

## ORDER OF AN EXECUTIVE OFFICER

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

&

Sherida Scott  
"the Owner"

**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 of the living room ceiling were severely water damaged with extensive paint flaking.
  - ii) There was a 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) Door trim was missing 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 kitchen 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.
- b. The front doorknob mechanism did not latch into place and would 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 evidence the basement was being used as a bedroom; there are no egress windows in the basement.
- e. The dryer ducting did not appear to be properly vented to the outside. Lint was starting to collect.
- f. Most of the bedroom doors and the bathroom door were missing entirely.

- g. The upstairs bathroom fan was not operational.
- h. The upstairs bathroom floor was warped and sagging in places. It was not properly sealed against moisture and was likely the source of 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 insect screens.
- l. There were uncovered electrical outlets and switch plates throughout the premises.
- m. Main floor bathroom sink was not properly sealed to the vanity. The sink could be moved and completely slides out of 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. 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 and would not stay closed unless deadbolted, 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 evidence the basement was being used as a bedroom; 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 to the outside. Lint was starting to collect, 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 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 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.
- h. The upstairs bathroom floor was warped and sagging in places. It was not properly sealed against moisture and was likely the source of 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 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.
- l. There were uncovered electrical outlets and 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.
- m. Main floor bathroom sink was not properly sealed to the vanity. The sink could be moved and completely slides out of place, 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.

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. Properly repair or replace all damaged finishes.
  - b. Ensure the front doorknob mechanism works as intended and the door can be secured shut.
  - c. Ensure the basement railings meet 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. Install doors on all bedrooms and the upstairs bathroom.
  - g. Ensure the bathroom fan is working properly.
  - h. The entire bathroom floor will need to be replaced, dried, 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 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.
2. The work referred to in paragraph 1 shall be completed by June 1, 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, March 7, 2024

Confirmation of a verbal order issued to Sherida Scott on March 1, 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 visiting:** <https://www.alberta.ca/health-standards-and-guidelines.aspx>  
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Order of an Executive Officer

RE: Those premises located in Lethbridge, Alberta and municipally described as: 271 Mt. Crandell Crescent W

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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)