

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

To: Guo-yi "Jim" Liu
"the Owner"

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

RE: Those housing premises located in Rocky Mountain House, Alberta and municipally described as: 5019 54 Street - Basement

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. Exposed electrical wiring was observed within unfinished walls and ceiling.
- b. Outlets were observed to be heavily loaded with multiple power bars and appliances plugged in.
- c. The floor area adjacent to the kitchen and leading into the living room was observed to have a significant depression that creates a trip/fall hazard.
- d. The ceiling was observed to be unfinished in parts of the suite with exposed piping, drain lines and electrical wiring.
- e. The countertops were observed in poor condition; they were not smooth, non-absorbent and easy to clean.
- f. Plug-in electrical space heaters were observed as the primary heat source.
- g. Low head room of <6' was observed in areas where bulkheads have been constructed.
- h. Evidence of water staining throughout the unit at the base of walls and cabinets was observed. Visible black mould was also observed in some locations exhibiting historic water staining.
- i. A single battery-operated, free-standing, unlinked smoke alarm was observed.
- j. The hot water tank, furnace and associated electrical and plumbing components were observed within the area that served as the kitchen.

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. Exposed electrical wiring was observed within unfinished walls and ceiling. This is contrary to Section 11 of the Minimum Housing and Health Standards which states:
"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. Outlets were observed to be heavily loaded with multiple power bars and appliances plugged in. This is contrary to Section 11 of the Minimum Housing and Health Standards which states: “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.”
- c. The floor area adjacent to the kitchen and leading into the living room was observed to have a significant depression that creates a trip/fall hazard. This is contrary to Section 5(2) of the Housing Regulation, AR 173/99 which states: “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.”
- d. The ceiling was observed to be unfinished in parts of the suite with exposed piping, drain lines and electrical wiring. This is in contrary to 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.”
- e. The countertops were observed in poor condition; they were not smooth, non-absorbent and easy to clean. This is contrary to Section 14(a) of the Minimum Housing and Health Standards which states: “Every housing premises shall be provided with a food preparation area which includes (i) a kitchen sink that is supplied with potable hot and cold water and suitably sized to allow preparation of food, washing utensils and any other cleaning operation; and (ii) cupboards or other facilities suitable for the storage of food; and (iii) a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned and (iv) a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C.”
- f. Plug-in electrical space heaters were observed as the primary heat source. This is in contrary to Section 8(c) of the Minimum Housing and Health Standards which states: “Cooking appliances and portable space heaters shall not be used as the primary source for the required heat to a habitable room.”
- g. Low head room of <6' was observed in areas where bulkhead have been constructed. This is in contrary to Section 5(2) of the Housing Regulation, AR 173/99 which states: “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.”
- h. Evidence of water staining throughout the unit at the base of walls and cabinets was observed. Visible black mould was also observed in some locations exhibiting historic water staining. This is in contrary to Section 5(2) of the Housing Regulation, AR 173/99 which states: “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.” And 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.”
- i. A single battery-operated, free-standing, unlinked smoke alarm was observed. This is contrary to 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. (a) Smoke alarms shall be operational and in good repair at all times.”

- j. The hot water tank, furnace and associated electrical and plumbing components were observed within the area that served as the kitchen. This is in contrary to Section 5(2) of the Housing Regulation, AR 173/99 which states: “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.”
- k. The cupboards were observed to be blocked from opening completely by drain lines. This is contrary to Section 14(a) of the Minimum Housing and Health Standards which states: “Every housing premises shall be provided with a food preparation area which includes (i) a kitchen sink that is supplied with potable hot and cold water and suitably sized to allow preparation of food, washing utensils and any other cleaning operation; and (ii) cupboards or other facilities suitable for the storage of food; and (iii) a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned and (iv) a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C.”
- l. The cooking facilities observed consisted of a countertop electric hot pot cooker and air fryer countertop oven. This is contrary to Section 14(a) of the Minimum Housing and Health Standards which states: “Every housing premises shall be provided with a food preparation area which includes (i) a kitchen sink that is supplied with potable hot and cold water and suitably sized to allow preparation of food, washing utensils and any other cleaning operation; and (ii) cupboards or other facilities suitable for the storage of food; and (iii) a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned and (iv) a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C.”

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 occupants vacate the above noted premises on or before August 31, 2025.
- 2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Remove all extension cords and power bars that provide additional electrical outlets and constitute fire hazards.
 - b. Ensure that the floor is level and free of trip/fall hazards.
 - c. Repair all kitchen counters so they are smooth, non-absorbent and easy to clean.
 - d. Remove all plug-in electrical space heaters that constitute fire hazards and ensure adequate heat is present without their use.
 - e. Remove and replace all water damaged building materials.
 - f. Contract a professional to complete remediation of mould affected building materials and provide a copy of the remediation report upon completion.
 - g. Install a hard-wired smoke detector that communicates with the smoke detectors on the upper floor.

- h. Provide a fully equipped and functioning kitchen space with a range/stove and accessible cupboards.
 - i. Ensure that all electrical, plumbing, heating and building components are in compliance with the Building Code, Plumbing Code and Fire Code.
 - j. Provide proof of a Development Permit from the Town of Rocky Mountain House to legalize the suite.
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 Rocky Mountain House, Alberta, August 29, 2025.

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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Copy: Town of Rocky Mountain House – Planning and Development
Tenant