

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

To: 1981698 Alberta Ltd.
"the Owner"

Wai Ho
"the Owner"

Fung Ho
"the Owner"

Wai Ling Yung
"the Owner"

Alex Wong
"the Owner"

Kevin Gallacher
"the Owner"

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
Unit 3 – 10126 154 Street NW, Edmonton AB, T5P 2H3

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. There were exposed wires in the back bedroom closet. The conductors had been taped over, but the wires were still largely accessible.
- b. There was no smoke alarm installed.
- c. Evidence of a cockroach infestation was observed. Live cockroaches were observed within the unit.
- d. The washroom ceiling showed evidence of water infiltration and mold growth. A portion of the affected ceiling tiles had been removed, exposing the damaged drywall and framing beneath.

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 were exposed wires in the back bedroom closet. The conductors had been taped over, but the wires were still largely accessible. This is in contravention of Section 11 of the Minimum Housing and Health Standards, which states that: 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. There was no smoke alarm installed. This is in contravention of Section 12 of the Minimum Housing and Health Standards, which states that: 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.

- c. Evidence of a cockroach infestation was observed. Live cockroaches were observed within the unit. This is in contravention of Section 16(a) of the Minimum Housing and Health Standards, which states that: The owner shall ensure that the housing premises are free of insect and rodent infestations.
- d. The washroom ceiling showed evidence of water infiltration and mold growth. A portion of the affected ceiling tiles had been removed, exposing the damaged drywall and framing beneath. This is in contravention of 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.
- e. There was an open hole in the ceiling above the shower. This is in contravention of Section 5(a) of the Minimum Housing and Health Standards, which states that: 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.
- f. The edge of the washroom counter was damaged. The finish had peeled off exposing the wood beneath. This is in contravention of 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
- g. The bathtub caulking had deteriorated. This is in contravention of Section 5(a) of the Minimum Housing and Health Standards, which states that: 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.
- h. There was mold growth observed behind the hand sink in the washroom. This is in contravention of 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
- i. There were floor transition strips were missing throughout the unit. This is in contravention of Section (5) of the Minimum Housing and Health Standards, which states that: 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.
- j. The balcony storm door was damaged and unable to be properly secured. This is in contravention of section 2(b)(i) of the Minimum Housing and Health Standards, which states that: All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.
- k. The balcony guard had multiple broken spindles. This is in contravention of section 3(c)(i) of the Minimum Housing and Health Standards, which states that: 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.

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 March 10, 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. Have a licensed electrician secure and cover exposed wires.
 - b. Install a functioning smoke alarm.
 - c. Hire the services of a professional pest control company to inspect, treat, and eradicate the cockroach infestation. Provide documentation of the work completed to an Executive Officer of Alberta Health Services.
 - d. Identify and correct the source of the water infiltration. Ensure any materials affected by the water infiltration and/or mold growth are removed and replaced.
 - e. Repair the hole in the washroom ceiling. Ensure the new material is smooth, easily cleanable, and impervious to moisture.
 - f. Repair or replace the damaged portion of the washroom counter.
 - g. Remove and replace the bathtub caulking.
 - h. Remove and replace any materials affected by mold.
 - i. Install transition strips between the gaps of floorcovering.
 - j. Repair or replace the storm door so it provides a weatherproof seal.
 - k. Repair or replace the damaged spindles on the balcony.
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 Edmonton, Alberta, February 7, 2025.

Confirmation of a verbal order issued to Kevin Gallacher on February 3, 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
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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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