

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE JULY 16, 2026**

To: Govind Reddy
"the Owner"

Kellie Stalwick
"the Owner"

And To: All Occupants of the following Housing premises:

RE: Those housing premises located in Lethbridge, Alberta and municipally described as: 293 Mt. Crandell Crescent 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 **July 16, 2026**.
3. That the Owner immediately undertakes and diligently pursues the completion of the following work in and about the above noted premises, namely:
 - a. Identify the cause of the orange water and ensure hot water runs clear and does not have visible contamination.
 - b. Replace damaged flooring.
 - c. Install flooring transition strips where needed.
 - d. Replace or repair damaged master bedroom.
 - e. Ensure the tub surround is properly sealed and sufficiently waterproof.
 - f. Re-seal around the tub.
 - g. Ensure the back door is sufficiently weatherproof.

- h. Install insect screens on all openable windows. Ensure the currently installed screens are mounted properly.
 - i. Reseal the transition between kitchen counter sections.
 - j. Ensure front door is adjusted so that it closes properly.
 - k. Ensure all outlets are covered with a properly installed, intact cover.
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. The hot water from all faucets in the premises came out a dirty orange colour.
- b. The living room and kitchen floor had multiple sections that were lifting, curling, loose or had been degrading to the point that they are no longer cleanable. The living room floor also had a hole running through it.
- c. There was no transition strip where the entry flooring meets the living room flooring.
- d. The master bedroom door had a hole/crack through it.
- e. There was a hole in the tub surround where a handle used to be that was not properly sealed. This was not sufficiently waterproof.
- f. The caulking at the edge of the tub and floor was chipping out and loose in places and may no longer be sufficiently waterproof.
- g. Part of the weatherstripping on the back door was shredded and no longer weatherproof.
- h. There were insect screens missing from various windows and one of the insect screens upstairs was loosely hanging out of the frame.
- i. The transition between the two sections of kitchen countertops consists of caulking that was flaking away. It is no longer easily cleanable.
- j. The front door was not plumb in the door frame and as a result did not close as intended.
- k. There were various electrical outlets (or cable outlets) that are missing covers, have broken covers or have covers missing screws.

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. The hot water from all faucets in the premises came out a dirty orange colour which is in contravention of section 3(1)(b)(iii) of the Housing Regulation which states that: an owner shall ensure that the occupants of the housing premises are supplied with adequate running hot and cold water that is safe for human consumption.
- b. The living room and kitchen floor had multiple sections that were lifting, curling, loose or had been degrading to the point that they were no longer cleanable. The living room floor also had a hole running through it 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. There was no transition strip where the entry flooring meets the living room flooring 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.
- d. The master bedroom door had a hole/crack through it 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.
- e. There was a hole in the tub surround where a handle used to be that was not properly sealed. This was not sufficiently waterproof 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.
- f. The caulking at the edge of the tub and floor was chipping out and loose in places and may no longer be sufficiently waterproof 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.
- g. Part of the weatherstripping on the back door was shredded and no longer weatherproof 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 insect screens missing from various windows and one of the insect screens upstairs was loosely hanging out of the frame 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.

- i. The transition between the two sections of kitchen countertops consists of caulking that was flaking away. It was no longer easily cleanable 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
- j. The front door was not plumb in the door frame and as a result did not close as intended 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.
- k. There were various electrical outlets (or cable outlets) that were missing covers, had broken covers or had covers missing screws 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.

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 16, 2026
Confirmation of a verbal order issued to Kellie Stalwick on July 15, 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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