

**ORDER OF AN EXECUTIVE OFFICER  
CLOSED FOR TENANT ACCOMMODATION PURPOSES  
ORDER TO VACATE**

**To:** Govind Reddy  
"the Owner"

&

Cheyenne Tilley  
"the Owner"

**And To:** All Occupants of the following Housing premises:

**RE:** Those housing premises located in Lethbridge, Alberta and municipally described as:  
271 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. Numerous finishing issues observed. These include, but are not limited to:
  - i) Multiple areas on the living room ceiling that were severely water damaged with extensive flaking paint.
  - ii) Very large hole in living room wall. This appears to have been a vent at some point.
  - iii) Baseboards were pulling off the walls in multiple locations.
  - iv) Missing door trim in multiple locations.
  - v) The main floor bathroom door was falling apart. It was poorly held together with duct tape.
  - vi) A large patch of floor covering was missing in the main floor bathroom.
  - vii) There was a large chunk of the "toe kick" covering peeling off the counter.
  - viii) The ceiling was peeling from moisture damage near the upstairs bathroom fan.
  - ix) The paint on the upstairs portion of the pony wall railing was in very poor condition.
  - x) The entirety of the upstairs carpet was in very poor condition. It was in such a poor sanitary state that it was no longer considered cleanable.
- b. The front doorknob mechanism does not latch into place. As such, it did not stay closed unless deadbolted.
- c. The railings to the basement were not designed to the Alberta Building Code requirements. One of the balusters was hanging loosely from a single nail.

- d. There was a bedroom set up in the basement. There are no egress windows in the basement.
- e. The dryer ducting did not appear to be properly vented outside. Lint was starting to collect in the basement.
- f. Most of the bedroom doors, the basement door and the bathroom door were missing entirely.
- g. The upstairs bathroom fan was not working.
- h. The upstairs bathroom floor was warped and sinking in places. It was not properly sealed against moisture and was likely causing water damage to the ceiling of the living room below. The floor was peeling around the bathroom cabinet and was held together with duct tape.
- i. There was a hole in the tub surround where a handle used to be.
- j. One of the bedroom window frames was very bent on the side and bottom.
- k. There were multiple openable windows that were missing screens.
- l. There was uncovered electrical outlets and switch plates.
- m. Main floor bathroom sink was not properly sealed to the vanity. The sink was not secure and slides out of place on the vanity.
- n. Kitchen light fixture was not properly mounted and was hanging by wires.
- o. There was a bundle of wires hanging out of a hole above the kitchen pantry. This appeared to be a missing light fixture.
- p. The kitchen counter was starting to pull away from the wall. It was no longer waterproof.
- q. The smoke alarm in the upstairs hall did not appear to be working.
- r. The short railing at the top of the stairs was broken off.
- s. Reportedly, there have been multiple major sewage back-ups in the basement. The back portion of the basement was wet with fresh sewage. The odour of sewage was evident as soon as you entered the home.
- t. Due to the frequent sewage back-ups, use of the various plumbing fixtures is now limited. Eg. There is a sign on the kitchen sink that says “Don’t Use Sink!”

**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. Numerous finishing issues observed 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. The front doorknob mechanism did not latch into place 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. The railings to the basement were not designed to the Alberta Building Code requirements. One of the balusters was hanging loosely from a single nail 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.
- d. 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 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15”).
- e. The dryer ducting did not appear to be properly vented outside 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.
- f. Most of the bedroom doors, the basement door and the bathroom door were missing entirely 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.
- g. The upstairs bathroom fan was not working which is in contravention of section IV(7)(c) of the Minimum Housing and Health Standards which states that: All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.
- h. The upstairs bathroom floor was warped and sinking in places. It did not properly seal against moisture and was likely causing water damage to the ceiling of the living room below. The floor was peeling around the bathroom cabinet and was held together with duct tape 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. There was a hole in the tub surround where a handle used to be 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.
- j. One of the bedroom window frames was very bent on the side and bottom 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 multiple openable windows that were missing 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.
- l. There were uncovered electrical outlets and switch plates 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.
- m. Main floor bathroom sink was not properly sealed to the vanity. The sink was not secure and slides out of place on the vanity 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.
- n. Kitchen light fixture was not properly mounted and is hanging by wires 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.
- o. There was a bundle of wires hanging out of a hole above the kitchen pantry. This appeared to be a missing light fixture 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.
- p. The kitchen counter was starting to pull away from the wall. It was not longer waterproof 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.

- q. The smoke alarm in the upstairs hall did not appear to be working 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.
- r. The short railing at the top of the stairs was broken off 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.
- s. Reportedly, there have been multiple major sewage back-ups in the basement. The back portion of the basement was wet with fresh sewage. The odour of sewage was evident as soon as you entered the home 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.
- t. Due to the frequent sewage back-ups, use of the various plumbing fixtures is now limited which is in contravention of section IV(14)(a)(i) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a kitchen sink that is supplied with potable hot and cold water and suitably sized to allow preparation of food, washing utensils and any other cleaning operation;

**AND WHEREAS**, by virtue of the foregoing, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

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

- 1. That the occupants vacate the above noted premises on or before July 1<sup>st</sup>, 2024.
- 2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely
  - a. Repair or replace all damaged finishes. The entirety of the upstairs carpet will likely need to be replaced.
  - b. Ensure the front doorknob mechanism works as intended.
  - c. Ensure the basement railings meets the Alberta Building code.
  - d. Ensure the basement is no longer used as a bedroom or ensure an egress window is installed.
  - e. Ensure the dryer is properly vented outside.

- f. Replace all missing interior doors.
  - g. Ensure the bathroom fan is working properly.
  - h. The entire bathroom floor will need to be replaced and properly sealed against moisture entry. Ensure that any mouldy building materials underneath are properly replaced or repaired.
  - i. Seal the hole in the tub surround.
  - j. Ensure the bent bedroom window frame is in good repair.
  - k. Ensure all openable windows have window screens.
  - l. Ensure all outlets and switches have covers.
  - m. Ensure the main floor sink is properly sealed to the vanity.
  - n. Ensure kitchen light fixture is properly mounted.
  - o. Ensure loose wires are covered.
  - p. Seal the kitchen counter.
  - q. Ensure the smoke alarm is working.
  - r. Replace the broken rail.
  - s. Address the cause of the sewage back-ups. The services of a plumber may be necessary to inspect service lines.
  - t. Ensure all plumbing fixtures work as intended.
  - u. Thoroughly clean and sanitize the affected areas of the basement. Evaluate any sewage damaged building materials.
3. 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.

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, June 4, 2024  
Confirmation of a verbal order issued to Cheyenne Tilley on June 3, 2024.

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](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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Lethbridge • Melcor Centre • South Zone

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[www.albertahealthservices.ca/eph.asp](http://www.albertahealthservices.ca/eph.asp)