

ORDER OF AN EXECUTIVE OFFICER

To: Vuong Van Tai Holding Inc. Van Vuong
 "the Owner" "the Owner"

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
 10603 107 Avenue NW

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:

Suite 201

- a. The bathroom walls were damaged in places and further finishing was required.

Suite 202

- b. The smoke alarm was not operational.
- c. There was water damage noted along the ceiling in the laundry room.
- d. The bedroom closet door was damaged.
- e. A bedroom door was cracked and damaged.

Suite 203

- f. The bathroom baseboards were water damaged in places.
- g. There was lint noted in the laundry dryer vent, which is a fire hazard.
- h. Cockroaches were noted in the kitchen area.
- i. There was no smoke alarm mounted in the suite.
- j. The bathroom door was in disrepair and broken in places.

Suite 204

- k. There were exposed wires noted in the closet.
- l. There was lint noted in the laundry dryer vent, which is a fire hazard.

Suite 205

- m. An electrical plug in the living room was in disrepair and required replacement.
- n. A kitchen cabinet drawer was in disrepair and was screwed shut.

Suite 206

- o. There were baseboards by the kitchen that were in disrepair.
- p. The wall behind the laundry machine was in disrepair and water damaged.
- q. There were mouse droppings noted in the furnace/air conditioning room.

Suite 207

- r. The casings around the top of the bathtub surround were water damaged.
- s. The shower nozzle sprays onto unprotected casings at the top of the bathtub surround.
- t. The smoke alarm was not operational.

Suite 208

- u. The kitchen laminate was torn in places.
- v. There was lint noted in the laundry dryer vent, which is a fire hazard.
- w. A bathroom vanity door was missing.

Suite 209

- x. Wall finishes were damaged in places throughout the suite.
- y. The carpet was very worn and damaged in places.
- z. The smoke alarm was not properly operational: it was wrapped in a garbage bag and was falling off its mount.

Suite 210

- aa. There was a buildup of lint noted in the laundry room dryer vent, which is a fire hazard.
- bb. A portion of living room ceiling by the sprinkler appeared to be water damaged.

Suite 211

- cc. There was a hole in the wall by the front entrance.
- dd. The general sanitation noted in the suite was poor.
- ee. The bathroom ceiling was water damaged in places.
- ff. An insect screen was missing from a bedroom window.

Suite 212

- gg. The cable jack outlet was missing its protective cover.
- hh. There was unfinished drywall noted in places in the suite.
- ii. A bedroom window was cracked.

Suite 301

- jj. The carpet was stained in several places.
- kk. There were mouse droppings noted in the furnace/air conditioning room.
- ll. The door jamb of the suite door was in disrepair.
- mm. The area around the front doorknob required further finishing as unfinished wood was exposed.

Suite 302

- nn. The wall and baseboard behind the toilet were water damaged.

Suite 303

- oo. There was a hole in the wall by the front entrance.

Suite 304

- pp. The carpet was badly stained throughout the suite.
- qq. There were mouse droppings noted in the furnace/air conditioning room.
- rr. The bottom right corner of the SW bedroom windowsill had been melted and was in disrepair.

Suite 306

- ss. The carpet was damaged in places and had holes in it.
- tt. The plumbing underneath the kitchen sink was leaking.
- uu. A bedroom window did not lock.

Suite 307

- vv. The refrigerator was leaking.
- ww. Insect screens were missing from openable windows.

Suite 308

- xx. There were mouse droppings noted within the suite.
- yy. The front entrance door jamb was in disrepair.

Suite 309

- zz. The wall around the Furnace/AC unit was damaged.
- aaa. The kitchen linoleum was in disrepair, with tears/holes in it.
- bbb. The laundry washer was in disrepair: the front panel was falling off.
- ccc. There were mouse droppings noted in the suite.

Suite 310

- ddd. The carpet was stained and damaged in places.
- eee. The kitchen linoleum was in disrepair, with holes noted in it.
- fff. There were mouse droppings noted in the furnace/air conditioning room.

ggg. The smoke alarm was not secured to the mount.

Suite 312

hhh. There were mouse droppings noted in the furnace/air conditioning room.

