

**ORDER OF AN EXECUTIVE OFFICER  
CLOSED FOR TENANT ACCOMMODATION PURPOSES  
ORDER TO VACATE**

**To:** Yuhong Kuang  
"the Owner"

And

Jianhui Ouyang  
"the Owner"

**And To:** All Occupant(s) of the following Housing premises: **253063 Range Road 280, Rocky View County**

**RE:** Those housing premises located in **Rocky View County, Alberta** and municipally described as: **253063 Range Road 280**

**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. A water leak was observed from the water system in the basement and water was pooling in several areas of the basement.
- b. The water reservoir in the basement appeared to be dirty and was not protected from contamination.
- c. The water source is of unknown quality.
- d. The furnace had rust on the exterior and portions of the furnace appeared to be disconnected.
- e. No handrails were present on the basement stairs.
- f. Mould was observed on the base of the fireplace on the main level and this area was wet.
- g. Mould was observed on the floor in front of the fireplace on the main level and this area was wet.
- h. The brick around the fireplace and chimney was not properly secured to the wall.
- i. The exterior doorways in the foyer and living room were not weatherproof and were difficult to close and secure.
- j. The electrical system did not appear to be in good working order as several covers were missing or poorly installed and the tenant indicated that occupants were receiving shocks from portions of the system.
- k. The deck on the west side of the dwelling was rotten and in a condition of disrepair.
- l. The toilets in the main level bathrooms were not working properly. The occupants had to fill the toilet tanks with water manually in order to flush the toilets.

- m. Flooring in the kitchen was missing or torn and in a condition of disrepair.
- n. Shingles on the roof were in poor condition.
- o. Some fascia boards around the roof were rotten.
- p. Eavestroughs were in poor condition and not properly secured to the roof.
- q. Windowsills were rotten and in poor condition.

**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. A water leak was observed from the water system in the basement and water was pooling in several areas of the basement. This 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.
- b. The water reservoir in the basement appeared to be dirty and was not protected from contamination. This is in contravention of section IV(9) of the Minimum Housing and Health Standards which states that: Every building used in whole or in part, as housing premises shall be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants.
- c. The furnace had rust on the exterior and portions of the furnace appeared to be disconnected. This 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.
- d. No handrails were present on the basement stairs. This is in contravention of section III(3)(c)(i) of the Minimum Housing and Health Standards which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, 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.
- e. Mould was observed on the base of the fireplace on the the main level and this area was wet. 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.
- f. Mould was observed on the floor in front of the fireplace on the main level and this area was wet. 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.
- g. The brick around the fireplace and chimney was not properly secured to the wall. This is in contravention of section III of the Minimum Housing and Health Standards which states that: The owner shall ensure that the housing premises is structurally sound, in a safe condition, in good repair, and maintained in a waterproof, windproof and weatherproof condition.
- h. The exterior doorways in the foyer and living room were not weatherproof and were difficult to close and secure. This 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 and 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.

- i. The electrical system did not appear to be in good working order as several covers were missing or poorly installed and the tenant indicated that occupants were receiving shocks from portions of the system. This is 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.
- j. The deck on the west side of the dwelling was rotten and in a condition of disrepair. 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.
- k. The toilets in the main level bathrooms were not working properly. The occupants had to fill the toilet tanks with water manually in order to flush the toilets. This is in contravention of section IV(6)(b) of the Minimum Housing and Health Standards which states that: Adequate water volume and pressure shall be provided to ensure the proper operation and flushing of all fixtures.
- l. Flooring in the kitchen was missing or torn and in a condition of disrepair. 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.
- m. Shingles on the roof were in poor condition. This is in contravention of section III(2)(a) of the Minimum Housing and Health Standards which states that: The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.
- n. Some fascia boards around the roof were rotten. 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.
- o. Eavestroughs were in poor condition and not properly secured to the roof. This is in contravention of section III(2)(a) of the Minimum Housing and Health Standards which states that: The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition
- p. Windowsills were rotten and in poor condition. 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.

