

ORDER OF AN EXECUTIVE OFFICER

To: Chu Property Holding Edmonton INC. Hao Yuan Chu
"the Owner" "the Owner"

Cynthia Sun
"the Owner"

RE: Those housing premises located in Edmonton, Alberta and municipally described as:

Common – 10317 107 Avenue NW Edmonton, AB T5H 0V7

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 side door to the building was unsecured. The panic bar along the interior of the door was loosely attached to the door.
- b. There was an ongoing cockroach infestation within the building. Cockroaches were observed within multiple suites of the building.
- c. There was an ongoing mouse infestation within the building. Mice droppings were observed within multiple suites of the building.

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 side door to the building was unsecured. The panic bar along the interior of the door was loosely attached to the door. This is in contravention of Section 3(a) of the Minimum Housing and Health Standards, which states that "Exterior windows and doors shall be capable of being secured".
- b. There was an ongoing cockroach infestation within the building. Cockroaches were observed within multiple suites of the building. 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 [sic] infestations".
- c. There was an ongoing mouse infestation within the building. Mice droppings were observed within multiple suites of the building. 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 [sic] infestations".
- d. The common area spaces of the building were not maintained in a clean and sanitary condition. There was a strong smell of urine present within the laundry room. This is in contravention of 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."

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. Remove and replace any damaged components of the door and/or locking system. Ensure the door is capable of being closed and secured properly.
 - b. Hire the services of a licensed pest control professional to treat the cockroach and mouse infestations within the building. Retain the services of the pest control professional until such time as they indicate the infestations have been cleared. Provide copies of any reports generated by the pest control professional to Alberta Health Services (AHS) Environmental Public Health (EPH).
 - c. Clean the common areas of the building (including the laundry room). Maintain the building in a clean and sanitary condition.
2. The work referred to in paragraph 1(a) shall be completed by August 18, 2025.
The work referred to in paragraph 1(b) – (c) shall be completed by August 25, 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 Edmonton, Alberta, August 11, 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>

Edmonton • Environmental Public Health

900, 10030 107 Street, Edmonton AB T5J 3E4

www.albertahealthservices.ca/eph.asp