

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

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

&

Sherida Scott  
"the Owner"

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

**RE:** Those housing premises located in Lethbridge, Alberta and municipally described as:  
277 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. Major mouse infestation noted throughout the building.
- b. Fly infestation noted.
- c. Extreme sanitation issues noted. This includes, but is not limited to:
  - i) Critical amounts of mouse droppings noted in every single room of the building.
  - ii) Many rooms and cupboards had mouse nests created from various debris.
  - iii) Dead flies and large amounts of fly excrement noted throughout the home. Mostly on kitchen surfaces.
  - iv) Large pile of garbage noted in basement.
  - v) Large amounts of animal excrement piled in basement.
  - vi) There appeared to be excrement on the wall near the upstairs toilet.
- d. There was a major leak under kitchen sink.
- e. Building materials under kitchen sink had been destroyed by water damage.
- f. There was poor weatherproofing on the back door. There was a draft clearly blowing in underneath the door.

- g. Multiple windows were missing insect screens.
- h. The main floor bathroom cabinet door was breaking off from the cabinet.
- i. The main floor bathroom sink and the upstairs bathtub had difficulty draining.
- j. Numerous finishing issues noted. This included but is not necessarily limited to:
  - i) Missing trim around the dishwasher nook.
  - ii) A portion of the wall near the dishwasher had paint peeled off of it.
  - iii) There was a large gouge in the living room floor.
  - iv) There was a massive hole in the wall by the basement stairs. Insulation was pouring out of this.
  - v) The kitchen flooring was very damaged near the entrance to the basement.
  - vi) Missing trim around front door.
  - vii) There was bare, unfinished portion of the front door frame.
  - viii) There were large gaps in the poorly installed flooring. These were filling up with dirt and debris.
  - ix) There was exposed bare wood on the master bedroom closet floor. The floor covering was insufficient.
- k. The basement railing was not designed to the Alberta Building Code requirements.
- l. The clothes dryer had no exhaust ducting and was not properly venting moist air and lint to the exterior. The dryer exhaust vent cover itself was not in place. Daylight was visible through a hole intended for the dryer vent cover. This could be an entry source for the mouse infestation.
- m. There was no smoke alarm in the upstairs hall, only wires hanging from the ceiling.
- n. There were multiple missing or broken switch plates and outlet covers, including the back exterior outlet.
- o. The upstairs bathroom fan was not operational.
- p. There was an extensive collection of junk in the backyard. This included a damaged hot tub and a poorly constructed shed structure erected by the tenants.
- q. The oven reportedly is not operational. It appeared to be used as a mouse nest and was full of fur.
- r. The dishwasher reportedly leaks into the basement. This appliance also appeared to be primarily used as a mouse nest.

**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. Major mouse infestation noted throughout the building, 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.
- b. Fly infestation noted, 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.
- c. Extreme sanitation issues noted, 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.
- d. There was a major leak under kitchen sink, 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.
- e. Building materials under kitchen sink had been destroyed by water damage, 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.
- f. There was poor weatherproofing on the back door, 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.
- g. Multiple windows were missing insect 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.
- h. The main floor bathroom cabinet door was breaking off from the cabinet, 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.
- i. The main floor bathroom sink and the upstairs bathtub had difficulty draining, 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.
- j. Numerous finishing issues noted, 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.

- k. The basement railing was not designed to the Alberta Building Code requirements, 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.
- l. The clothes dryer had no exhaust ducting and was not properly venting moist air and lint to the exterior. The dryer exhaust vent cover itself was not in place. Daylight was visible through a hole intended for the dryer vent cover. This could be an entry source for the mouse infestation, 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.
- m. There was no smoke alarm in the upstairs hall, only wires hanging from the ceiling, which is in contravention of section IV(12) of the Minimum Housing and Health Standards which states that: Smoke alarms within dwellings shall be installed between each sleeping area and the remainder of the suite and, where hallways serve the sleeping areas; the smoke alarms shall be installed within the hallway.
- n. There were multiple missing or broken switch plates and outlet covers, including the back exterior outlet, 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. The upstairs bathroom fan was not operational, 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.
- p. There was an extensive collection of junk in the backyard, 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.
- q. The oven reportedly is not operational. It appeared to be used as a mouse nest and was full of fur, which is in contravention of section IV(14)(a)(iv) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4°C.

- r. The dishwasher reportedly leaks into the basement. This appliance also appeared to be primarily used as a mouse nest, 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.

**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 **March 15, 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. Ensure the mouse infestation is completely addressed. Clear out the junk filled yard and fully seal the exterior against pest entry.
  - b. Ensure the fly infestation is addressed.
  - c. Fully clean and sanitize the entire home. Ensure harder to reach areas, such as behind the dishwasher and inside the stove top are also addressed.
  - d. Address the kitchen sink leak.
  - e. Properly replace all water damaged building materials.
  - f. Ensure all exterior door and windows are weatherproof.
  - g. Ensure all openable windows have insect screens.
  - h. Ensure the main floor bathroom cabinet is in good condition.
  - i. Ensure all plumbing fixtures operate properly.
  - j. Ensure all finishes are in good repair.
  - k. Ensure the basement railing is designed as per the Alberta Building Code requirements.
  - l. If a dryer is provided, ensure it is properly vented outside. Properly pest proof the dryer vent cover area on the exterior of the building.
  - m. Ensure a working smoke alarm is installed in hall between bedrooms upstairs.
  - n. Ensure all outlet covers and switch plates are installed and in good condition.

- o. Ensure the upstairs bathroom fan is working.
  - p. Remove all of the previous tenants belongings from inside and outside the home. Demolish, and dispose of the shed structure.
  - q. Ensure there is a working oven. The current oven may have been destroyed by mice.
  - r. If a dishwasher is to be provided, ensure that it is in proper operating order. The current dishwasher may have been destroyed by mice.
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, March 4, 2024.

Confirmation of a verbal order issued to Sherida Scott on February 29, 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](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 contacting the Health Protection Branch of Alberta Health at 780-427-4518 or by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>**

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Lethbridge • Lethbridge Community Health • South Zone

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