

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

**To:** Govind Reddy  
"the Owner"

Bryan Beekman  
"The Owner"

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

**RE:** Those housing premises located in Lethbridge, Alberta and municipally described as:  
317 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, in contravention of the Public Health Act and Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. Numerous electrical issues were observed, including, but is not limited to:
  - i) The main floor bathroom had a destroyed light switch and cover plate.
  - ii) The light switch cover near back door was in disrepair.
  - iii) Broken electrical outlet cover on lower wall of kitchen dining area.
  - iv) Missing electrical outlet covers in various locations throughout the premises.
  - v) Missing electrical switch plate in basement stairwell.
  - vi) Damaged uncovered light switches in basement.
  - vii) Damaged light switch plates throughout the upstairs of the premises.
  - viii) Light fixture above stairs was missing bulb. Fixture may not be working.
  - ix) Exterior light near back door was missing bulb. The fixture may not be working.
  - x) Junction/electrical box on ceiling near laundry area has multiple loose wires. Tenants report this used to be a broken light fixture.
  
- b. Extensive finishing issues noted throughout the home. This includes, but is not limited to:

- i) Multiple holes and sections of peeled off paint on the main floor bathroom wall.
  - ii) Multiple large holes in the wall of the kitchen dining area. One of these was covered in tape.
  - iii) The corner edge of the pony wall stair railing base near the front door, was chipped exposing the sharp metal corner.
  - iv) There were numerous holes of varying sizes in many upstairs walls. Some have been covered up with tape.
  - v) Large holes were in the wall of the basement stairwell.
  - vi) Some previous wall holes were very poorly rough patched throughout the home. These remained unsanded and unpainted.
  - vii) The entirety of the flooring on the main floor was in extremely poor condition. This includes the living room, kitchen and main floor bathroom.
  - viii) There were multiple broken flooring transition strips held together with tape.
  - ix) The ceiling of the bathroom upstairs was cracked and sections are gradually falling.
  - x) There were some broken tiles around the tub upstairs. These are sharp to the touch.
  - xi) The joint between the tub and floor was sealed with tape.
- c. The kitchen counters and cabinetry were in very poor condition. Issues include, but were not limited to:
- i) Some cupboard doors were held together by tape.
  - ii) Some cupboard doors were partially broken off.
  - iii) Some cupboard shelves were held up by tape.
  - iv) The right edge of the counter, near the back door, was unfinished and damaged.
  - v) The front edge of the counter was gouged and very damaged in many places.
  - vi) The back edge of the counter was no longer sealed to the wall in places. The caulking was cracked or peeling off.
- d. There was a broken vent cover in the upstairs bathroom.
- e. The upstairs bathroom fan was not operational.

- f. The upstairs toilet flushing mechanism was broken. The flushing handle was replaced with a ribbon string used to activate the flushing mechanism.
- g. Both the front and back door were not sufficiently weatherproof. Daylight was visible around both doors and cold air could easily be felt blowing through.
- h. The metal covering of the back door jamb was in disrepair affecting the weatherproofing.
- i. There was at least one missing insect screen on an openable window.
- j. The guardrail on the steps to the basement measured ~23 inches high. This measurement did not comply with the National Safety Codes – Alberta Edition.
- k. There was evidence of a previous sewage back-up in the basement. There was still dried toilet paper stuck all over the floor. The plumbing issues that caused this may still exist.

**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. Numerous electrical issues observed throughout the premises, 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. Extensive finishing issues noted throughout the premises, 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(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

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.

- c. The kitchen counters and cabinetry were in very poor condition, which is in contravention of section IV(14)(a)(ii) of the Minimum Housing and Health Standards which states that:

Every housing premises shall be provided with a food preparation area, which includes: cupboards or other facilities suitable for the storage of food;

AND

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

AND

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.

- d. There was a broken heat register cover in the upstairs bathroom 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.
- e. The upstairs bathroom fan was not operational, which is in contravention of section IV(7)(c) of the Minimum Housing and Health Standards which states that: All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.
- f. The upstairs toilet flushing mechanism was broken. The flushing handle was replaced with a ribbon string used to activate the flushing mechanism, 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.
- g. Both the front and back door were not sufficiently weatherproof. Daylight was visible around both doors and cold air could easily be felt blowing through, 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.
- h. The metal covering of the back door jamb was in disrepair affecting the weatherproofing, 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.
- i. There was at least one missing insect screen on an openable window 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. The guardrail on the steps to the basement measured ~23 inches high. This measurement did not comply with the National Safety Codes – Alberta Edition, 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. There was evidence of a previous sewage back-up in 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.

**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 Owner takes all steps necessary to ensure all Occupants vacate the above noted premises on or before **March 5, 2026**.
- 2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Replace all damaged electrical outlets, switches and covers.
  - b. Ensure all electrical fixtures work as intended.
  - c. Repair all damaged finishes, including properly repairing the wall damage and floor damage. The entirety of the main floor will need new floor coverings.
  - d. Repair or replace all damaged cupboards and cabinetry. The countertop will likely need to be replaced.
  - e. Replace the broken bathroom heating register cover.
  - f. Replace or repair the upstairs bathroom mechanical ventilation.
  - g. Replace or repair the broken upstairs toilet so that it is properly operational.
  - h. Ensure the exterior doors are sufficiently weatherproof.
  - i. Ensure the metal door jamb covering on the back door is repaired.
  - j. Ensure all openable windows have intact window screens.

- k. Ensure the basement stairs guardrail meets the National Building Code – Alberta Edition requirements.
  - l. Properly clean and sanitize all areas affected by the previous sewage back-up. Ensure that all sewer fixtures and drains are 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, March 2, 2026.  
Confirmation of a verbal order issued to Bryan Beekman on February 27, 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](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.

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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200 4 Avenue S, Lethbridge, Alberta, Canada, T1J 4C9

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