

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:
#3 – 4501 47 Street

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. Portions of the dwelling has been affected by sewage and sewage effluent due to a backup in the neighbouring unit.
- b. The laminate wood flooring in the entrance hallway and in the threshold to the East bedroom has absorbed sewage effluent and has begun to swell and separate.
- c. The unit's front door/frame has swollen and shifted due to exposure to moisture from the sewage backup and cannot be closed and secured.
- d. The North and East bedroom windows measure to a maximum openable area of 15 inches X 27 inches (2.81 sq ft).
- e. The smoke alarm installed in the unit is inoperable.

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. Portions of the dwelling has been affected by sewage and sewage effluent due to a backup in the neighbouring unit. 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."
- b. The laminate wood flooring in the entrance hallway and in the threshold to the East bedroom has absorbed 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. The unit's front door/frame has swollen and shifted due to exposure to moisture from the sewage backup and cannot be closed and secured. This contravenes section 3(a) of the Minimum Housing and Health Standards, which states that: "Exterior windows and doors shall be capable of being secured."

- d. The North and East bedroom windows measure to a maximum openable area of 15 inches X 27 inches (2.81 sq ft). This contravenes section 3(b)(ii) of the Minimum Housing and Health Standards, which states that: "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)."
- e. The smoke alarm installed in the unit is inoperable. This contravenes section 12(a) of the Minimum Housing and Health Standards, which states that: "Smoke alarms shall be operational and in good repair at all times."

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. Hire and retain a remediation company to clean up the flooded unit of all sewage/effluent and remove and/or clean all contaminated materials, fixtures, and items as necessary.
 - b. Ensure that the North and East facing rooms are not utilized as bedrooms until a window of adequate openable area has been installed in each room respectively.
 - c. Ensure that the unit's front door is able to fully open, close and be secured.
 - d. Ensure that operable smoke alarms are installed within the unit between sleeping areas and the remainder of the suite.
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 22, 2025

Confirmation of a verbal order issued to Henry Han on October 22, 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

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 17, 2024