

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

To: Govind Reddy
"the Owner"

Cheyenne Tilley
"the Owner"

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

RE: Those housing premises located in Lethbridge, Alberta and municipally described as:
315 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. The basement had cracks running through the floor and front wall. Some of these cracks had been partially repaired in the past but are now getting worse. Tenants reported water infiltration through some of these cracks. Multiple areas were tested with a moisture meter revealing very wet measurements on the front floor and wall.
- b. Daylight was visible from the basement where the dryer duct extends to the cover outside. From the outside, the cover had some rusty steel wool loosed shoved around the edges. The cover itself was held together with electrical tape. This is a potential entrance for pests.
- c. There were loose, uncapped wires protruding from multiple areas of the breaker panel.
- d. The electrical outlet cover on the back exterior of the house was broken.
- e. A portion of the trim on the wall around the dishwasher was missing.
- f. The dishwasher door was broken. It did not appear to properly fit into the alcove, which caused pieces of the door to break off when it was opened.
- g. Some baseboards were popping off or missing entirely. There was a large chunk of drywall missing where a baseboard used to be in the kitchen.
- h. There was a hole in the bathroom wall.

- i. Almost all openable windows were missing insect screens. Of the few insect screens that were present, most were very damaged.
- j. Both the upstairs and main floor bathrooms had faucets in which one of the handles had broken off.
- k. The exterior tap was broken. It was loose and leaks when the water is turned on.
- l. The bottom edge of the front door was missing weatherstripping.
- m. The short railing at the top of the stairs was broken.
- n. There were no working smoke alarms.
- o. The closet door in the master bedroom was broken. One of the panels was completely separating from the rest of the door.
- p. Floor covering material on the upstairs bathroom floor was separating creating uncleanable, non-waterproof cracks.
- q. The lower side of the upstairs bathroom cabinet was no longer finished. It was just bare wood with remnants of an adhesive material.
- r. The shower faucet handles were not sealed to the tub surround to prevent moisture entry.

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. The basement had cracks running through the floor and front wall. Some of these cracks had been partially repaired in the past but are now getting worse. Tenants reported water infiltration through some of these cracks. Multiple areas were tested with a moisture meter revealing very wet measurements on the front floor and wall 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.
- b. Daylight was visible from the basement where the dryer duct extends to the cover outside. From the outside, the cover had some rusty steel wool loosed shoved around the edges. The cover itself was held together with electrical tape. This is a potential entrance for pests 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.

- c. There were loose, uncapped wires protruding from multiple areas of the breaker panel 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.
- d. The outlet cover on the back exterior of the house was broken 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 dishwasher door was broken. It did not appear to properly fit into the alcove, which caused pieces of the door to break off when it was opened 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.
- f. A portion of the trim on the wall around the dishwasher was missing 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. Some baseboards were popping off or missing entirely. There was a large chunk of drywall missing where a baseboard used to be in the kitchen 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 a hole in the bathroom wall 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. Almost all openable windows were missing insect screens. Of the few insect screens that were present, most were very damaged 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.
- j. Both the upstairs and main floor bathrooms had faucets in which one of the handles had broken off 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.
- k. The exterior tap was broken. It was loose and leaks when the water 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.

- l. The bottom edge of the front door was missing weatherstripping 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 short railing at the top of the stairs was broken 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.
- n. There were no working smoke alarms 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.
- o. The closet door in the master bedroom was broken. One of the panels was completely separating from the rest of the door 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.
- p. Floor covering material on the upstairs bathroom floor was separating creating uncleanable, non-waterproof cracks 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.
- q. The lower side of the upstairs bathroom cabinet was no longer finished. It was just bare wood with remnants of an adhesive material 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.
- r. The shower faucet handles were not sealed to the tub surround to prevent moisture entry 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.

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 June 5, 2024.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Take measures to seal up the various cracks in the floor and walls in the basement to ensure they are properly waterproofed to prevent water infiltration into the basement.
 - b. Replace the broken dryer vent cover and ensure this area is fully sealed to prevent water entry and to protect against pest entry.
 - c. Ensure all loose wiring is properly capped/contained. Old electrical should be removed.
 - d. Replace the broken exterior electrical outlet cover.
 - e. If a dishwasher is to be provided, it must be in good operating condition. Ensure this dishwasher is repaired and works as intended. Alternatively, it can be removed.
 - f. Replace the missing trim around the dishwasher.
 - g. Replace or repair the missing or loose baseboards.
 - h. Repair the hole in the bathroom wall.
 - i. Ensure all openable windows have intact and properly fitting insect screens.
 - j. Ensure the broken bathroom faucets are in good repair.
 - k. Ensure the exterior water tap is in good repair, is properly mounted/attached, and does not leak.
 - l. Replace the missing weatherstripping on the front door.
 - m. Repair the broken railing.
 - n. Install a working smoke alarm in the upstairs hall.
 - o. Ensure the closet door is repaired.
 - p. Ensure the bathroom flooring is properly installed and waterproof.
 - q. Ensure the bottom side of the upstairs basement cabinet is finished.
 - r. Ensure the shower faucet and handles are sufficiently waterproof.

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, May 27, 2024.

Executive Officer
Alberta Health Services

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>

Lethbridge • Melcor Centre • South Zone

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www.albertahealthservices.ca/eph.asp