

ORDER OF AN EXECUTIVE OFFICER

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

Cynthia Sun
“the Owner”

RE: Those housing premises located in Edmonton, Alberta and municipally described as:

B1 – 10317 107 Avenue NW 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. There was an ongoing cockroach infestation within the unit. Live cockroaches were observed within the unit during the August 6, 2025, inspection.
- b. There was no working smoke alarm installed within the unit.
- c. The window in the East bedroom was broken and taped over. Due to the blockage of the window, egress was restricted from the bedroom.

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. There was an ongoing cockroach infestation within the unit. Live cockroaches were observed within the unit during the August 6, 2025 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 [sic] infestations”.
- b. There was no working smoke alarm installed within the unit. This is in contravention of Section 12 of the Minimum Housing and Health Standards, which states that “Smoke alarms within dwellings shall be installed between each sleeping area and the remainder of the suite and, where hallways serve the sleeping areas; the smoke alarms shall be installed within the hallway. (a) Smoke alarms shall be operational and in good repair at all times.”
- c. The window in the East bedroom was broken and taped over. Due to the blockage of the window, egress was restricted from the bedroom. 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.”
- d. A large section of the shower surround was made of a wooden material. The wooden panel did not form a tight seal with the wall/remainder of the shower surround. 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.”

- e. There were cracks along the ceiling of the washroom. 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.”
- f. The sink in the washroom was leaking. 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. The mechanical ventilation fan in the washroom was not in operation. It appeared the vent had been painted over. 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.”

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. Hire the services of a licensed pest control professional to treat the cockroach infestation within the unit and building. Retain the services of the pest control professional until such time as they indicate the infestations have been cleared. Provide copies of any reports generated by the pest control professional to Alberta Health Services (AHS) Environmental Public Health (EPH).
 - b. Install a smoke alarm between the bedrooms and the remainder of the suite. Maintain the smoke alarm in a properly operating condition.
 - c. Replace the broken window in the East bedroom. The window must provide an openable area of at least 3.8 ft² (with no dimension less than 15 inches).
 - d. Remove and replace the damaged wooden part of the shower surround. The shower surround must be made of a material that is smooth, impervious to moisture, and easy to clean. Furthermore, the shower surround must form a tight seal around the separate sections and the walls/floors (where applicable).
 - e. Repair the cracks along the ceiling of the washroom.
 - f. Repair the sink in the washroom.
 - g. Repair/replace the mechanical ventilation fan within the washroom.
2. The work referred to in paragraph 1 shall be completed by August 18, 2025.

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, August 11,
2025.

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>

Edmonton • Environmental Public Health

900, 10030 107 Street, Edmonton AB T5J 3E4

www.albertahealthservices.ca/eph.asp