

## **ORDER OF AN EXECUTIVE OFFICER CLOSED FOR TENANT ACCOMMODATION PURPOSES ORDER TO VACATE**

**To:** Vuong Van Tai Holding INC.                      Van Vuong  
          "the Owner"                                      "the Owner"

**And To:** All Occupant(s) of the following Housing premises:

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

Common Areas and Suites - 10603 107 Avenue NW Edmonton, AB T5H 4B2

**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. The heating system for the building was not in proper operation at the time of inspection. During the February 25, 2025 inspection of the building, the temperature within Suite 402 was measured as 8°C, the temperature within Suite 407 was measured as 14°C, the temperature within Suite 312 measured as 13°C, and the temperature within Suite 310 measured as 10°C.
- b. There was no water supplied to the individual units. The kitchen faucet within Suite 402 did not provide any water when turned to an open position.
- c. There was evidence of large-scale water leaks within the building. A water leak within Suite 410 had resulted in significant water damage to the walls, floors, and ceilings of Suites 310, 210, and the common area carpets of the 2<sup>nd</sup> floor.
- d. The building was experiencing a cockroach infestation. During the February 4, 2025 inspection of the building, cockroaches were observed in the common area hallways and stairwells, as well as within the following Suites: 201, 202, 203, 204, 205, 206, 209, 210, 212, 301, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411 and 412.
- e. There was evidence of an ongoing mouse infestation within the building. During the February 4, 2025 inspection of the building, mice droppings were observed within Suites 211 and 312 as well as below the West stairwell.
- f. The front door lock, panels, jamb and frame were in significant disrepair. As a result, it was not possible to properly secure the building.
- g. Several of the unit doors and surrounding jambs/frames had been damaged. Due to the damages, the doors were not capable of being secured. This included the doors/frames for Suites: 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 301, 302, 303, 304, 307, 310, 311, 312, 401, 403, 404, 405, 407, 409, 411, and 412.
- h. The common area hallways and stairwells were not maintained in a clean and sanitary condition.

- i. Several of the walls in the common area hallways and stairwells were in disrepair or had been very poorly repaired.
- j. Several of the ceiling tiles throughout the common area hallways were in disrepair or missing.

**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. The heating system for the building was not in proper operation at the time of inspection. During the February 25, 2025 inspection of the building, the temperature within Suite 402 was measured as 8°C, the temperature within Suite 407 was measured as 14°C, the temperature within Suite 312 measured as 13°C, and the temperature within Suite 310 measured as 10°C. This is in contravention of Section 8(a) of the Minimum Housing and Health Standards, which states that “All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of ; (i) at least 22°C(71°F), or (i) maintained at a temperature of at least 22°C(71°F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.”
- b. There was no water supplied to the individual units. The kitchen faucet within Suite 402 did not provide any water when turned to an open position. This is in contravention of Section 9 of the Minimum Housing and Health Standards, which states that “Every building used in whole or in part, as housing premises must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants.”
- c. There was evidence of large-scale water leaks within the building. A water leak within Suite 410 had resulted in significant water damage to the walls, floors, and ceilings of Suites 310, 210, and the common area carpets of the 2<sup>nd</sup> floor. This is in contravention of Sections 1(c) and 6 of the Minimum Housing and Health Standards, which state that “Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced. “, and furthermore that, “Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. (a) 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) Adequate water volume and pressure shall be provided to ensure the proper operation and flushing of all fixtures. (c) All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.”
- d. The building was experiencing a cockroach infestation. During the February 4, 2025 inspection of the building, cockroaches were observed in the common area hallways and stairwells, as well as within the following Suites: 201, 202, 203, 204, 205, 206, 209, 210, 212, 301, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411 and 412. This is in contravention of Section 16(a) of the Minimum Housing and Health Standards, which states that “The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings

- are maintained in a clean and sanitary condition. (a) The owner shall ensure that the housing premises are free of insect and rodent [*sic*] infestations”.
- e. There was evidence of an ongoing mouse infestation within the building. During the February 4, 2025 inspection of the building, mice droppings were observed within Suites 211 and 312 as well as below the West stairwell. This is in contravention of Section 16(a) of the Minimum Housing and Health Standards, which states that “The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition. (a) The owner shall ensure that the housing premises are free of insect and rodent [*sic*] infestations”.
  - f. The front door lock, panels, jamb and frame were in significant disrepair. As a result, it was not possible to properly secure the building. This is in contravention of Sections 1(c) and 3(a) of the Minimum Housing and Health Standards, which state that “Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”, and furthermore that, “Exterior windows and doors shall be capable of being secured.”
  - g. Several of the unit doors and surrounding jambs/frames had been damaged. Due to the damages, the doors were not capable of being secured. This included the doors/frames for Suites: 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 301, 302, 303, 304, 307, 310, 311, 312, 401, 403, 404, 405, 407, 409, 411, and 412. This is in contravention of Sections 1(c) and 3(a) of the Minimum Housing and Health Standards, which state that “Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”, and furthermore that, “Exterior windows and doors shall be capable of being secured.”
  - h. The common area hallways and stairwells were not maintained in a clean and sanitary condition. This is in contravention of Section 16 of the Minimum Housing and Health Standards, which states that “The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition.”
  - i. Several of the walls in the common area hallways and stairwells were in disrepair or had been very poorly repaired. 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.”
  - j. Several of the ceiling tiles throughout the common area hallways were in disrepair or missing. 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.”

**AND WHEREAS**, by virtue of the foregoing, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

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

1. That the occupants vacate the above noted premises on or before February 25, 2025.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:

- a. Conduct repairs to the heating system of the building to ensure it is capable of providing an internal temperature of at least 22°C to each suite.
  - b. Hire the services of a journeyman plumber to inspect and conduct appropriate repairs to the water system of the building. The system must provide water to each suite while preventing large-scale leaks. Provide a copy of a report generated by the journeyman plumber to Alberta Health Services (AHS) Environmental Public Health (EPH) as to the plumber's findings and associated repairs conducted to the system.
  - c. Hire the services of a licensed pest control professional to treat the cockroach and mouse infestations in the building. Provide copies of any reports generated by the licensed pest control professional to AHS EPH.
  - d. Remove and replace any damaged components of the main entrance (front) door for the building, including: the door frame, jamb, panels, and lock.
  - e. Remove and replace any damaged components of the entrance doors to the individual suites. This includes replacement of any damaged locks, doors, jambs, frames, or any other component that will impact the security of the unit.
  - f. Clean the common area hallways and stairwells. Maintain the common area hallways and stairwells in a clean and sanitary condition.
  - g. Repair any damaged walls in the common hallways and stairwells.
  - h. Remove and replace any poorly repaired walls along the common area hallways and stairwells.
  - i. Replace any of the damaged or missing ceiling tiles along the common area hallways.
3. 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.

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, February 26, 2025.

Confirmation of a verbal order issued to Van Vuong on February 25, 2025.

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>

---

Edmonton • Seventh Street Plaza • Environmental Public Health

900 North Tower, 10030 107 Street NW, Edmonton, Alberta Canada T5J 3E4

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