

ORDER OF AN EXECUTIVE OFFICER

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

Hao Yuan Chu
“the Owner”

Cynthia Sun
“the Owner”

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
10317 107 Avenue NW – Suite B3, 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. All the electrical outlets on the south side of the suite were not operational during the April 9, 2026 inspection. The tenants were observed using multiple extension cords for power in the suite.
- b. There is a mouse infestation in the suite. Mouse droppings have been observed inside kitchen cupboards during recent inspections.
- c. The south living room window is not able to be locked.

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. All the electrical outlets on the south side of the suite were not operational during the April 9, 2026 inspection. The tenants were observed using multiple extension cords for power in the suite. 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.
- b. There is a mouse infestation in the suite. Mouse droppings have been observed inside kitchen cupboards during recent inspections. 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 south living room window is not able to be 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.
- d. The light switch plate cover in the washroom is not properly installed. A gap is present on the left side between the cover and the wall. This is contravention of section 11 of the

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- 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.
- e. The caulking around the shower 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 are gaps present between the individual sections of flooring throughout the suite. 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.
 - g. The stove was not operational during the April 9, 2026 inspection due to electrical deficiencies. This is contravention of section 14(a)(iv) of the Minimum Housing and Health Standards which states that every housing premises shall be provided with a food preparation area, which includes a stove and a refrigerator that are maintained in a safe and proper operating condition.
 - h. The washroom vanity is damaged and the cabinet doors below the washroom sink are not secure to their hinges. This is 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.
 - i. 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.

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. Have the electrical system in the suite serviced such that all outlets are in good and safe working condition and the stove is functional.
 - b. 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.
 - c. Install a functioning lock on the south living room window.
 - d. Repair or replace the light switch cover in the washroom such that no gaps are present.
 - e. Replace the caulking around the shower in the washroom such that the edges form a joint that is waterproof, smooth, non-absorbent to moisture and easy to clean.
 - f. Repair or replace the flooring throughout the suite such that no gaps are present and the flooring is in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
 - g. Repair or replace the washroom vanity and cabinet doors below the washroom sink.
 - h. Install insect screens in all openable windows such that they provide full protection from insects.
2. The work referred to in paragraph 1 (a) shall be completed by April 24, 2026.
The work referred to in paragraph 1 (b - h) shall be completed by June 4, 2026.

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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, April 16, 2026.

Confirmation of a verbal order issued to Cynthia Sun on April 16, 2026.

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>

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Edmonton • Environmental Public Health

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