

**ORDER OF AN EXECUTIVE OFFICER
UNFIT FOR HUMAN HABITATION
ORDER TO VACATE
ON OR BEFORE MAY 20, 2026**

To: Hui Nicholas Chun Kee
"the Owner"

And To: Andrew Chen
"the Owner"

And To: All Occupant(s) of the following Housing premises: 208 Temple Close NE – Garage

RE: Those housing premises located in Calgary, Alberta and municipally described as:
208 Temple Close NE – Garage

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;

By virtue of the violations noted below, the above noted premises are hereby declared to be **Unfit for Human Habitation**.

I hereby **ORDER** and **DIRECT**:

1. That all occupants vacate the above noted premises.
2. That the Owner(s) ensure all Occupants vacate the above noted premises on or before May 20, 2026.
3. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Immediately cease allowing the use of the garage for sleeping and / or living purposes until it is brought into full compliance with the Minimum Housing and Health Standards.
4. 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 vacant and secure from unauthorized entry.

These required actions are necessary given the presence of the following conditions identified during inspection 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, in contravention of the Public Health Act, namely:

- a. Evidence indicated that the garage was being used for sleeping and living purposes. Several beds were present, including bedding laid out on the floor, along with personal belongings, food, food waste, and a plugged-in cooking appliance. The garage was not equipped with an installed smoke detector and lacked proper heating, plumbing, kitchen, and washroom facilities. The garage floor was unfinished, and portions of the ceiling were unfinished, exposing insulation. Additionally, the garage was not weatherproof, as evidenced by water-stained ceilings and wall materials, a severely cracked window, and a section of the ceiling with visible mould.

These observed public health nuisance conditions identified during inspection are violations of the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards, namely:

- a. Evidence indicated that the garage was being used for sleeping and living purposes. Several beds were present, including bedding laid out on the floor, along with personal belongings, food, food waste, and a plugged-in cooking appliance. The garage was not equipped with an installed smoke detector and lacked proper heating, plumbing, kitchen, and washroom facilities. The garage floor was unfinished, and portions of the ceiling were unfinished, exposing insulation. Additionally, the garage was not weatherproof, as evidenced by water-stained ceilings and wall materials, a severely cracked window, and a section of the ceiling with visible mould. This is a contravention of section 5(2) of the Housing Regulation, 2001 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.

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, May 6, 2026.

Confirmation of a verbal order issued to Andrew Chen via voicemail on May 6, 2026

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>

Template revised April 15, 2026

Copy City of Calgary

Calgary • Southport • Environmental Public Health

10101 Southport Road SW, Calgary, Alberta, Canada T2W 3N2

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