

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE JULY 1, 2026**

To: Govind Reddy
"the Owner"

Kellie Stalwick
"the Owner"

And To: All Occupants of the following Housing premises:

RE: Those housing premises located in Lethbridge, Alberta and municipally described as:
315 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 **July 1, 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. Replace both damaged electrical outlets in the living room.
 - b. Ensure the light fixture in the upstairs hallway works properly and safely.
 - c. Repair all interior finishing issues.
 - d. Replace missing or damaged interior doors.
 - e. Remove mouldy drywall from basement.
 - f. Remove all previous tenant's items from property.
 - g. Replace broken heat register cover.
 - h. Replace missing furnace filter.

- i. Properly cut out and redo the caulking around bathtub to ensure a watertight seal.
 - j. Ensure smoke alarm in upstairs hallway works as intended.
 - k. Ensure all openable windows have insect screens.
 - l. Replace the damaged metal door jamb covering.
 - m. Ensure back door is made to be weatherproof.
 - n. Ensure exterior water faucet is in good condition and does not leak.
 - o. Replace dryer vent cover.
 - p. Replace damaged siding below the front door.
 - q. Install downspout and extension to protect the foundation from water infiltration.
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 two broken living room outlets. One outlet appears to have an object stuck in a socket slot.
- b. The upstairs hallway light fixture was missing a bulb and allegedly is not operational.
- c. There were numerous interior finishing issues including, but not limited to:
 - i) A large hole in the living room/staircase pony wall.
 - ii) A large section of damaged drywall above the dishwasher.
 - iii) A portion of missing baseboard/wall on the corner near the dishwasher.
 - iv) A large, damaged patch of drywall in the main floor bathroom.
 - v) A doorknob hole in the drywall of the main floor bathroom.
 - vi) A portion of baseboard was not properly fastened to the wall near the refrigerator.
 - vii) Various roughly patched, but unsanded and unpainted, drywall repairs throughout the premises.

- viii) Damaged and peeling portions of flooring in the upstairs bathroom.
- ix) Additional damages to the drywall on the stair pony wall.
- d. Multiple doors were damaged. This includes:
 - i) The main floor bathroom door panels were in a state of disrepair.
 - ii) The master bedroom door was in a state of disrepair.
 - iii) One of the secondary bedroom doors had been removed from the door jamb and was missing.
- e. There were two pieces of drywall stored in the basement covered in mould. They were not secured to the wall. These pieces of drywall appear to have been cut out from a wall at some point but were never properly discarded.
- f. There were sleeping mats and other miscellaneous remnants left behind by the previous tenants in the basement. These items were never removed.
- g. The master bedroom heat register cover was broken and had fallen into the ducting.
- h. There was no furnace filter in the furnace filter housing.
- i. The caulking around the bathtub was poorly done and inadequately sealed the joint. Tenants had reported water coming through the living room ceiling, likely coming from the bathtub surround.
- j. The upstairs hallway smoke alarm was not operational.
- k. There were some missing and/or severely damaged insect screens on various openable windows throughout the premises.
- l. The metal door jamb covering on the back door was severely bent and presented physical injury hazard.
- m. The back door was not sufficiently weatherproof.
- n. The back exterior water faucet was in disrepair and reportedly leaks water inside into the basement.
- o. The dryer vent cover on the back of the house was in a state of disrepair.
- p. The siding below the front door was in disrepair.
- q. There was no downspout or extension for the front gutters. Water pours through a hole in the gutter and pools along 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 two broken living room outlets. One outlet appears to have an object stuck in a socket slot 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. The upstairs hallway light fixture was missing a bulb and allegedly is not operational 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.
- c. There were numerous interior finishing issues 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. Multiple doors were damaged 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.
- e. There were two pieces of drywall stored in the basement covered in mould. They were not secured to the wall. These pieces of drywall appear to have been cut out from a wall at some point but were never properly discarded 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.
- f. There were sleeping mats and other miscellaneous remnants left behind by the previous tenants in the basement. These items were never removed 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.
- g. The master bedroom heat register cover was broken and had fallen into the ducting 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 was no furnace filter in the furnace filter housing 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.
- i. The caulking around the bathtub was poorly done and inadequately sealed the joint. Tenants had reported water coming through the living room ceiling, likely coming from the bathtub surround 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.
- j. The upstairs hallway smoke alarm was not operational which is in contravention of section IV(12) of the Minimum Housing and Health Standards which states that: Smoke alarms within dwellings shall be installed between each sleeping area and the remainder of the suite and, where hallways serve the sleeping areas; the smoke alarms shall be installed within the hallway.
- k. There were some missing and/or severely damaged insect screens on various openable windows throughout the premises 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.
- l. The metal door jamb covering on the back door was severely bent and presented physical injury hazard 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. The back door was not sufficiently weatherproof 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.
- n. The back exterior water faucet was in disrepair and reportedly leaks water inside into the basement 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 dryer vent cover on the back of the house was in disrepair 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.

- p. The siding below the front door was in disrepair 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.
- q. There was no downspout or extension for the front gutters. Water pours through a hole in the gutter and pools along the foundation which is in contravention of section 3(1)(a)(iv) of the Housing Regulation which states that: an owner shall ensure that the housing premises are maintained in a waterproof, windproof, and weatherproof condition.

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, June 16, 2026

Confirmation of a verbal order issued to Kellie Stalwick on June 15, 2026, and an emailed notification to Govind Reddy on June 12, 2026.

Executive Officer
Environmental Health Officer

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