

## ORDER OF AN EXECUTIVE OFFICER

**To:** Varun Batra  
“the Owner”  
  
Vivek Tanwar  
“ The Owner”

**RE:** Those housing premises located in Lethbridge, Alberta and municipally described as:  
717 5 Street S – Basement Suite

**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 steps to the primary basement entry were in extremely poor condition. Portions had broken off entirely, other portions were pulling off and loose, and multiple steps flex significantly when pressure is placed on them.
- b. There was no railing on the steps to the primary basement entrance.
- c. The primary entry door was in poor condition. The doorknob had completely broken off on the inside, the latch-bolt was stuck inside the door mechanism, and the strike plate did not appear to be in the proper position to allow adequate latching.
- d. The door lock on the primary entrance door was very difficult to lock or unlock from outside.
- e. There were weatherproofing concerns with the primary entrance door. When the door was in the closed position, daylight was clearly visible in the top corner. In addition to this, the window on the door was composed of a single sheet of plexiglass.
- f. Both bedroom windows did not have insect screens.
- g. The kitchen window was cracked.
- h. There were gaps around the tiles in the bathtub area that are no longer fully sealed against water entry. In addition to this, the tub faucet did not have a waterproof seal to the tub surround.
- i. The bathroom sink vanity cabinet was pulling away from the wall. The side of the cabinet was crumbling and separating in the back corner.
- j. There were multiple finishing issues. This includes, but is not limited to:
  - i) A hole in the wall of the secondary kitchen.
  - ii) A large hole in the wall of the bathroom.

- iii) A large hole in the wall underneath the primary kitchen sink.
- iv) Multiple holes in the backsplash behind the primary kitchen sink.

k. There was a wasp nest in the concrete steps to the side door.

**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 steps to the primary basement entry were in extremely poor condition. Portions had broken off entirely, other portions were pulling off and loose, and multiple steps flex significantly when pressure is placed on them. This 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.
- b. There was no railing on the steps to the primary basement entrance, 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.
- c. The primary entry door was in poor condition. The doorknob had completely broken off on the inside, the latch-bolt was stuck inside the door mechanism, and the strike plate did not appear to be in the proper position to allow adequate latching, 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.
- d. The door lock on the primary entrance door was very difficult to lock or unlock from outside, which is in contravention of section III(3)(a) of the Minimum Housing and Health Standards which states that: Exterior windows and doors shall be capable of being secured.
- e. There were weatherproofing concerns with the primary entrance door, 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.
- f. Both bedroom windows did not have 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.
- g. The kitchen window was cracked, 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. There were gaps around the tiles in the bathtub area that are no longer fully sealed against water entry. In addition to this, the tub faucet did not have a waterproof seal to the tub 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.
- i. The bathroom sink vanity cabinet was pulling away from the wall. The side of the cabinet was crumbling and separating in the back corner, 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.
- j. There were multiple finishing issues, which are 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.
- k. There was a wasp nest in the concrete steps to the side door, 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.

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

1. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Remove and replace the damaged steps in the back entry way.
  - b. Install a railing on these steps in accordance with Alberta Building Code requirements.
  - c. Replace the primary door into the basement suite and ensure this door closes and latches properly. Alternatively, replace and repair all aspects of the door knob mechanisms and ensure the door is adjusted to allow for proper operation.
  - d. Ensure the locking hardware works as intended.
  - e. Ensure the primary door to the basement suite is sufficiently weatherproof (eg. replace plexiglass with double pane glass and install additional weather stripping).
  - f. Install insect screens on all openable windows.
  - g. Replace the cracked kitchen window.
  - h. Ensure the tub area is completely sealed.
  - i. Ensure the bathroom vanity cabinet is in good repair.
  - j. Ensure all finishes are in good repair

k. Address the wasp nest issue.

2. The work referred to in paragraph 1 shall be completed by October 1, 2025.

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. **In the event this suite becomes vacant it is to remain vacant until such time as all the violations noted in the order are corrected.**

DATED at Lethbridge, Alberta, August 14, 2025

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](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 visiting:** <https://www.alberta.ca/health-standards-and-guidelines.aspx>

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