Suite 401

iii. The windowsill in the left bedroom was in disrepair.

jjj. The windowsill in the right bedroom was water damaged.

kkk. A bathroom vanity door was falling off its hinges.

Suite 402

lll. The linoleum flooring was in disrepair, and unfinished concrete was exposed in the kitchen.

mmm. The carpet was in disrepair and filthy.

nnn. The trim around the entrance door was damaged.

ooo. A kitchen cupboard door was missing.

ppp. The entrance door was difficult to open and close, obstructing egress.

qqq. There was no smoke alarm installed.

rrr. There was water staining noted along the ceiling and wall in places.

sss. One of the bedroom doors was damaged, with a crack and hole noted.

ttt. There was a windowless room adjacent to the kitchen that was being used as a bedroom and did not have adequate ventilation.

Suite 403

uuu. There were multiple stains noted on the carpet of the left bedroom.

Suite 404

vvv. There was water damage present along the ceiling in the bedroom.

www. There was a strong mould/mildew odour in the in the suite.

xxx. There was mould and water damage noted on the wall behind the bathroom vanity.

Suite 406

yyy. The ceiling was in disrepair in places.

zzz. There was an accumulation of lint around the laundry machine in the laundry closet.

Suite 407

aaaa. The carpeting was heavily stained.

bbbb. The refrigerator was not operational, and its handle was loose and falling off.

cccc. The smoke alarm was detaching from the ceiling mount.

dddd. There was hole present at the suite entrance around the door frame.

Suite 408

eeee. The windowsill in the left bedroom was in disrepair.

Suite 409

ffff. The baseboard behind the toilet was water damaged.

Suite 410

gggg. The casings around the bedroom and bathroom doors were damaged.

hhhh. There was a hole noted in the wall.

iiii. The carpet was heavily stained and soiled.

jjjj. There was an accumulation of lint around the laundry machine in the laundry closet.

Suite 411

kkkk. The linoleum flooring was damaged: it was torn at the suite entrance and there was a hole in the kitchen area.

llll. The casing around the bathroom was missing.

mmmm. There was an accumulation of lint around the laundry machine in the laundry closet.

nnnn. The middle bedroom door was torn off its hinges.

oooo. The insect screen in the left bedroom window was missing.

Common Area

pppp. The transfer strip on the second floor was rotted and damaged (near the elevator).

qqqq. The front (North) stairwell was not maintained in a sanitary condition in the basement area: there was a distinct urine/ammonia odour noted.

rrrr. There was a syrup-like substance spayed along the walls and steps of the stairwell by the second and third floors.

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. Items [c, d, e, j, n, w, bb, kk, ll, mm, rr, yy, iii, jjj, kkk, ooo, rrr, sss, vvv, xxx, eeee, nnnn] were in contravention of section III(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.
- b. Item [ii] was in contravention of section III(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.
- c. Items [ff, ww, oooo] were in contravention of section III(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.
- d. Item [uu] was in contravention of section III(3)(a) of the Minimum Housing and Health Standards which states that: Exterior windows and doors shall be capable of being secured.
- e. Item [ttt] was in contravention of section III(4)(i) of the Minimum Housing and Health Standards which states that: All rooms used for sleeping shall be provided with: (a) an openable window area of 0.28m² (3.0ft²); or (b) mechanical ventilation in conformance with the requirements of the Alberta Building Code.
- f. Items [a, f, o, p, r, u, x, y, cc, ee, hh, jj, nn, oo, pp, ss, zz, aaa, ddd, eee, ll, mmm, nnn, uuu, yyy, aaaa, dddd, ffff, gggg, hhhh, iii, kkkk, ll, ppp] were in contravention of section III(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. (a) 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. (b) 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.
- g. Items [s, tt] were in contravention of section IV(6) of the Minimum Housing and Health Standards which states 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.

