

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

To: Yu Hong Kuang
"the Owner"

And To: All Occupant(s) of the following Housing premises:

RE: Those housing premises located in Wheatland County, Alberta and municipally described as:

253080A Range Road 182
Wheatland County, 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, in contravention of the Public Health Act and Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. There are several outlets and electrical junction boxes missing covers, gaps in the electrical panel box and lights that were not secured to the base, exposing live electrical wiring
- b. There was water damage to interior framing boards and wood paneling in the basement.
- c. There were several areas throughout the home, where there were walls and ceilings that were unpainted and in an unfinished mudded drywall state.
- d. The flooring in the main washroom was damaged and had overlapping, lifting floor tile creating a non-smooth, non-absorbent and cleanable condition.
- e. The bathroom window trim, located in the shower was water damaged, cracked and in disrepair. The shower/bathtub wall was missing grout in sections and flexed when pushed.
- f. There were several rooms and areas throughout the home that were missing baseboard and finishing trim.
- g. The furnace thermostat was damaged where the furnace would not activate when turned up.
- h. The plumbing drainage was slow when the main floor toilet was flushed and there was a sewage type odor detectable in the basement area. There was a "sump hole", that had brownish liquid in it, located in the basement floor on the East side of the dwelling.
- i. The basement exterior door did not have any proper locking mechanism preventing it from being secure.
- j. The bedroom window on the South/East side on the main floor, has a broken/detached crank mechanism, where the window is unable to be properly opened and closed.
- k. The stairs leading from the main floor to the basement is missing a handrail.

- l. The outside deck had rotten and water damaged board and has a dropped, sloping area near the outer edge.
- m. There are birds accessing the rafter area in the North porch extension of the home.
- n. There were no smoke alarms installed in or near the bedrooms.
- o. The basement access door is made of bare plywood and is missing weather sealing, making it not windproof or weatherproof.
- p. The home is missing eaves troughing and down spouts. Some exposed rafter edging is damaged.
- q. There is a venting pipe that is directly open to the outside in the basement, creating a non-weatherproof condition, and allowing potential for pest access.

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 are several outlets and electrical junction boxes missing covers, gaps in the electrical panel box and lights that were not secured to the base, exposing live electrical wiring. This is in contravention of Section 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."
- b. There was water damage to interior framing boards and wood paneling in the basement. This is in contravention of Section 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."
- c. There were several areas throughout the home, where there were walls and ceilings that were unpainted and in an unfinished mudded drywall state. This is in contravention of Section 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."
- d. The flooring in the main washroom was damaged and had overlapping, lifting floor tile creating a non-smooth, non-absorbent and cleanable condition. This is in contravention of Section 5(a) 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. 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 and shower."
- e. The bathroom window trim, located in the shower was water damaged, cracked and in disrepair. The shower/bathtub wall was missing grout in sections and flexed when pushed. This is in contravention of Section 5(a) 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. 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 and shower.”

- f. There were several rooms and areas throughout the home that were missing baseboard and finishing trim. This is in contravention of Section 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.”
- g. The furnace thermostat was damaged where the furnace would not activate when turned up. This is in contravention of Section 8(a) 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.”
- h. The plumbing drainage was slow when the main floor toilet was flushed and there was a sewage type odor detectable in the basement area. There was a "sump hole", that had brownish liquid in it, located in the basement floor on the East side of the dwelling. This is in contravention of Section 6(a) of the Minimum Housing and Health Standards which states that: “The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pump out sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.”
- i. The basement exterior door did not have any proper locking mechanism preventing it from being secure. This is in contravention of Section 3(a) of the Minimum Housing and Health Standards which states that: “Exterior windows and doors shall be capable of being secured.”
- j. The bedroom window on the South/East side on the main floor, has a broken/detached crank mechanism, where the window is unable to be properly opened and closed. This is in contravention of Section 3(b)(i) of the Minimum Housing and Health Standards which states that: “For buildings of 3 stories or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge.”
- k. The stairs leading from the main floor to the basement is missing a handrail. This is in contravention of Section 3(b)(i) of the Minimum Housing and Health Standards which states that: “Inside or outside stairs, 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.”
- l. The outside deck had rotten and water damaged board and has a dropped, sloping area near the outer edge. This is in contravention of Section 3(b)(i) of the Minimum Housing and Health Standards which states that: “Inside or outside stairs, 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.”
- m. There are birds accessing the rafter area in the North porch extension of the home. This is in contravention of Section 5(2) of the Housing Regulation which states that: “No person shall cause or permit and condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder the prevention or suppression of disease.”

- n. There were no smoke alarms installed in or near the bedrooms. This is in contravention of Section 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.”
- o. The basement access door is made of bare plywood and is missing weather sealing, making it not windproof or weatherproof. This is in contravention of Section 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.”
- p. The home is missing eaves troughing and down spouts. Some exposed rafter edging is damaged. This is in contravention of Section 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.”
- q. There is a venting pipe that is directly open to the outside in the basement, creating a non-weatherproof condition, and allowing potential for pest access. This is in contravention of Section 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.”

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 Owner(s) takes all steps necessary to ensure all Occupants vacate the above noted premises on or before May 1, 2026.
- 2. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Install any missing outlet/switch covers, junction box covers and blank plates in panel boxes. Eliminating any exposed electrical wiring.
 - b. Remove all water damaged framing boards and wood paneling in the basement.
 - c. Repair and finish any damaged or unfinished walls and ceilings.
 - d. Repair the flooring in the main washroom so as to be smooth, non-absorbent and cleanable.
 - e. Remove and repair any water stained or damaged trim, walls or other materials in or around the shower/tub area.
 - f. Install any missing baseboards and trim throughout the home,.
 - g. Replace or repair the furnace thermostat switch.
 - h. Have the plumbing and sewage disposal system inspected by a certified plumber and make any repair identified as necessary from the inspection to ensure the system is working properly and in compliance with all plumbing codes.
 - i. Clean and sanitize the basement flooring areas.
 - j. Install a basement entry door that is weatherproof and lockable and install adequate and proper weather stripping.
 - k. Repair or replace the South/East bedroom window to open appropriately.
 - l. Replace and repair any rotten or damaged boards on the deck. Inspect all structural supports and repair and replace to meet code requirements.

- m. Remove all birds, remove and clean the area of any nesting material, and repair and seal any access points.
 - n. Install working smoke alarms in appropriate areas to service all bedrooms.
 - o. Install a proper weather and windproof door, with appropriate framing and weather seals to meet requirements.
 - p. Repair any damaged rafters and install proper eaves trough and down spouts.
 - q. Install an appropriate cover to seal the venting pipe.
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 Strathmore, Alberta, April 27, 2023.

Confirmation of a verbal order issued to Kevin Kuang on April 21, 2026.

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, 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.

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>

Strathmore • Strathmore Public Health Unit • Environmental Public Health

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