

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

**To:** Yuhong Kuang  
Jian Hui Ouyang  
“the Owners”

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

**RE:** Those housing premises located in Lacombe County, Alberta and municipally described as: 41129 Range Road 30 – Grey house

**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 missing electrical outlet covers in the kitchen and basement. Loose, hanging electrical wires are present in the basement.
- b. There are unfinished walls within the living space. Trim is missing in some areas and pulling away from the wall in the basement, exposing rusted nails. Vent covers are missing on the walls. The basement contains areas of water damaged wooden flooring. The ceiling above the bathtub is unfinished.
- c. Vegetation is growing up through the flooring beneath the kitchen sink cupboard, indicating the flooring is not of sound construction. One kitchen wall is unfinished around the stove outlet.
- d. There are unfinished or damaged walls in the bathroom and walls are not watertight. Flooring is missing or in disrepair in the washroom including a hole in the floor in front of the tub.
- e. The stove is not connected to a power source.
- f. There are holes in the countertop behind the sink, and the counter is not watertight.
- g. There is an open pipe beneath the kitchen sink that is not plumbed to any fixtures. Additionally, an active leak was observed in the basement from the bathroom plumbing pipes located in the basement ceiling. The pressure tank also appears to be full of water, and leaks are evident from the piping leading to and from the tank.
- h. The awning-style window in the blue bedroom has bars positioned in the middle of the opening, obstructing the opening and resulting in insufficient egress.
- i. There is no handrail on the stairs leading to the basement.
- j. There is evidence of water infiltrating into the basement room containing wooden flooring. Moisture readings were high in this area, and floors were water damaged. Water was also observed pooling around the floor area where well water enters the home and where the pressure tank and well pump are located. Surfaces in this area are water damaged

as well. Leaks were observed in the piping and filter container. Pooling water was also noted at the base of the hot water tank.

- k. One support beam in the basement is not secured to the floor and is not supporting the joists above.
- l. The toilet is not functioning properly.
- m. There are no screens on the bedroom windows.
- n. There are missing soffits, fascia, downspouts and gutters.

**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 missing electrical outlet covers in the kitchen and basement. Loose, hanging electrical wires are present in the basement. This is in contravention of Section 11 of the Minimum Housing and Health Standards which states, “Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.”
- b. There are unfinished walls within the living space. Trim is missing in some areas and pulling away from the wall in the basement, exposing rusted nails. Vent covers are missing on the walls. The basement contains areas of water damaged wooden flooring. The ceiling above the bathtub is unfinished. This is in contravention of Section 5 of the Minimum Housing and Health Standards which states, “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. Vegetation is growing up through the flooring beneath the kitchen sink cupboard, indicating the flooring is not of sound construction. One kitchen wall is unfinished around the stove outlet. This is in contravention of Section 5 of the Minimum Housing and Health Standards which states, “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 5(b) of the Minimum Housing and Health Standards which states, “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. There are unfinished or damaged walls in the bathroom, and walls are not watertight. Flooring is missing or in disrepair in the washroom, including a hole in the floor in front of the tub. This is in contravention of Section 5(a) of the Minimum Housing and Health Standards which states, “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. The stove is not operational. This is in contravention of Section 14(a)(iv) of the Minimum Housing and Health Standards which states, “Unless the rental agreement stipulates the tenant is responsible, it is the owner’s responsibility to ensure that the food preparation area is provided with a stove that is maintained in safe and proper operating condition.”
- f. There are holes in the countertop behind the sink, and the counter is not watertight. This is in contravention of Section 14(a)(iii) of the Minimum Housing and Health Standards which states, “a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.”
- g. There is an open pipe beneath the kitchen sink that is not plumbed to any fixtures. Additionally, an active leak was observed in the basement from the bathroom plumbing

pipes located in the basement ceiling. The pressure tank also appears to be full of water, and leaks are evident from the piping leading to and from the tank. This is in contravention of Section 6(a) of the Minimum Housing and Health Standards which states, “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.” This is also in contravention of Section 3(2) of the Housing Regulation which states, “An owner shall ensure that the housing premises’ plumbing system and facilities provided under subsection 1(b) are free from defects and maintained in proper operating condition.”

