

## **ORDER OF AN EXECUTIVE OFFICER**

**To:** Yi Jun Hu  
"the Owner"

**RE:** Those housing premises located in 2435 37 Street SE, Alberta and municipally described as:  
2435 37 Street SE - Basement

**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. The kitchen had exposed concrete walls.
- b. The kitchen flooring was carpeted.
- c. The ceiling in the hallway, kitchen, and room E were missing, thus exposing raw wood and support beams.
- d. The washroom was missing a ceiling, exposing raw wood and support beams.
- e. There was no permanent washroom floor covering installed; raw wood and subfloor were exposed, and a large rug was used to cover the subfloor.
- f. There was no kitchen stove, only a hot plate.
- g. The window in room C was too small for egress. The openable area measured approximately 15 inches x 13 inches.
- h. The wooden blinds in room A could not be opened, thus obstructing egress.
- i. The window in room B opened to the interior hallway and not the exterior of the property.
- j. There was no window in room E that could be opened to the exterior for egress.
- k. There was no smoke alarm near any of the bedrooms.

**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. The kitchen had exposed concrete walls. This 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. The kitchen flooring was carpeted. This 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.
- c. The ceiling in the hallway, kitchen, washroom, and room E were missing, thus exposing raw wood and support beams. 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, and 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.

- d. The washroom was missing a ceiling, exposing raw wood and support beams. This 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.
- e. There was no permanent washroom floor covering installed; raw wood and subfloor were exposed, and a large rug was used to cover the subfloor. This 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.
- f. There was no kitchen stove, only a hot plate. This 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 degrees C.
- g. The window in room C was too small for egress. The openable area measured approximately 15 inches x 13 inches. This is in contravention of section III(3)(b)(ii) of the Minimum Housing and Health Standards which states that: Windows referred to in section III(3)(b)(i) 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").
- h. The wooden blinds in room A could not be opened, thus obstructing egress. This is in contravention of section III(3)(b)(ii) of the Minimum Housing and Health Standards which states that: Windows referred to in section III(3)(b)(i) 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").
- i. The window in room B opened to the interior hallway and not the exterior of the property. This is in contravention of section III(3)(b)(ii) of the Minimum Housing and Health Standards which states that: Windows referred to in section III(3)(b)(i) 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").
- j. There was no window in room E that could be opened to the exterior for egress. This is in contravention of section III(3)(b)(ii) of the Minimum Housing and Health Standards which states that: Windows referred to in section III(3)(b)(i) 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").
- k. There was no smoke alarm near any of the bedrooms. This 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.

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 finish the kitchen walls with materials that are smooth, easily cleanable, and impervious to moisture.
  - b. Remove carpet in the kitchen and install flooring material that is smooth, easily cleanable and impervious to moisture.
  - c. Install ceilings in the hallway, kitchen, and room E that are smooth, easily cleanable, and impervious to moisture.
  - d. Install a washroom ceiling with building material that is smooth, easily cleanable and impervious to moisture.
  - e. Remove the rug on the washroom floor and install a permanent floor covering that is smooth, easily cleanable and impervious to moisture.
  - f. Remove the hot plate in the kitchen and install a kitchen stove.
  - g. Install a new bedroom window for room C so that it meets all of section 3 in the Minimum Housing and Health Standards.
  - h. Remove or modify the wooden blinds in room A and ensure the window meets all of section 3 in the Minimum Housing and Health Standards.
  - i. Either install an exterior window that it meets all of section 3 in the Minimum Housing and Health Standards or do not use room B for sleeping purposes.
  - j. Either install an exterior window that it meets all of section 3 in the Minimum Housing and Health Standards or do not use room E for sleeping purposes.
  - k. Install fully functional smoke alarms near all bedrooms.
  
2. The work referred to in paragraph 1 shall be completed by **April 22, 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 Calgary, Alberta, March 14, 2024

Confirmation of a verbal order issued to Yi Jun Hu on March 13, 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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10101 Southport Road SW Calgary, AB, Canada T2W 3N2

<https://www.ahs.ca/eph>