

## **ORDER OF AN EXECUTIVE OFFICER**

**To:** Canh Thanh An (owner)  
Felicia Janvier (property manager)

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
10616 107 Street NW, Edmonton, Alberta, T5H 2Y7

**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:

**1. Common Area**

- a. Interior stair guards were too low at 34 and 34.5 inches high, and the space between balusters were too wide at 4 1/2 inches.
- b. Ornamental components on the interior staircase guardrail and the top of the common area guardrail may facilitate climbing.
- c. South common area window does not lock.
- d. South common area window was missing two panes of glass.
- e. Insect screen was missing on the window in the south stairwell and on the window in the north stairwell.
- f. A glass pane at the south entrance was cracked.

**2. Suite 101**

- g. Insect screens were missing from the openable windows.

**3. Suite 102**

- h. Part of the finish above the bathroom electrical outlet was not smooth and easily cleanable.
- i. Watertight joint was missing on the back right corner of the of the bathroom sink.
- j. Area under the kitchen sink was not easily cleanable and in good repair.
- k. Insect screens were missing on the openable windows.

**4. Suite 201**

- l. Screws were missing from the bathroom light switch cover.
- m. Bedroom window lock was broken in the south bedroom.

**5. Suite 202**

- n. Locks were broken on the south bedroom window and on the north common area window.
- o. Insect screen was missing on the openable windows in the bedrooms and kitchen.
- p. Crack was noted near the bottom of a pane of glass in the south bedroom.

**6. Suite 301**

- q. Paint was peeling from the SW bedroom window frame.

- r. The SE bedroom window was unable to be locked.
- s. Insect screens were missing from the openable windows (e.g., kitchen, SE bedroom, SW bedroom).

**7. Suite 302**

- t. The top electrical outlet in east bedroom was damaged and requires replacing.
- u. Locks were missing from the bedroom windows.
- v. South bedroom insect screen had gaps on the side and a hole.
- w. Insect screen was missing on the east bedroom window.
- x. Patio insect screen was ripped.

**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 e, g, k, o, s, v, w and x are 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.
- b. Items a and b are in contravention of Section 3 (c)(i) of the Minimum Housing and Health Standards which state that guards shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.
- c. Items c, m, n, r and u are 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. Item d is in contravention of Section 2(b)(iii) of the Minimum Housing and Health Standards which states that in housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer.
- e. Items f and p are 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.
- f. Items h, i, j and q are 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. Section 5(a) of the Minimum Housing and Health Standards states that 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. Section 5(b) of the Minimum Housing and Health Standards s 5(b) states that rooms and sections of rooms that are used for food preparation and cooking shall have floors constructed of materials which do not provide harborage to dirt, grease, vermin and bacteria and that are easily kept clean.
- g. Item l and t are in contravention of Section 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.

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. Ensure that insect screens are present on the openable windows. Ensure that the bedroom windows are in good repair and are supplied with effective and easily removable insect screens.
  - b. Ensure the interior guardrail complies with the requirements of the Alberta Building Code.
  - c. Ensure locks are present for all the openable windows.
  - d. Ensure windows throughout the premises are in good repair and protect against cold through double glazing.
  - e. Ensure that Section 5 of the Minimum Housing and Health Standards is complied with
  - f. for the finishes throughout the rental dwelling.
  - g. Ensure the light switch cover is secured in place.
  - h. Ensure the electrical outlet in the east bedroom of suite 302 is in good repair and is in safe working condition.
  
2. The work referred to in paragraph 1 shall be completed by May 19, 2022.

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, 2022

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](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 Alberta Health Services at 780-342-0122 or by contacting the Public Health Appeal Board.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or [www.qp.gov.ab.ca](http://www.qp.gov.ab.ca).

Health Legislation and regulations are available for purchase. Please contact Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or [www.qp.gov.ab.ca](http://www.qp.gov.ab.ca).

Copies of standards are available by contacting the Health Protection Branch of Alberta Health at 780-427-4518 or by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

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[www.albertahealthservices.ca/eph.asp](http://www.albertahealthservices.ca/eph.asp)