

**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 B1, 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 cockroach and mouse infestations. Provide records of service to Environmental Public Health.
  - b. Repair the leaking pipe in the ceiling between the bathroom and the southeast bedroom.
  - c. Repair the light fixture at the entry of the suite such that it is in good and safe working condition.
  - d. Repair or replace the light switch in the southeast bedroom such that it is in good and safe working condition.
  - e. Replace the damaged outlet cover in the west bedroom.
  - f. Repair the ceiling in the hallway between the bathroom and southeast bedroom such that all water damaged materials are removed, the ceiling is good repair, free

of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.

- g. Secure the base plate for the showerhead to the wall such that there are no visible gaps and the joint is watertight.
  - h. Repair the floor, ceiling and 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.
  - i. Repair the west bedroom doorframe such that it is in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
  - j. Repair or replace all damaged sections of flooring in the suite 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.
  - k. Replace the base of the cabinet below the bathroom sink.
  - l. Install insect screens in all openable windows such that they provide full protection from insects.
  - m. Repair or replace the window above the kitchen sink.
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. There is a severe cockroach infestation in the suite. Dozens of cockroaches were observed throughout the suite during the May 1, 2026 inspection.
- b. There is a mouse infestation in the suite. A dead mouse was observed on a trap during the May 1, 2026 inspection.
- c. A pipe in the ceiling in the hallway between the bathroom and the southeast bedroom was leaking during the May 1, 2026 inspection.

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. There is a severe cockroach infestation in the suite. Dozens of cockroaches were observed throughout the suite 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. There is a mouse infestation in the suite. A dead mouse was observed on a trap 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.

- c. A pipe in the ceiling in the hallway between the bathroom and the southeast bedroom was leaking during the May 1, 2026 inspection. This is 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. The light fixture at the entry of the suite is not operational. 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.
- e. The light switch in the southeast bedroom is not in proper operating condition. The switch requires constant pressure in order to turn the light on. 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.
- f. The outlet cover in the west bedroom is damaged. 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.
- g. The ceiling in the hallway between the bathroom and the southeast bedroom is cracked, bowing and water damaged from a leak. 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.
- h. The base plate for the showerhead is not secure to the wall, leaving visible gaps where the piping exits the wall. 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 and all walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- i. There is a hole in the wall around the pipes below the bathroom sink. 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 and all walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.

- j. The walls and ceilings in the bathroom are cracking and peeling. 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 and all walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- k. The interior side of the doorframe 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.
- l. The flooring throughout the suite 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.
- m. The base of the cabinet below the bathroom sink appears to be water damaged. This is in contravention of section 1(c) of the Minimum Housing and Health Standards which states that all building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- n. Openable windows throughout the suite are not equipped with insect screens. This is 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.
- o. The window above the kitchen sink appears to be damaged. 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.

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](mailto: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>