

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE MAY 8, 2026**

To: Chu Property Holding Edmonton Inc.
“the Owner”

Hao Yuan Chu
“the Owner”

Cynthia Sun
“the Owner”

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
Suite 101, 10317 107 Avenue NW

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;

By virtue of the violations noted below, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

I hereby **ORDER** and **DIRECT**:

1. That all occupants vacate the above noted premises.
2. That the Owner(s) ensure all Occupants vacate the above noted premises on or before **May 8, 2026**.
3. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Remove all screws or fasteners preventing the bedroom window from opening. Repair or replace any damaged hardware so the window can be opened from the inside without tools and operates safely and smoothly.
 - b. Restore hot water supply to the bathroom sink by repairing or replacing the faucet, supply line, or water-heating connection to ensure consistent hot and cold running water.
 - c. Restore water supply to the toilet by repairing the shut-off valve, supply line, or internal tank components. Ensure the toilet is fully operational and capable of flushing properly.
 - d. Repair or replace the suite entry door and its hardware so it closes securely, latches properly, and can be locked to ensure the unit can be secured.

- e. Clear the bathtub drain obstruction and repair any damaged plumbing components so the tub drains freely and remains in proper working condition.
 - f. Identify and repair the source of the leak—whether from plumbing fixtures or supply lines—to eliminate water pooling and ensure all fixtures are leak-free.
 - g. Repair or replace the damaged cupboard base with sound, intact materials that are free from rot or deterioration.
 - h. Repair or replace damaged flooring throughout the suite, including the area in front of the kitchen sink, using materials that are smooth, non-absorbent and easy to clean.
 - i. Replace or repair the bathtub surround with smooth, non-absorbent, moisture-resistant materials that form watertight joints with adjacent walls, floors, and fixtures.
 - j. Repair or replace the bathroom exhaust fan to ensure effective mechanical ventilation
 - k. Replace the toilet tank lid and install a new toilet seat. Repair or replace any additional damaged components to ensure the toilet is fully functional and sanitary.
 - l. Install a functioning lock on the living room window to ensure it can be properly secured.
 - m. Install effective insect screens on all windows intended for ventilation during insect-active months.
4. 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 and secured from unauthorized entry.

These required actions are necessary given the presence of the following conditions identified during inspection 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, namely:

- a. Bedroom window was screwed shut.
- b. Bathroom hand sink had no hot water supply.
- c. Toilet in the bathroom had no water supply and was dry.
- d. Suite entry door was damaged and did not latch.

These observed public health nuisance conditions identified during inspection are violations of the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards, namely:

- a. Bedroom window was screwed shut. This is in contravention of section 3 (b)(i) of the Minimum Housing and Health Standards which states that: *For buildings of 3 storeys or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge.*

- b. Bathroom hand sink had no hot water supply. This is in contravention of section 7 (a) of the Minimum Housing and Health Standards which states that: *The washbasins and bathtub or shower shall be supplied with potable hot and cold running water.*
- c. Toilet in the bathroom had no water supply and was dry. This is in contravention of section 6 (a) of the Minimum Housing and Health Standards which states that: *The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.*
- d. Suite entry door was damaged and did not latch. 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.*
- e. Bathtub was not draining, at time of inspection tub was filled with dirty water. This is in contravention of section 6 (a) of the Minimum Housing and Health Standards which states that: *The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.*
- f. Water was pooling on the kitchen floor. 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. Base of cupboard under kitchen sink is damaged. 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. Flooring through out the suite is damaged, including significant damage in front of the kitchen sink. This is in contravention of section 5 (b) 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. (b) 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. Bathtub surround is damaged and no longer smooth and non absorbent. 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.*
- j. Bathroom fan was not operational. This is in contravention of section 7 (c) of the Minimum Housing and Health Standards which states that: *All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.*

- k. Toilet was damaged including missing lid for tank and damaged toilet seat. This is in contravention of section 6 (a) of the Minimum Housing and Health Standards which states that: *The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition*
- l. Living room window had no lock. 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.*
- m. Missing insect screens on windows throughout unit. This is in contravention of section 2 (b) (iii) of the Minimum Housing and Health Standards which states that: *During the portion of the year when there is a need for protection against flies and other flying insects, every window or other device intended for ventilation shall be supplied with effective screens.*

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, May 6, 2026
Confirmation of a verbal order issued to Billy (Hao Yuan) Chu on May 1, 2026.

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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<https://www.ahs.ca/eph>