

ORDER OF AN EXECUTIVE OFFICER CLOSED FOR TENANT ACCOMMODATION PURPOSES

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:
279 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. There was an accumulation of refuse, dirt, and grime throughout the dwelling. There was also an accumulation of refuse in the yard that needs to be removed.
- b. Multiple windows were missing insect screens.
- c. One bedroom window was broken, and the basement window was missing a pane of glass.
- d. Numerous finishing issues noted. This included but is not necessarily limited to:
 - i) The main level bathroom door was damaged.
 - ii) Flooring throughout the dwelling was missing or in a state of disrepair.
- e. The front doorbell had been ripped off exposing wiring.
- f. The stove exhaust canopy was in a state of disrepair and is unsanitary. The filter(s) were missing exposing the fan blades and there appeared to be mould growing on and within the canopy.

- g. The washroom vanity cabinet was not in good repair. The doors had been torn off the cabinet.
- h. The washroom bathtub faucet and sink faucet were both damaged and were not in good repair.
- i. The exterior doors did not have the proper weatherstripping in place.

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. There was an accumulation of refuse, dirt, and grime throughout the dwelling. There was also an accumulation of refuse in the yard that needs to be removed. This 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.
- b. Multiple windows were missing insect screens. This 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.
- c. One bedroom window was broken, and the basement window was missing a pane of glass. This 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. Numerous finishing issues noted. This 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.
- e. The front doorbell had been ripped off exposing wiring, 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.
- f. The stove exhaust canopy was in a state of disrepair and is unsanitary. The filter(s) were missing exposing the fan blades and there appeared to be mould growing on and within the canopy. This 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.

- g. The washroom vanity cabinet was not in good repair. The doors had been torn off the cabinet. This 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.
- h. The washroom bathtub faucet and sink faucet were both damaged and were not in good repair. This is in contravention of section IV(6)(a) 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.
- i. The exterior doors did not have the proper weatherstripping in place. This is in contravention of section III(2)(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.

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 Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Ensure the premises is thoroughly cleaned and sanitized to remove filth, grease and grime.
 - b. Ensure all openable windows have insect screens.
 - c. Ensure bedroom and basement windows are repaired or replaced.
 - d. Ensure all finishes are in good repair and properly finished to facilitate proper cleaning.
 - e. Ensure the front doorbell is maintained in a state of good repair.
 - f. Ensure the stove exhaust canopy is clean and maintained in a state of good repair.
 - g. Ensure the washroom vanity cabinet is maintained in a state of good repair.
 - h. Ensure the bathtub faucet and sink faucet are maintained in a state of good repair.
 - i. Ensure the exterior doors are free of cracks and weatherstripping in place to ensure the door is weatherproof.

2. 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, April 9, 2024.

Confirmation of a verbal order issued to Sherida Scott on April 3, 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 contacting the Health Protection Branch of Alberta Health at 780-427-4518 or by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

Order of an Executive Officer – Closed for Tenant Accommodation

RE: The premises located in Lethbridge, Alberta and municipally described as: 279 Mt. Crandell Crescent W

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Lethbridge • Lethbridge Community Health • South Zone

801 1st Avenue South, Lethbridge, Alberta, Canada T1J 4L5

www.albertahealthservices.ca/eph.asp