

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE September 30, 2026**

To: Avenue Living
"the Owner"

And To: All Occupants of the following Housing premises:

RE: Those housing premises located in Lethbridge, Alberta and municipally described as:
Scenic Court - 824 4 Street S – Unit 12

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 September 30, 2026.
3. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Replace the damaged flooring in this unit.
 - b. Repair all damaged sections of wall.
 - c. Replace/repair damaged kitchen counter.
 - d. Ensure the entire unit is fully and thoroughly cleaned and sanitized.
 - e. Repair or replace the broken doors.
 - f. Address the plumbing issues with the bathroom sink and replace any water damaged building materials.
 - g. Install insect screens on all openable windows.
 - h. Install a smoke alarm in the hallway between bedrooms.

- i. Ensure pest treatment and pest monitoring are being conducted regularly in this unit until all pests are eradicated in this wing of the building.
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. Sections of the flooring throughout the unit was in a state of disrepair. There were large sections of floor covering missing from the living room, the kitchen and portions of the hallway near the bathroom.
- b. There were damaged sections of wall throughout the unit. This includes a large hole in the living room wall that was hastily mudded but not properly sanded or painted and a large section of wall where the paint has peeled off.
- c. The kitchen counter covering was in poor condition; it is chipping off in places.
- d. There were critical sanitation issues throughout the entire unit. The unit was filthy with food debris and, what appeared to be, animal excrement in one of the bedrooms.
- e. One of the bedroom doors was severely damaged. There was no doorknob hardware, and the edge of the door was splintered. There was an additional door with sections missing from it near the door hardware.
- f. The bathroom sink appeared to be completely clogged making it inoperable. It was full of foul smelling water, and there appeared to be a major leak underneath the sink. The bathroom cabinet had significant mould, water damage, and rot resulting from the leak. The leak is bad enough that it is affecting the unit below as well.
- g. Insect screens were missing from some openable windows.
- h. There was no working smoke alarm installed.
- i. Proper preparation for pest treatment and proper pest monitoring were not possible due to the poor sanitation in this unit.

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. Sections of the flooring throughout the unit was in a state of disrepair. There were large sections of floor covering missing from the living room, the kitchen and portions of the hallway near the bathroom. 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.

- b. There were damaged sections of wall throughout the unit. This includes a large hole in the living room wall that was hastily mudded but not properly sanded or painted and a large section of wall where the paint has peeled off. 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 kitchen counter covering was in poor condition; it is chipping off in places. 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.
- d. There were critical sanitation issues throughout the entire unit. The unit was filthy with food debris and, what appeared to be, animal excrement in one of the bedrooms. 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. One of the bedroom doors was severely damaged. There was no doorknob hardware, and the edge of the door was splintered. There was an additional door with sections missing from it near the door hardware. 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.
- f. The bathroom sink appeared to be completely clogged making it inoperable. It was full of foul smelling water, and there appeared to be a major leak underneath the sink. The bathroom cabinet had significant mould, water damage, and rot resulting from the leak. The leak is bad enough that it is affecting the unit below as well. 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. Insect screens were missing from some openable windows. 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.
- h. There was no working smoke alarm installed. 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. Proper preparation for pest treatment and proper pest monitoring was not possible due to the poor sanitation in this unit. Which is in contravention of section V(16)(a)(iii) of the Minimum Housing and Health Standards which states that: It is the occupants responsibility to allow access in accordance to the Residential Tenancy Act to do whatever is necessary to ensure the dwelling unit is ready for pesticide application.

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, August 31, 2026

Confirmation of a verbal order issued to Tenant and Krish Shah (Avenue Living) on August 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
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>