv. The floor covering near the back door had large sections of flooring in a state of disrepair.

v. The wall covering near the edge of the kitchen counter was flaking off.

vi. There were numerous holes in the walls going upstairs.

vii. There were no intact doors on the upstairs floor were either damaged to the point where they could not hang on the door jamb or were missing.

viii. There were portions of wall in various rooms that had been roughly mudded but were never properly sanded, primed or painted.

ix. There were various holes in bedroom walls. Some quite large.

x. The flooring around the upstairs toilet was never completed and the sealing around the toilet and bathroom fixtures were in poor condition.

xi. There were flooring transition strips that had been damaged and broken off.

xii. Some of the carpeted stairs was so soiled they no longer area considered cleanable.

xiii. A large portion of the living room ceiling had been replaced but was never properly sanded, primed or painted. This section of ceiling was just bare drywall.

d. There were numerous electrical issues in this unit. This included, but was not limited to:

i. There were two kitchen counter outlets that were not operational.

ii. There was a missing electrical switch plate in the master bedroom.

iii. The master bedroom light fixture was not properly secured and was just held in place by the electrical wires.

iv. The upstairs bathroom light switch was damaged.

v. The electrical switch plate in the basement was damaged.

vi. There was a missing outlet cover, and electrical cable dangling out of the wall in the living room.

vii. The kitchen light fixture was in poor condition. The bulb was hanging from some wires.

viii. There were loose low voltage wires on the back of the house where a doorbell used to be.

ix. There was a missing light fixture on the rear exterior of the house; electrical wires were left dangling out of the electrical box.

e. The caulking behind the kitchen counter was cracked inhibiting proper sanitation.

f. A basement heating vent covers was not properly secured to the register.

g. The heating ducts were full of debris. This includes animal excrement, food debris, garbage and general filth.

h. The basement stairs guardrail did not meet National Building Codes – Alberta Edition requirements.

i. The upstairs smoke alarm was not operational.

j. There were numerous openable windows that had damaged or missing insect screens.

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. Front door did not properly secure due to extensive door frame damaged, 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.

b. The damage to the front door frame did not allow for a weatherproofing seal from the outdoor elements, 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.

c. There were extensive finishing issues throughout the home, 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. There were numerous electrical issues in this unit, 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.

e. The caulking behind the kitchen counter was cracked inhibiting proper sanitation, 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.

f. A basement heating vent covers was not properly secured to the register, 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.

g. The heating ducts were full of debris. This includes animal excrement, food debris, garbage and general filth, 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.

h. The basement stairs guardrail did not meet National Building Codes – Alberta Edition 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.

i. 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.

j. There were numerous openable windows that had damaged or missing 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.

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 19, 2026.
Confirmation of a verbal order issued to Angela Noad and the Tenants on October 16, 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