- h. Items [k, m, gg] were in contravention of section IV(11) of the Minimum Housing and Health Standards which states that: Every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
- i. Items [b, i, t, z, ggg, qqq, cccc] were in contravention of section IV(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.
- j. Items [vv, bbbb] were in contravention of section IV(14)(a)(iv) of the Minimum Housing and Health Standards which states that: a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C. (40 degrees F).
- k. Items [qqqq, rrrr] were in contravention of section V(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.
- l. Items [h, q, qq, xx, ccc, fff, hhh] were in contravention of section V(16)(a) of the Minimum Housing and Health Standards which states that: (a) The owner shall ensure that the housing premises are free of insect and rodent infestations; and (i) all situations requiring the application of pesticides must be applied in accordance with the Environmental Protection and Enhancement Act and regulation; and (ii) whenever a pesticide is applied in a dwelling, the occupant shall be notified in accordance with the latest edition of the Environmental Code of Practice for Pesticides published by Alberta Environmental Protection. (iii) it is the occupants responsibility to allow access in accordance to the Residential Tenancy Act to do whatever is necessary to ensure the dwelling unit is ready for pesticide application.
- m. Items [g, l, v, aa, dd, bbb, ppp, jjjj, www, zzz, mmmm] were in contravention of section 5(2) of the Housing Regulation (AR 173/99) which states that: No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.

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. Repair or replace all damaged material listed including water-damaged ceilings, damaged doors, damaged cabinetry, and damaged door jambs.
 - b. Repair or replace all damaged finishes including damaged flooring (linoleum, carpeting), damaged walls and damaged baseboards and casings. Ensure 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. Ensure bathrooms have walls and floors that are smooth, non-absorbent to moisture and easy to clean. Ensure that kitchens have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
 - c. Repair or replace the cracked window in Suite 212.
 - d. Ensure all operable windows are supplied with an insect screen.
 - e. Ensure all windows and doors are capable of being secured.

- f. Ensure that sleeping rooms have adequate ventilation or do not allow windowless storage rooms to be used for as bedrooms.
- g. Repair the shower fixture in Suite 207.
- h. Repair the kitchen plumbing in Suite 306.
- i. Repair the noted electrical violations so that outlets, switches and fixtures are properly installed and shall be maintained in a good and safe working condition.
- j. Ensure that all occupied suites have installed operational smoke alarms.
- k. Repair or replace the leaking refrigerator in Suite 307.
- l. Repair or replace the inoperable refrigerator in Suite 407.
- m. Address and clean the basement landing of the front (North) stairwell so that it is adequately sanitary.
- n. Ensure that the walls and steps of the stairwell by the second and third floors are cleaned and are adequately sanitary.
- o. Hire a licensed pest control professional to treat the cockroach and mouse infestations. Provide copies of any reports generated by the licensed pest control professional to this office (i.e. Alberta Health Services Environmental Public Health).
- p. Ensure that the laundry dryer vents and laundry closets are free of accumulations of lint and dust and properly attached to the dryer, as this can be a fire hazard.
- q. Ensure that the sanitation in Suite 211 is improved so as not to create a nuisance to neighboring suites.
- r. Repair or replace the laundry washer in Suite 309.
- s. Repair or replace the door to Suite 402 so that its operation is not hindered.
- t. Hire a qualified contractor to assess Suite 404 for water damage and mould.
- u. Ensure any water damage and mould in Suite 404 have been removed, including the behind the bathroom vanity. Provide documentation to this office (ie. Alberta Health Services Environmental Public Health).
- v. Hire a qualified contractor to assess the roof for leaks and general condition. Repair as necessary. Provide documentation to this office (ie. Alberta Health Services Environmental Public Health).

2. The work referred to in paragraph 1 shall be completed by:

- April 27, 2023 (Items j, m, n, s)
- May 4, 2023 (Items e, l, h)
- May 11, 2023 (c, d, g, i, k, o, p, q, t)
- June 11, 2023 (Items a, b, r, u, v)
- July 11, 2023 (Item f)

Units that are vacant should remain vacant until all repairs are completed, and a re-inspection has been conducted by Alberta Health Services Environmental Public Health. If a suite within the building becomes vacant, the above-mentioned timelines may not apply with the exceptions of addressing the mould/water damage in Suite 404 and pest control issues. Please ensure suites remains unoccupied until such time as a re-inspection is conducted by Alberta Health Services Environmental Public Health.

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 20, 2023

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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www.albertahealthservices.ca/eph.asp