

ORDER OF AN EXECUTIVE OFFICER

To: Jaykay Properties Inc.
Mengyao Dong
“the Owners”

Henry Han
“the Property Manager”

RE: Those housing premises, located in Wetaskiwin, Alberta and municipally described as:
4501 47 Street – common area

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. The basement common area has been flooded with sewage and sewage effluent due to a backup originating in the washroom and other affected drains of unit #4.
- b. The laminate wood flooring in the basement common area has become saturated with sewage effluent and has begun to swell and separate.
- c. Sections of the drywall and base boards throughout the basement common area have absorbed sewage effluent and have become damaged.
- d. Egress is restricted in the fenced area on the North side of the property as the gate is inaccessible.
- e. The North and South exterior doors to the dwelling are not secure and weatherproof.

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. The basement common area has been flooded with sewage and sewage effluent due to a backup originating in the washroom and other affected drains of unit #4. This contravenes section 16 of the Minimum Housing and Health Standards, which states that: “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.”
- b. The laminate wood flooring in the basement common area has become saturated with sewage effluent and has begun to swell and separate. This contravenes section 5 of the Minimum Housing and Health Standards, which states that: “All 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. Sections of the drywall and base boards throughout the basement common area have absorbed sewage effluent and have become damaged. This contravenes section 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.”

- d. Egress is restricted in the fenced area on the North side of the property as the gate is inaccessible. This contravenes section 5(2) of the Housing Regulation, AR 173/99 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.”
- e. The North and South exterior doors to the dwelling are not secure and weatherproof. This contravenes sections 2(b)(i) and 3(a) of the Minimum Housing and Health Standards, which state that: “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof,” and that all “Exterior windows and doors shall be capable of being secured.”

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Remediate the sewage system deficiencies and ensure that the system is functioning as intended and is no longer backing up into the premises.
 - b. Hire and retain a remediation company to clean up and remediate the basement common area of all sewage/effluent and remove and/or clean all contaminated materials, fixtures, and items as necessary.
 - c. Ensure that all exterior doors are capable of being secured against unauthorized entry and are weatherproof.
 - d. Ensure the residents can easily access the gate and exit the fenced area on the North side of the dwelling in the event of an emergency.
2. The work referred to in paragraph 1 shall be completed by November 20, 2025.

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 Wetaskiwin, Alberta, October 20, 2025

Confirmation of a verbal order issued to Henry Han on October 20, 2025.

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
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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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