

**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:
207 – 10603 107 Avenue NW Edmonton, AB T5H 0W5

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 unit was not in operation at the time of inspection. The tenant of the unit indicated the heat had not worked since at least January 2024. The furnace within the unit was cold and did not appear to be functioning properly. Heating within the unit was being supplied by space heaters (purchased and installed by the tenant).
- b. The casing and trim surrounding the front door were damaged. The upper portion of the door casing was loose in the frame and could be moved by hand while the door was in an open position.
- c. The window in the lefthand bedroom was not secured within the frame. When unlocked, the window was loose within the frame and stood a risk of falling out.

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 unit was not in operation at the time of inspection. The tenant of the unit indicated the heat had not worked since at least January 2024. The furnace within the unit was cold and did not appear to be functioning properly. Heating within the unit was being supplied by space heaters (purchased and installed by the tenant). This is in contravention of Sections (a) and (c) of the Minimum Housing and Health Standards, which state 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.", and furthermore that, "Cooking appliances and portable

space heaters shall not be used as the primary source for the required heat to a habitable room.”

- b. The casing and trim surrounding the front door were damaged. The upper portion of the door casing was loose in the frame and could be moved by hand while the door was in an open position. This is in 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.”
- c. The window in the lefthand bedroom was not secured within the frame. When unlocked, the window was loose within the frame and stood a risk of falling out. This is in contravention of Section 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.”

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 April 12, 2024.
2. 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 competent, registered HVAC repair technician to assess the heating system within the unit. Provide a copy of the report from the technician to Alberta Health Services Environmental Public Health (AHS EPH). Conduct repairs to the system in accordance with the above-mentioned technician’s recommendations.
 - b. Remove the damaged portions of the door casing and trim for the front door to the unit. Repair/replace the missing materials to ensure the door casing is maintained in good repair and allows for a tight seal with the door.
 - c. Repair the window in the lefthand bedroom to ensure it forms a tight seal with the frame and moves properly within the window track.
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, March 11, 2024.

Confirmation of a verbal order issued to Van Vuong on March 8, 2024.

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
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

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www.albertahealthservices.ca/eph.asp