**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 occupants vacate the above noted premises on or before May 21, 2017

2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Repair the water leak in the water system located in the basement and clean up all water collecting in the basement area.
  - b. Clean and disinfect the water tank in the basement and install a lid on the hatch to protect the water from contamination.
  - c. Provide AHS with all information requested in order to evaluate the quality and potability of the water supply.
  - d. Follow directions from an Executive Officer of AHS regarding any necessary water testing or treatment identified to ensure that the water is potable.
  - e. Have the furnace system inspected and repaired by a qualified furnace technician and provide a copy of their inspection to an Executive Officer of AHS.
  - f. Install handrails on the basement stairs in accordance with the Alberta Building Code.
  - g. Assess water damaged areas around the fireplace and chimney in the living room area. All mouldy materials must be removed and the area cleaned and dried before completing any repairs and refinishing.
  - h. Identify and eliminate any sources of water infiltration in the fireplace/chimney area.
  - i. Repair the brick wall around the fireplace and chimney to ensure that it is properly secured to the wall.
  - j. Repair all exterior doorways so that doors are properly secured and weatherproof.
  - k. Have the entire electrical system in the dwelling inspected and repaired by a qualified electrician and provide a copy of the inspection report to an Executive Officer with AHS.
  - l. Replace the rotten deck on the west side of the dwelling.
  - m. Repair all toilets so they can be properly flushed.
  - n. Replace the flooring in the kitchen area.
  - o. Replace the shingles on the roof of the dwelling.
  - p. Replace all rotten fascia boards around the roof of the dwelling.
  - q. Repair or replace all damaged eavestroughing around the roof of the dwelling.
  - r. Repair and refinish all rotten windowsills on dwelling.
  
3. 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 Airdrie, Alberta, April 24, 2017

Confirmation of a verbal order issued to Yuhong Kuang on April 24, 2017.

Darcy Chrisp CPHI(C)  
Executive Officer  
Environmental Health Officer

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, Telus Plaza 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: <http://www.health.alberta.ca/about/PHAB.html>

A Notice of Appeal form may be obtained by contacting Alberta Health Services at 780-342-0122 or by contacting the Public Health Appeal Board.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or [www.qp.gov.ab.ca](http://www.qp.gov.ab.ca).

Health Legislation and regulations are available for purchase. Please contact Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or [www.qp.gov.ab.ca](http://www.qp.gov.ab.ca).

Copies of standards are available by contacting the Health Protection Branch of Alberta Health at 780-427-4518 or by visiting: [www.health.alberta.ca/about/health-legislation.html](http://www.health.alberta.ca/about/health-legislation.html)

**AIRDRIE Regional Health Centre**

604 Main Street South  
Airdrie, AB T4B 3K7  
Phone: 403-912-8400  
Fax: 403-912-8410

**BANFF Health Unit**

303 Lynx Street  
PO Box 1266  
Banff, AB T1L 1B3  
Phone: 403-762-2990  
Fax: 403-762-5570

**CALGARY - Southport Atrium**

10101 Southport Road SW  
Calgary, AB T2W 3N2  
Phone: 403-943-2288  
Fax: 403-943-8056

**CANMORE Public Health**

#104, 800 Railway Avenue  
Canmore, AB T1W 1P1  
Phone: 403-678-5656  
Fax: 403-678-5068

**CLARESHOLM Health Unit**

5221 2<sup>nd</sup> Street W  
PO Box 1391  
Claresholm, AB T0L 0T0  
Phone: 403 625-4061  
Fax: 403-625-4062

**COCHRANE Community Health Centre**

60 Grande Boulevard  
Cochrane, AB T4C 0S4  
Phone: 403-851-6000  
Fax: 403- 851-6009

**OKOTOKS Health and Wellness Centre**

11 Cimarron Common  
Okotoks, AB T1S 2E9  
Phone: 403-995-2600  
Fax: 403-995-2639

**STRATHMORE Public Health Office**

650 Westchester Road  
Strathmore, AB T1P 1H8  
Phone: 403-361-7200  
Fax: 403-361-7244

[www.albertahealthservices.ca/eph.asp](http://www.albertahealthservices.ca/eph.asp)