

ORDER OF AN EXECUTIVE OFFICER

To: Avenue Living
“the Owner”

Cory Hartwick
“the Property Manager”

RE: Those housing premises located in Lethbridge, Alberta and municipally described as:
2127 Palm Road S – Common Areas, Lethbridge, Alberta

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 no locking mechanism on the front (north facing) door. Vagrants are reportedly sheltering in this stairwell regularly.
- b. The door to the 3rd floor was incapable of locking.
- c. The entire north facing stairwell was covered in filth. There appeared to be human excrement and blood on the carpets and walls. There was a pile of garbage containing half eaten food in a pile in the corner. The bottom landing reeked of feces and was very stained.
- d. The first-floor hallway, which also contains the shared laundry room, had no working lighting.

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 no locking mechanism on the front (north facing) door. Vagrants are reportedly sheltering in this stairwell regularly, which is in contravention of section III(3)(a) of the Minimum Housing and Health Standards which states that: Exterior windows and doors shall be capable of being secured.
- b. The door to the 3rd floor was incapable of locking which is in contravention of section III(3)(a) of the Minimum Housing and Health Standards which states that: Exterior windows and doors shall be capable of being secured.
- c. The entire north facing stairwell was covered in filth. There appeared to be human excrement and blood on the carpets and walls. There was a pile of garbage containing half eaten food in a pile in the corner. The bottom landing reeked of feces and was very

stained, 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. The first-floor hallway, which also contains the shared laundry room, had no working lighting, which is in contravention of section IV(13) of the Minimum Housing and Health Standards which states that: Every public hallway and stairway in a housing premises with multiple dwellings shall be adequately lighted by natural or artificial light at all times, providing in all parts thereof at least 50 lux of light at each tread or floor level.

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. Install a locking mechanism on the front door that will secure the building from unwanted entry.
 - b. Ensure the north facing, 3rd floor door has a working locking mechanism.
 - c. Ensure the common area of this building is thoroughly cleaned and sanitized. The carpeted portions will likely need professional cleaning or possibly replaced.
 - d. Ensure the lighting is restored to the 1st floor.
2. The work referred to in paragraph 1 shall be completed by May 25, 2024.

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 23, 2024

Confirmation of a verbal order issued to Cory Hartwick on April 23, 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 • Lethbridge Community Health Office • South Zone

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www.albertahealthservices.ca/eph.asp