- h. The awning-style window in the blue bedroom has bars positioned in the middle of the opening, obstructing the opening and resulting in insufficient egress. This is in contravention of Section 3(b)(ii) of the Minimum Housing and Health Standards which states, “Windows shall provide unobstructed openings with areas not less than 0.35 square metres (3.8 sq. ft.) with no dimension less than 380 mm (15 inches).”
- i. There is no handrail on the stairs leading to the basement. This is in contravention of Section 3(c)(i) of the Minimum Housing and Health Standards which states, “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.”
- j. There is evidence of water infiltrating into the basement room containing wooden flooring. Moisture readings were high in this area, and floors were water damaged. Water was also observed pooling around the floor area where well water enters the home and where the pressure tank and well pump are located. Surfaces in this area are water damaged as well. Leaks were observed in the piping and filter container. Pooling water was also noted at the base of the hot water tank. This is in contravention of Section 1(b, d) of the Minimum Housing and Health Standards which states, “Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation.”
- k. One support beam in the basement is not secured to the floor and is not supporting the joists above. This is in contravention of Section 1(a, d) of the Minimum Housing and Health Standards which states, “The housing premises shall be structurally sound.”
- l. The toilet is not functioning properly. This is in contravention of Section 6(a) of the Minimum Housing and Health Standards which states, “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, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.”
- m. There are no screens on the bedroom windows. This is in contravention of Section 2(b)(iii) of the Minimum Housing and Health Standards which states, “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.”
- n. There are missing soffits, fascia, downspouts and gutters. This is in contravention of Section 2(a) of the Minimum Housing and Health Standards which states, “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 April 28, 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. Ensure proper covers are installed on electrical outlets and electrical wires are not exposed.
  - b. Ensure all walls, windows, ceilings, floors, and floor coverings are repaired or replaced so they are maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
  - c. Ensure the flooring beneath the kitchen sink cabinet and the unfinished wall around the stove outlet are repaired or replaced so they are in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
  - d. Ensure walls and flooring in the washroom are repaired or replaced. Walls and floors must be smooth, non-absorbent and easy to clean. Ensure watertight joints are installed where required as per the Minimum Housing and Health Standards.
  - e. Ensure the stove is operational and in safe working condition.
  - f. Ensure the kitchen countertop is repaired or replaced and forms a watertight seal that is easily cleanable.
  - g. Ensure all plumbing system is repaired and maintained in proper operating condition. The system must also be maintained in compliance with all applicable legislation, codes and standards.
  - h. Ensure the bedroom window is repaired or replaced. The window must provide an unobstructed opening with an area not less than 0.35 square metres (3.8 sq. ft.) with no dimension less than 380 mm (15 inches).
  - i. Ensure a handrail is installed on the stairway leading to the basement. The handrail must be compliant with the requirements outlined in the Minimum Housing and Health Standards.
  - j. Ensure the basement is structurally sound, maintained in good repair and free from water infiltration and accumulation. Additionally, repair and/or replace all materials that are water damaged. All materials which have mold present must be cleaned or remediated as per current accepted guidelines. Repairs or modifications of any structural element of the housing premises may require the design and/or supervision of a professional structural engineer or a Safety Codes Officer (Building Discipline).
  - k. Repair the support beam to ensure adequate structural support and integrity. Repairs or modifications of any structural element of the housing premises may require the design and/or supervision of a professional structural engineer or a Safety Codes Officer (Building Discipline).
  - l. Ensure the toilet is repaired or replaced so it is in proper operating condition.
  - m. Ensure windows are supplied with effective screens.
  - n. Ensure gutters, downspouts, soffits and fascia are installed.

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 Sylvan Lake, Alberta, April 29, 2026.

Confirmation of a verbal order issued to Yuhong Kuang on April 23, 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](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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