

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.

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 is a missing outlet cover in the laundry area and exposed electrical wiring is present in the living room.
- b. Floors throughout the home are missing or damaged, including some subfloor material. Walls and trim are improperly finished, missing, or damaged in several areas, including the living room, kitchen, and some bedrooms and bathrooms. The ceiling in the upper room contains a hole extending through the attic to a skylight, exposing the attic framing.
- c. Vinyl flooring in the kitchen is in disrepair or missing.
- d. The walls surrounding the bathroom tub were discolored and did not form watertight seals. Floors in bathrooms were in disrepair.
- e. The backsplash portion of the countertop in the kitchen behind the sink is lifting and is not impervious to moisture.
- f. Several bags and piles of garbage were observed both inside and outside of the home on the property. No containers for refuse have been provided or a means for garbage removal.
- g. There is no water heater installed in this home. Hot water is supplied from a tank in another rental unit on the property, which provides an insufficient volume of hot water.
- h. The covers on the septic system were improper or poorly secured.
- i. There are missing railings on both exterior and interior stairs.
- j. The exterior window by the stairwell does not lock.
- k. No smoke detectors were observed outside of upstairs bedrooms or the bedroom by the basement stairwell.
- l. Water damaged particleboard is attached around the foundation.
- m. The sump pump is not connected to a power source, allowing water to infiltrate the basement.
- n. The toilet in the bathroom with green walls is not installed.

- o. The kitchen door has gaps along the bottom right side and is not weather or pest proof.
- p. There are missing downspouts, damaged gutters, missing and/or damaged soffits and fascia.

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 is a missing outlet cover in the laundry area, and exposed electrical wiring is present in the living room. 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. Floors throughout the home are missing or damaged, including some subfloor material. Walls and trim are improperly finished, missing, or damaged in several areas, including the living room, kitchen, and some bedrooms and bathrooms. The ceiling in the upper room contains a hole extending through the attic to a skylight, exposing the attic framing. 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. Vinyl flooring in the kitchen area is in disrepair or missing. This is in contravention of 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 floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean."
- d. The walls surrounding the bathroom tub were discolored and did not form watertight seals. Floors in bathrooms were also in disrepair. 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 backsplash portion of the countertop in the kitchen behind the sink is lifting and is not impervious to moisture. This is in contravention of Section 14(a)(iii) of the Minimum Housing and Health Standards which states, "Every housing premises shall be provided with a food preparation area, which includes: a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned."
- f. Several bags and piles of garbage were observed both inside and outside of the home on the property. No containers for refuse have been provided or a means for garbage removal. This is in contravention of Section 15 of the Minimum Housing and Health Standards which states, "Every housing premises shall have an adequate number of containers suitable for the storage of garbage and refuse awaiting final disposal." This is also in contravention of Section 16 which states, "The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition."
- g. There is no water heater installed in this home. Hot water is supplied from a tank in another rental unit on the property, which provides an insufficient volume of hot water. This is in contravention of Section 9 of the Minimum Housing and Health Standards which states, "Every building used in whole or in part, as housing premises must be

supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants.”

- h. The covers on the septic system were improper or poorly secured. 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.”
- i. There are missing railings on both exterior and interior stairs. 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. The exterior window by the stairwell does not lock. This is in contravention of Section 3(a) of the Minimum Housing and Health Standards which states, “Exterior windows and doors shall be capable of being secured.”
- k. No smoke detectors were observed outside of upstairs bedrooms or the bedroom by the basement stairwell. This is in contravention of Section 12 of the Minimum Housing and Health Standards which states, “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.”
- l. Water damaged particleboard is attached around the foundation. This is in contravention of Section 1(c) of the Minimum Housing and Health Standards which states, “Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”
- m. The sump pump is not connected to a power source, and evidence of water infiltration in the basement was observed. This is in contravention of Section 1(b) 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.”
- n. The toilet in the bathroom with green walls is not installed. This is 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.”
- o. The kitchen door has gaps along the bottom right side and is not weather or pest proof. This is in contravention of Section 2(b)(i) of the Minimum Housing and Health Standards which states, “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”
- p. There are missing downspouts, damaged gutters, missing and/or damaged soffits and fascia. 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 May 31, 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 kitchen floor is repaired.
 - d. Ensure walls and caulking surrounding the bathroom tub are repaired or replaced and form watertight seals that are easily cleanable.
 - e. Ensure the kitchen backsplash is repaired or replaced and forms a watertight seal that is easily cleanable.
 - f. Remove all excessive garbage and clutter from the premises and provide suitable storage containers for garbage and refuse awaiting final disposal.
 - g. Ensure that the premises is supplied with potable hot water of sufficient volume, pressure and temperature.
 - h. Provide proper covers on the septic tank.
 - i. Ensure handrails are installed on interior and exterior stairways and they are compliant with the requirements outlined in the Minimum Housing and Health Standards.
 - j. Ensure exterior windows are capable of being secured.
 - k. Ensure functioning smoke alarms are installed outside of the bedrooms.
 - l. Repair or replace all damaged particleboard and ensure the foundation beneath is maintained in a manner that prevents infiltration.
 - m. Ensure the basement is free from water infiltration and accumulation. Ensure the sump pump is connected to a proper power supply and is fully operational without the need for manual control. 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).
 - n. Ensure the toilet is installed and the plumbing system is maintained in good repair and proper operating condition.
 - o. Ensure the kitchen door is maintained in good repair, free of cracks and weatherproof.
 - p. Repair or replace the gutters, downspouts, soffits and fascia so they are maintained in a waterproof, windproof and weatherproof condition.
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
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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