

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:

 306 – 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. There was an ongoing cockroach infestation within the unit.
- b. The refrigerator within the unit was not maintained in proper, operating condition. The temperature within the main component of the refrigerator measured 17°C. The back panel of the refrigerator was missing. There was an accumulation of ice along the back and bottom of the refrigerator.

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. 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."
- b. The refrigerator within the unit was not maintained in proper, operating condition. The temperature within the main component of the refrigerator measured 17°C. The back panel of the refrigerator was missing. There was an accumulation of ice along the back and bottom of the refrigerator. This is in contravention of Section 14(a)(iv) of the Minimum Housing and Health Standards, which states that "(a) Every housing premises shall be provided with a food preparation area, which includes:...(iv) 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°F)."
- c. There was no lock present on the window in the righthand bedroom. This is in contravention of Section 3(a) of the Minimum Housing and Health Standards, which states that "Exterior windows and doors shall be capable of being secured."
- d. The carpet within the unit was significantly stained and torn. 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."
- e. There was an accumulation of lint present around the dryer machine. This is in contravention of Section 5(2) of the Alberta 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.”

- f. The following building materials were damaged: the front door to the suite (which was damaged), the door handle along the front door (which was loose and damaged), the cupboard below the kitchen sink (which was water damaged), and the bathroom doorknob (which was loose and damaged). 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.”
- g. The openable windows within the unit were not fitted with insect screens. This is in contravention of Section 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.”
- h. The window in the lefthand bedroom was loose and did not form a tight seal with the frame. 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.”

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 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. Repair or replace the refrigerator to ensure it is capable of maintaining a temperature 4 degrees Celsius or less. Ensure the refrigerator is maintained in proper, operating condition.
 - c. Install a lock on the openable window in the righthand bedroom.
 - d. Remove and replace the carpet within the unit.
 - e. Clean the lint within the laundry room. Ensure the dryer unit is venting properly.
 - f. Replace the following building materials: the front door to the suite, the door handle for the front door, the door handle for the bathroom.
 - g. Repair the cupboard below the kitchen sink.
 - h. Install insect screens on the openable windows within the suite.
 - i. Repair the window in the lefthand bedroom to ensure it forms a tight seal with the frame.
2. The work referred to in paragraph 1(a., b., c., e., h., i.) shall be completed by April 5, 2024.
The work referred to in paragraph 1(d., f., g.) shall be completed by April 26, 2024.

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 27, 2024.

Confirmation of a verbal order issued to Van Vuong on March 27, 2024.

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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RE: Those premises located in Edmonton, Alberta and municipally described as: 306 – 10603 107 Ave NW Edmonton AB T5H 0W5

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