

ORDER OF AN EXECUTIVE OFFICER

To: Richard Reimer
"the Owner"

RE: Those housing premises located in Lethbridge, Alberta and municipally described as:
84 Kings Crescent S.

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 front, main floor bedroom did not have an openable window.
- b. The cupboard under the kitchen sink was heavily damaged. Portions of the wall were missing, revealing the insulation behind. There appeared to be mould present in this area. The surface of this cupboard was wet to the touch, likely related to the continued plumbing issues.
- c. The kitchen faucet was not tightly sealed to the sink. This may be the source of the water in the cupboard space below.
- d. Tenants have reported a mouse issue. Droppings were noted in the kitchen cupboards and many droppings were observed on the carpet of the basement storage room. There appeared to be multiple potential mouse entry points around the exterior of the house.
- e. The ceiling above the basement shower was mouldy.

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 front, main floor bedroom did not have an openable window which is in contravention of section III(3)(b) of the Minimum Housing and Health Standards which states that: For buildings of 3 stories or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge.
- b. The cupboard under the kitchen sink was heavily damaged. Portions of the wall were missing, revealing the insulation behind. There appeared to be mould present in this area. The surface of this cupboard was wet to the touch, likely related to the continued plumbing issues, which is in contravention of section III(1)(c) of the Minimum Housing and Health

Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.

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.

- c. The kitchen faucet was not tightly sealed to the sink. This may be the source of the water in the cupboard space below, 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.
- d. Tenants have reported a mouse issue. Droppings were noted in the kitchen cupboards and many droppings were observed on the carpet of the basement storage room. There appeared to be multiple potential mouse entry points around the exterior of the house. 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.
- e. The ceiling above the basement shower was mouldy, which is in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.

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. Install an appropriate egress window in the front bedroom.
 - b. Replace all the damaged/missing finishes in the cupboard underneath the kitchen sink.
 - c. Ensure the kitchen faucet is properly installed and ensure there are no further leaks or plumbing concerns with the kitchen plumbing.
 - d. Properly remove mouse droppings, clean contaminated areas, seal any potential entry points, and ensure any remaining mice are eradicated.
 - e. Cut out the mouldy ceiling finishes above the basement shower. Address any sources of moisture. Replace the finishes.
2. The work referred to in paragraph 1 shall be completed by February 1, 2025.

The installation of this window can be highly dependent on the weather. As such, we will accept a receipt, work order or other proof that a new window has been ordered by February 1st, 2025. The full installation of the window can be completed in the Spring of 2025.

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RE: Those premises located in Lethbridge, Alberta and municipally described as: 84 Kings Crescent S

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, December 17, 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>

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Lethbridge • Melcor Centre • South Zone

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www.albertahealthservices.ca/eph.asp