

**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 4 – 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 was a significant amount of water damage observed on the walls and ceiling of the washroom. The finish on the ceiling had begun to peel off exposing the materials beneath.
- b. A portion of the hall ceiling and wall showed evidence of water infiltration. The humidity in the unit was also quite high. Moisture was observed on doorknobs and other fixtures.
- c. The smoke alarm was inoperable.
- d. There was a significant amount of mold growth observed along the washroom and living room ceiling. The mold lined the perimeter of the ceiling and appeared to be approximately two to ten centimeters in diameter.
- e. The bathtub faucet was leaking.

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 was a significant amount of water damage observed on the walls and ceiling of the washroom. The finish on the ceiling had begun to peel off exposing the materials 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.

- b. A portion of the hall ceiling and wall showed evidence of water infiltration. The humidity in the unit was also quite high. Moisture was observed on doorknobs and other fixtures. 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.
- c. The smoke alarm was inoperable. This is in contravention of 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.
- d. There was a significant amount of mold growth observed along the washroom and living room ceiling. The mold lined the perimeter of the ceiling and appeared to be approximately two to ten centimeters in diameter. 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. The bathtub faucet was leaking. This is in contravention of Section 6(c) of the Minimum Housing and Health Standards, which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- f. The showerhead was inoperable. This is in contravention of Section 6(c) of the Minimum Housing and Health Standards, which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- g. The bathtub caulking was in disrepair. The caulking had deteriorated and covered with mold. 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.
- h. The caulking behind the kitchen sink had begun to deteriorate and requires further sealing. This is in contravention of Section (5)(b) of the Minimum Housing and Health Standards, which states that: Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- i. The cabinetry doors in the kitchen were in disrepair. The doors were unable to properly close. 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.
- j. The transition strip installed between the living room and kitchen flooring was being held down by a clear tape. 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.

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. Identify and correct the source of the water infiltration affecting the bathroom and hall walls and ceiling. Ensure any materials affected by the water infiltration, moisture, and/or mold growth are removed and replaced.
 - b. Identify and correct the source of the water damage. Ensure any materials affected by the water infiltration and moisture are removed and replaced.
 - c. Repair or replace the smoke alarm.
 - d. Identify and correct the source of the mold growth. Hire the services of a professional remediation company to remove and replace any materials affected by mold.
 - e. Repair or replace the leaking faucet.
 - f. Repair or replace the damaged showerhead.
 - g. Remove and replace the bathtub caulking.
 - h. Repair or replace the kitchen counter caulking.
 - i. Repair or replace the damaged cabinetry.
 - j. Repair or replace the damaged transition strip.
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

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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