

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE MAY 15, 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 102, 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 15, 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. Hire the services of a licensed pest control company to rid the premises of the mouse infestation. Provide records of service to Environmental Public Health.
 - b. Repair the south bedroom vertical sliding window such that it can be locked.
 - c. Remove any water damaged material from the suite, including in the laundry room.
 - d. Repair or replace damaged ceiling throughout the suite, including the laundry room and living room, such that they are in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders them easy to clean.
 - e. Repair or replace damaged walls throughout the suite, including the laundry room, framing around the kitchen/living room pass-through window, and around the electrical panel, such that they are in good repair, free of cracks, and in a condition that renders them easy to clean.

- f. Repair or replace damaged flooring in the kitchen such that it is in good repair, free of cracks, holes, loose or lifting coverings; does not provide harbourage to dirt, grease, vermin and bacteria; and is easily kept clean.
 - g. Repair the kitchen faucet such that it is secured to the mount and in proper operating condition.
 - h. Repair or replace the caulking around the bathtub such that the edges form a joint that is waterproof, smooth, non-absorbent to moisture and easy to clean.
 - i. Repair the ceiling light fixtures such that they are properly installed and in a good and safe working condition.
 - j. Repair or replace the outlets and light switch covers in the suite such that they are in good and safe working condition.
 - k. Repair or replace damaged flooring throughout the suite, including the west and southwest bedroom floors, such that they are in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders them easy to clean.
 - l. Repair the walls in the washroom such that they are smooth, non-absorbent to moisture, free of cracks, holes, loose or lifting coverings and in a condition that renders them easy to clean.
 - m. Install insect screens in all openable windows such that they provide full protection from insects.
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. The suite has a mouse infestation. Mouse droppings were observed in the cabinet below the bathroom sink during the May 1, 2026 inspection.
- b. The south bedroom vertical sliding window was not capable of being locked.

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. The suite has a mouse infestation. Mouse droppings were observed in the cabinet below the bathroom sink during the May 1, 2026 inspection. 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.
- b. The south bedroom vertical sliding window was not capable of being locked. 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.
- c. The ceiling in the laundry room had a large hole. The ceiling was torn out to stop a recent leak in a pipe above the ceiling. This is 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.

- d. The wall under the sink in the laundry room was damaged and was visibly wet during the inspection. This is 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.
- e. There were cracks present along the ceiling of the living room. This is 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.
- f. There was a hole in the wall around the electrical panel. This had been repaired but not yet painted. This is in contravention of section 5 of the Minimum Housing and Health Standards which states that all walls and ceilings are not maintained in good repair, free of cracks, holes and in a condition that renders it easy to clean. 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.
- g. The framing around the pass-through window from the kitchen to the dining room/living room was made of unfinished wood. The surface was not smooth and easy to clean. 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.
- h. The grout between the kitchen floor tiles was damaged and was no longer smooth and easy to clean. 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 kitchen flooring was damaged near the transition to the living room. 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.
- j. The kitchen faucet was loose and not secured to the mount. 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, pump out sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.

- k. The bathtub caulking was 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.
- l. The ceiling light fixture in the west bedroom was flickering. 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.
- m. The outlet adjacent to the kitchen stove was missing an outlet cover. This is 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.
- n. The light switch cover outside the laundry room was damaged. 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.
- o. The light switch cover beside the fridge was damaged. 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.
- p. A section of flooring in the southwest bedroom was damaged. 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.
- q. The flooring in the west bedroom is damaged. This is 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.
- r. The paint along the wall above the shower tiles was damaged. This is 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.
- s. The window in the west bedroom was missing an insect screen. 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 11, 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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