

**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 B2, 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. Have the bathroom hand sink drain serviced such that water can drain freely.
 - b. Hire the services of a licensed pest control company to rid the premises of the cockroach infestation. Provide records of service to Environmental Public Health.
 - c. Repair the kitchen outlet receptacle such that it is in good and safe working condition and install a cover plate over the outlet.
 - d. Repair or replace caulking behind the kitchen sink.
 - e. Replace the caulking around the shower surround such that the edges form a joint that is waterproof, smooth, non-absorbent to moisture and easy to clean.
 - f. 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.

- g. Repair the trim around the living room window such that the wall around the window frame is in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
 - h. Replace the broken and cracked windows in the south bedroom and living room.
 - i. Install insect screens in all openable windows such that they provide full protection from insects.
 - j. Repair or replace the bathroom fan system to ensure effective mechanical ventilation.
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 bathroom hand sink is not draining.
- b. There is a cockroach infestation in the suite. The May 1, 2026 pest control report indicates a follow up treatment will be required to resolve the infestation.

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 bathroom hand sink is not draining. 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.
- b. There is a cockroach infestation in the suite. The May 1, 2026 pest control report indicates a follow up treatment will be required to resolve the infestation. 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. The outlet in the kitchen is missing a cover plate and the receptacle is damaged. This is contravention of section 11 of the Minimum Housing and Health Standards which states that outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
- d. The caulking at the junction of the kitchen wall and the counter behind the sink is cracked. This is 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.

- e. The caulking around the shower surround is damaged and missing in multiple sections. 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.
- f. There is a large hole in the wall around the pipes in the cabinet 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.
- g. The bathroom flooring is damaged with gaps around the base of the toilet. 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 and all walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- h. Paint is peeling on the bathroom ceiling and walls. 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 and all walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- i. The interior of one of the living room windows is missing a section of window, leaving visible gaps. 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.
- j. The exterior window pane in the south bedroom is broken. An exterior window pane in the living room is cracked. This is 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.
- k. The window in the south bedroom is not equipped with an insect screen. 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.
- l. The bathroom fan does not appear to be 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.

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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