

**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:
405 – 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. A lock and doorknob for the front door of the unit were missing.
- b. The following building materials were damaged at the time of inspection: the bathroom door was broken and being held together in places by tape; the right bedroom door was broken; the left bedroom door was broken.
- c. The walls were in disrepair in places with holes and/or missing paint.
- d. The refrigerator temperature was not in proper working order: the seal on the freezer was broken; the internal refrigerator temperature was measured at 9 degrees Celsius, and it was on the coldest setting.
- e. One of the kitchen cabinet doors was partially broken off and the kitchen drawer front beside the stove was 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. A lock and doorknob for the front door of the unit were missing. 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".
- b. The following building materials were damaged at the time of inspection: the bathroom door was broken and being held together in places by tape; the right bedroom door was broken; the left bedroom door was broken. 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 walls were in disrepair in places with holes and/or missing paint. 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. (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.”

- d. The refrigerator temperature was not in proper working order: the seal on the freezer was broken; the internal refrigerator temperature was measured at 9 degrees Celsius, and it was on the coldest setting. This is in contravention of Section 14(a)(iv) of the Minimum Housing and Health Standards, which states that “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 degrees F).
- e. One of the kitchen cabinet doors was partially broken off and the kitchen drawer front beside the stove was missing. This is in contravention of Section 14(a)(ii) of the Minimum Housing and Health Standards, which states that “Every housing premises shall be provided with a food preparation area, which includes:... (ii) cupboards or other facilities suitable for the storage of food”.

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. Install and maintain a properly functioning lock and doorknob on the front door of the unit.
 - b. Replace the damaged building materials listed above, including: The bathroom door, the right bedroom door, and the left bedroom door.
 - c. Repair the walls within the unit to ensure they are smooth, impervious to moisture, and easy to clean.
 - d. Repair/replace the refrigerator so that the refrigerator is in good repair and capable of maintain a temperature of 4 degrees Celsius.
 - e. Repair/replace the broken kitchen cabinet door.
 - f. Repair/replace the kitchen drawer with the missing drawer front.
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 12, 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>

Order of an Executive Officer – Closed for Tenant Accommodation – Order to Vacate

RE: The premises located in Edmonton, Alberta and municipally described as: 405 – 10603 107 Avenue NW Edmonton, AB T5H
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