

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE August 31, 2026**

To: Hometime Property Management
“the Owner”

And To: All Occupants of the following Housing premises:

RE: Those housing premises located in Lethbridge, Alberta and municipally described as: 50
Jerry Potts Boulevard 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 August 31, 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. Ensure all outlets and fixtures are properly and safely installed and operate as intended.
 - b. Repair or address all damaged finishes.
 - c. Ensure the entire home is thoroughly cleaned and sanitized. The carpet will likely need to be removed and replaced.
 - d. Ensure basement is fully cleared out.
 - e. Replace broken exterior faucet.
 - f. Investigate any potential leaks and address them as needed.
 - g. Ensure the building is pest proof and eradicate any remaining mice.
 - h. Ensure there are working smoke alarms in the hallways near all sleeping areas.

- i. Remove metal handle in bathtub area and address any water damage/mould. Ensure tub surround is fully sealed against water entry.
 - j. Replace the damaged bathroom sink faucet.
 - k. Remove and replace the severely broken bedroom window.
 - l. Replace the cracked bedroom window.
 - m. Replace all the damage siding.
 - n. Install insect screens on all openable windows.
 - o. Ensure birds are removed from the space above the soffit, and all soffit and fascia are sealed against potential pest entry.
 - p. Replace or repair the front storm door.
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. Multiple electrical issues were noted. These include, but are not limited to:
 - i) There is a slightly cracked switch cover in one of the bedrooms.
 - ii) One of the light fixtures doesn't appear to be properly mounted. Bundles of wires were exposed.
 - iii) The exterior light by the back door appears to have a lightbulb broken off in it.
 - iv) The interior light by the back door doesn't appear to work
- b. Numerous finishing issues were noted. These include, but are not limited to:
 - i) Stair nosing is falling off the stairs in various places.
 - ii) There is a hole in the bathroom wall.
 - iii) There is a hole in the wall near the stairs.
 - iv) There is a hole in the wall in one of the bedrooms.
 - v) There is peeling and bubbling on the wall under the kitchen window.

- vi) Bathroom door is covered in deep scratches and gouges.
 - vii) There is a chunk of wall covering missing in the corner of the bathroom.
- c. The general sanitation in most rooms was extremely poor. This includes, but is not limited to:
 - i) All the bedroom carpets are soiled to the point that they are no longer considered cleanable.
 - ii) One of the bedrooms has walls that are coated in food debris splatters and filth build-up.
 - iii) Mouse droppings were observed in every single room (in closets, in cupboards, on shelves, etc).
 - iv) The drawer under the stove contained mouse droppings and what appeared to be fur.
 - v) The corner of the living room was covered in soil.
- d. The basement was very cluttered with large amounts of belongings, garbage, and broken laundry equipment making it difficult to adequately clean and manage pests.
- e. An exterior water faucet was broken off on the side of the home.
- f. There is reportedly a pipe leak in the basement near the side window (a cloth was wrapped around the pipe in this area) and another leak near the laundry appliances.
- g. There appears to be a continual mouse infestation.
- h. There are no working smoke alarms in the basement, and the upstairs smoke alarm is constantly beeping.
- i. The metal handle in the bathtub is pulling away from the wall and is no longer sealed against moisture entry.
- j. The bathroom sink faucet is severely corroded. Holes are forming around the edges of the metal.
- k. One of the bedrooms has a severely broken window. This is a potential injury hazard.
- l. Another bedroom has a crack in the window.
- m. The siding on the rear of the house is in terrible condition. It is no longer sufficiently weatherproof.

- n. Multiple openable windows are missing insect screens.
- o. There appears to be birds living above the soffit at the front corner of the home. There are multiple holes/gaps in the soffit that may be providing points of entry.
- p. There is a panel on the front storm door that is bent out of place creating a hole.

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. Multiple electrical issues were noted 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. Numerous finishing issues were noted 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.
- c. The general sanitation in most rooms was extremely poor 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. The basement was very cluttered with large amounts of belongings, garbage, and broken laundry equipment making it difficult to adequately clean and manage pests 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.
- e. An exterior water faucet was broken off on the side of the home 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.

- f. There is reportedly a pipe leak in the basement near the side window (a cloth was wrapped around the pipe in this area) and another leak near the laundry appliances which is in contravention of section IV(6)(c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- g. There appears to be a continual 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.
- h. There are no working smoke alarms in the basement, and the upstairs smoke alarm is constantly beeping 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.
- i. The metal handle in the bathtub is pulling away from the wall and is no longer sealed against 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.
- j. The bathroom sink faucet is severely corroded. Holes are forming around the edges of the metal 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. One of the bedrooms has a severely broken window 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.
- l. Another bedroom has a crack in the window 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 siding on the rear of the house is in terrible condition. It is no longer sufficiently weatherproof 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.

- n. Multiple openable 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.
- o. There appears to be birds living above the soffit at the front corner of the home. There are multiple holes/gaps in the soffit that may be providing points of entry 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. There is a panel on the front storm door that is bent out of place creating a hole 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.

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, July 20, 2026

Confirmation of a verbal order issued to Hometown Property Management on July 15, 2026.

Confirmation of a verbal order issued to Tenant on July 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>
<https://www.alberta.ca/health-standards-and-guidelines.aspx>

Lethbridge • Melcor Centre • South Zone

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