

**ORDER OF AN EXECUTIVE OFFICER
2nd AMENDMENT June 6, 2024**

To: Govind Reddy
"the Owner"

&

Cheyenne Tilley
"the Owner"

RE: Those housing premises located in Lethbridge, Alberta and municipally described as:
269 Mt. Crandell Crescent W

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 main floor cabinet has been destroyed by water damage and by what appears to be mould.
- b. Trim was removed around a bedroom window to facilitate window repairs. This has not yet been replaced.
- c. Damaged flashing was removed from the back exterior door frame. It is now unfinished and no longer weatherproof.
- d. A couple window screens are still missing.
- e. Multiple cupboard doors were broken off the cabinet; there was trim pulling off the cupboard revealing bare/unfinished wood; and there was no trim on the edge of the counter, which exposed bare/unfinished wood.
- f. There was a small portion of the upstairs bathroom wall that was missing a baseboard. This particular area had a hole that is reportedly used by mice.
- g. There was a bedroom set up in the basement. There are no egress windows in the basement.

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 main floor cabinet has been destroyed by water damage and by what appears to be mould 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.
- b. Trim was removed around a bedroom window to facilitate window repairs. This has not yet been replaced 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.
- c. Damaged flashing was removed from the back exterior door frame. It is now unfinished 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.
- d. A couple window screens are still missing 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.
- e. Multiple cupboard doors were broken off the cabinet; there was trim pulling off the cupboard revealing bare/unfinished wood; and there was no trim on the edge of the counter, which exposed bare/unfinished wood, 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;

AND

Which is in contravention of section IV(14)(a)(ii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: cupboards or other facilities suitable for the storage of food;

AND

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.

- f. There was a small portion of the upstairs bathroom wall that was missing a baseboard. This particular area had a hole that is reportedly used by mice, 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.

- g. There was a bedroom set up in the basement. There are no egress windows in the basement which is in contravention of section III(3)(b)(i) of the Minimum Housing and Health Standards which states that: Windows referred to above shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”).

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. Completely replace the bathroom cabinet.
 - b. Replace the missing trim around the bedroom window.
 - c. Address the bare wood at the back door (eg. Replace the flashing).
 - d. Ensure all openable windows have intact insect screens.
 - e. Replace the missing cupboard doors; repair the damaged trim and install a covering on the exposed wood.
 - f. Ensure a baseboard is installed to cover the hole in the upstairs bathroom.
 - g. Remove the bedroom downstairs.
2. **The work referred to in paragraph 1 shall be completed by August 1, 2024. If the aforementioned repairs are not addressed to the satisfaction of an Executive Officer by this date, this building shall be issued a Closed for Tenant Accommodation Order.**

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, February 27, 2024.

AMENDED on May 3, 2024.

Second Amendment June 6, 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>

Lethbridge • Melcor Centre • South Zone

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www.albertahealthservices.ca/eph.asp