

ORDER OF AN EXECUTIVE OFFICER

To: Govind Reddy; Dallas MacDougall; and Scott David Martin

RE: Those housing premises located in Lethbridge, Alberta and municipally described as:
287 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. Extensive finishing issues noted throughout the entire home. This includes, but is not limited to:
 - i) The kitchen flooring was in very poor condition and was supposed to be completely redone prior to new tenants moving in. This was not completed.
 - ii) Flooring transition strips were missing in multiple areas of the premises.
 - iii) Baseboards were missing in multiple areas of the premises.
 - iv) The door jamb trim was missing around most of the doors.
 - v) There was a hole in the wall behind the upstairs bathroom door.
 - vi) The stair nosing was not installed.
 - vii) The stair flooring was not finished, exposing wood substructure.
- b. Smoke alarm was not operating.
- c. The basement window does not meet emergency egress sizing for bedrooms; the basement was being used as a bedroom.
- d. The bathtub faucet had a constant drip.
- e. Most of the openable windows were missing insect screens.
- f. Multiple floor vents were completely uncovered leaving large holes in the floor. In multiple cases the flooring has not been properly finished to allow the installation of vent covers.
- g. Missing electrical switch plates throughout the premises.
- h. Missing railings on stairs.
- i. The main floor toilet does not have a proper seat.
- j. The main floor bathroom fan was missing the cover.
- k. The back door latch mechanism did not work. The only way to keep the door closed is the deadbolt.

- l. None of the kitchen cupboards have handles.
- m. The main floor bathroom did not have a door.
- n. The ductwork in the basement was in pieces and not functional.
- o. There was no furnace filter.
- p. The front bedroom window was broken. It was missing the edge stile around the glass pane.

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. Extensive finishing issues noted throughout the entire home, 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
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.
- b. Smoke alarm was not operational, 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.
- c. The basement window does not meet emergency egress sizing for bedrooms; the basement was being used as a bedroom, which is in contravention of section III(3)(b) of the Minimum Housing and Health Standards which states that: For buildings of 3 stories or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge

AND

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").

- d. Bathtub faucet had a constant drip, which is in contravention of section IV(6)(c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- e. Most of the openable 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.

- f. Multiple floor vents were completely uncovered leaving large holes in the floor. In multiple cases the flooring has not been properly finished to allow the installation of vent covers, which is in contravention of section IV(8)(a)(i) of the Minimum Housing and Health Standards which states that: All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of at least 22°C(71°F), or maintained at a temperature of at least 22°C(71°F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.

AND

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. Missing electrical switch plates throughout the premises, 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.
- h. Missing railings on stairs, 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.
- i. The main floor toilet does not have a proper seat, which is in contravention of section 3(1)(b)(i) of the Housing Regulation which states that: an owner shall ensure that the occupants of the housing premises are supplied with adequate sanitary facilities, including a sanitary drainage system or private sewage disposal system.
- j. The main floor bathroom fan was missing the cover, 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.
- k. The back door latch mechanism did not work. The only way to keep the door closed is the deadbolt, 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.
- l. None of the kitchen cupboards had handles, 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.
- m. The main floor bathroom did not have a door, 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. The ductwork in the basement was in pieces and not functional, which is in contravention of section IV(8)(a)(i) of the Minimum Housing and Health Standards which states that: All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of at least 22°C(71°F), or maintained at a temperature of at least 22°C(71°F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant
- o. There was no furnace filter, which is in contravention of section IV(8)(a)(i) of the Minimum Housing and Health Standards which states that: All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of at least 22°C(71°F), or maintained at a temperature of at least 22°C(71°F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant
- p. The front bedroom window was broken. It is missing the edge stile around the glass pane, 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.

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. Address all finishing issues to facilitate proper cleaning and sanitation.
 - b. Ensure smoke alarm in upstairs hall is working properly.
 - c. Ensure bed is removed from basement and ensure that all tenants are very well aware that the basement is NOT to be used for sleeping purposes. Alternatively, install an egress window in the basement.
 - d. Ensure the bathtub faucet is no longer dripping.
 - e. Ensure all openable windows have insect screens.
 - f. Ensure floor vents are properly cut out and vent covers are installed.
 - g. Ensure all electrical outlets and switches are covered.
 - h. Ensure railings are installed on the staircases.
 - i. Ensure all plumbing fixtures, including but not limited to toilets, are in proper operating condition.
 - j. Install a cover on the bathroom fan.
 - k. Ensure backdoor knob mechanism is working and latching properly.
 - l. Ensure all cupboards have handles as intended.
 - m. Install the bathroom door.
 - n. Repair all necessary central air ducting so that it is in proper working condition.
 - o. Ensure there is a furnace filter in place.
 - p. Repair or replace broken window.
2. The work referred to in paragraph 1 shall be completed by May 17, 2023. Some items, such as window screens, windows, and some finishes may need to be ordered. This may understandably take longer than 2 weeks. If this is the case, provide this office with proof that these items have been purchased.

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, May 4, 2023

Confirmation of a verbal order issued to Dallas MacDougall on May 3, 2023.

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 • Lethbridge Community Health • South Zone

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

www.albertahealthservices.ca/eph.asp