

**ORDER OF AN EXECUTIVE OFFICER  
CLOSED FOR TENANT ACCOMMODATION PURPOSES  
ORDER TO VACATE**

**To:** Govind Reddy and Sherida Scott

**And To:** All Occupants of the following Housing premises:

**RE:** Those housing premises located in Lethbridge, Alberta and municipally described as:  
311 Mt. Crandell Crescent W.

**WHEREAS** 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;

**AND WHEREAS** such inspection disclosed that the following conditions exist in and about the above noted premises 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, namely:

- a. This home currently has a mouse infestation.
- b. There was a hole in the front foundation wall, a basement window that does not make a tight seal when closed, and other possible pest entry points around the vents located at the back of the premises. These may serve as entrance points for mice to enter the premises.
- c. Piles of mouse droppings in various places throughout the home such as the pantry cupboard, the closet above the stairs and throughout the basement.
- d. There are uncapped wires hanging all over the home (eg. in the basement, living room, and both the back and front exteriors). Some of these were tested to be live.
- e. At least one of the electrical outlets on the main floor reportedly sparks when appliances are plugged into it (outlet on front living room wall).
- f. There is at least one broken switch cover (in the basement), another cover pulling off the wall in the living room and a missing outlet cover outside on the back wall.
- g. There appears to be a panel of ducting missing downstairs.
- h. There is a large crack running through the front foundation wall. This crack felt wet to the touch and reportedly has drips every morning.
- i. Portions of the furnace have severely deteriorated from dripping water.
- j. The stairs to the basement have improper railings.

- k. The kitchen counter has unsealed gaps in it.
- l. The front door is improperly weatherproofed on the bottom. Daylight was clearly visible.
- m. Multiple windows are missing insect screens.
- n. The exterior water tap in the backyard causes water to pour into the basement when it is turned on.
- o. The siding near the back door has been melted from a fire caused by previous tenants.
- p. The back door frame is damaged, likely from the same fire that melted the siding.
- q. The back yard had belongings from previous tenants left in it.
- r. The home was not properly cleaned from the previous tenants. There were dead flies smeared on various areas of the ceiling, very dirty appliances and what appeared to be fecal material on the floor/baseboards of the bathroom.
- s. There are some holes in the walls in the stairwell and one of the bedrooms as well as water damage cracks in the upstairs bathroom.
- t. There is water damage and what appears to be mould underneath the upstairs bathroom sink.
- u. The flooring in the upstairs hall closet is peeling and in poor condition.
- v. There are massive cracks in the concrete floor of the basement.
- w. Multiple doors are missing door hardware (eg. the door to the basement and the door to the master bedroom).
- x. The smoke alarm did not work.

**AND WHEREAS** such inspection disclosed that the following breaches of the Public Health Act and the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards exist in and about the above noted premises, namely:

- a. This home currently has a mouse infestation 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.
- b. There was a hole in the front foundation wall, a basement window that does not make a tight seal when closed, and other possible pest entry points around the vents located at the back of the premises. These may serve as entrance points for mice to enter the premises 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.

- c. Piles of mouse droppings in various places throughout the home such as the pantry cupboard, the closet above the stairs and throughout 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
- d. There are uncapped wires hanging all over the home (eg. in the basement, living room, and both the back and front exteriors). Some of these were tested to be live 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. At least one of the electrical outlets on the main floor reportedly sparks when appliances are plugged into it (outlet on front living room wall) 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.
- f. There is at least one broken switch cover (in the basement), another cover pulling off the wall in the living room and a missing outlet cover outside on the back wall 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.
- g. There appears to be a panel of ducting missing downstairs 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. There is a large crack running through the front foundation wall. This crack felt wet to the touch and reportedly has drips every morning which is in contravention of section III(1)(a,b) of the Minimum Housing and Health Standards which states that: the housing premises shall be structurally sound, and; basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation.
- i. Portions of the furnace have severely deteriorated from dripping water 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.

- j. The stairs to the basement have improper railings 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.
- k. The kitchen counter has unsealed gaps in it which is in contravention of section III(5)(b) of the Minimum Housing and Health Standards which states that: 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.
- l. The front door is improperly weatherproofed on the bottom. Daylight was clearly visible 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.
- m. Multiple windows are 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.
- n. The exterior water tap in the backyard causes water to pour into the basement when it is turned on 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.
- o. The siding near the back door has been melted from a fire caused by previous tenants 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 back door frame is damaged, likely from the same fire that melted the siding 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.
- q. The back yard had belongings from previous tenants left in it 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

- r. The home was not properly cleaned from the previous tenants 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
- s. There are some holes in the walls in the stairwell and one of the bedrooms as well as water damage cracks in the upstairs bathroom 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.
- t. There is water damage and what appears to be mould underneath the upstairs bathroom sink 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

Which is in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.

- u. The flooring in the upstairs hall closet is peeling and 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.
- v. There are massive cracks in the concrete floor of 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.
- w. Multiple doors are missing door hardware (eg. the door to the basement and the door to the master bedroom) 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.
- x. The smoke alarm did not work 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.

**AND WHEREAS**, by virtue of the foregoing, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the occupants vacate the above noted premises on or before October 11, 2023.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Eradicate the mouse infestation.
  - b. Seal up all pest entry points.
  - c. Clean and sanitize all areas covered in mouse droppings.
  - d. Ensure an electrician properly addresses the various loose wires and live wires.
  - e. Ensure an electrician investigates the sparking outlets.
  - f. Replace/repair any broken, loose or missing outlet/switch covers.
  - g. Ensure heating ducts are in proper operating condition.
  - h. Ensure the basement foundation is professionally waterproofed.
  - i. Ensure the damaged furnace has been repaired.
  - j. Ensure the railings are installed according to Alberta building code requirements.
  - k. Ensure kitchen counter is properly sealed and easily cleanable.
  - l. Ensure the exterior doors are properly weatherproofed.
  - m. Ensure all openable windows have insect screens.
  - n. Ensure the backyard water tap doesn't leak when turned on.
  - o. Replace all heat damaged siding on the back of the house.
  - p. Ensure the back door frame is in good condition.
  - q. Clear all the previous tenants junk from the back yard.
  - r. Thoroughly clean the unit prior to new tenants moving in.
  - s. Repair the various finishes.
  - t. Remove mouldy building materials and repair finishes under sink.
  - u. Repair the flooring.
  - v. Repair cracks in concrete floor and ensure floor is easily cleanable.
  - w. Finish installing the hardware on the various doors.
  - x. Ensure the smoke alarm is working properly.
3. 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.

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, September 13, 2023  
Confirmation of a verbal order issued to Sherida Scott and the current tenant on September 11, 2023.

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](mailto: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 contacting the Health Protection Branch of Alberta Health at 780-427-4518 or by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>**

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Lethbridge • Lethbridge Community Health • South Zone

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[www.albertahealthservices.ca/eph.asp](http://www.albertahealthservices.ca/eph.asp)