

ORDER OF AN EXECUTIVE OFFICER

To: Hiu Tin, &
Chenjie Wu, &
“the Owners”

RE: Those housing premises located in Morinville, Alberta and municipally described as:
10502 100 Avenue, Plan 946Q, Block 5, Lot 10.

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. Water damage was present on the ceiling of staircase on the main floor.
- b. Water infiltration occurred approximately two months ago. Black moldlike substances were present in all basement walls. Water damage was present on walls, and baseboards of the basement. Floor was noted to be damaged in the basement.

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. Water damage was present on the ceiling of staircase on the main floor which is in contravention of **Section 1 (b) (c)** of the **Minimum Housing and Health Standards**, which states, “**Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation. Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced**”.
- b. Water infiltration occurred approximately two months ago. Black moldlike substances were present in all basement walls. Water damage was present on walls, and baseboards of the basement. Floor was noted to be damaged in the basement which is in contravention of **Section 1 (b) (c)** of the **Minimum Housing and Health Standards**, which states, “**Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation. Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced**”.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the Owners immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Investigate the source of water infiltration and remediate it.

- b. Remove and discard all moldy and water damaged absorbent building materials such as carpet, 2X2 dry wall, doors, and baseboards. Submit photographs of removed and discarded building materials and finishes to the local Environmental Public Health office.
- c. Clean and remove mold from remaining hard surfaces and ensure all surfaces and wall cavities are thoroughly dried.
- d. Repair and replace all sections with appropriate finishes (walls, baseboards, doors and floor).

2. The work referred to in paragraph 1 shall be completed by August 31, 2026.

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 St. Albert, Alberta, August 14, 2026.

Confirmation of a verbal order issued to Chenjie Wu on August 14, 2026.

Executive Officer
Alberta Health Services

If you have any questions regarding the order, contact Environmental Public Health at 1-833-476-4743 or
<https://www.albertahealthservices.ca/eph/eph.aspx>

You have the right to appeal

A person who is directly affected by a 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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<https://www.ahs.ca/eph>