

ORDER OF AN EXECUTIVE OFFICER

To: “the Owner(s)”
Chu Property Holding Edmonton Chapter Two Inc.
Hao Chung Chu (Jones)
Chenji Wu (Jack)

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
10711 104 Street 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:

Common Areas

- a. There was a large hole in the wall at the front (west) second floor stair landing.
- b. The balconies were in disrepair in places, with rotting and/or damaged material.
- c. The exterior guard by the back (east doors) had gaps between balusters that were greater than 4 inches.
- d. A window pane by the back (east) stairwell landing was cracked.
- e. A portion of basement hallway lighting was too dark.
- f. There was evidence of cockroaches in various suites throughout the building.

Suite 1

- g. There was evidence of water damage on the bathroom ceiling.
- h. The living room flooring was damaged in places.
- i. The kitchen sink backsplash was damaged.
- j. The kitchen countertop finish was worn and peeling in places.
- k. The living room window was boarded.
- l. There was evidence of a cockroach infestation.
- m. The bathroom ventilation fan was not operational.
- n. The smoke alarm was missing.

Suite 3

- o. The bathroom wall under the showerhead was damaged.
- p. The joints between the bathtub and the surround require further sealing in places.
- q. The joints between the bathroom sink vanity and the walls require further sealing in places.
- r. Insect screens were missing from several openable windows.

Suite 4

- s. The joints between the bathtub and the surround require further sealing in places.
- t. The bedroom and dining room windows were not capable of being secured.
- u. The smoke alarm was missing.
- v. The bedroom window insect screen was missing.

Suite 6

- w. The bathroom ceiling was in disrepair with peeling paint and mould noted.
- x. The front right stove burner was not properly operational.

- y. The dining room window was not capable of being secured.
- z. The patio door was not capable of being secured.
- aa. The bedroom balcony access did not close/lock properly.
- bb. There was evidence of a cockroach infestation.
- cc. The bathroom fan was not properly operational.

Suite 7

- dd. The finishes were in disrepair in places including: the baseboards were missing from the hallway; wall finishes were in disrepair; window casing in SW bedroom was missing in places; bathroom baseboards and wall was water damaged by bathtub; there were gaps in the plank flooring.
- ee. The joints between the bathtub and its surround required resealing in places.
- ff. The kitchen sink cupboard door was falling off its hinges.
- gg. The kitchen sink faucet was in disrepair and the handle was loose.
- hh. The patio door was in disrepair and was not capable of being secured.
- ii. The smoke alarm was missing.
- jj. A bedroom window pane was broken.
- kk. Insect screens were missing from several openable windows.

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. Condition [ff] was 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. Conditions [d, k, jj] were 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. Conditions [r, v, kk] 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. Condition [y, z, aa, hh] 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. Conditions [b, c] were in contravention of section III(3)(c) of the Minimum Housing and Health Standards which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.
- f. Conditions [a, g, h, i, o, p, q, s, w, dd, ee] 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. Condition [gg] was in contravention of section IV(6)(a) 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.
- h. Conditions [m, cc] were in contravention of section IV(7)(c) of the Minimum Housing and Health Standards which states that: All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.
- i. Conditions [n, u, ii] 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. Condition [e] was in contravention of section IV(13) of the Minimum Housing and Health Standards which states that: Every public hallway and stairway in a housing premises with multiple dwellings shall be adequately lighted by natural or artificial light at all times, providing in all parts thereof at least 50 lux of light at each tread or floor level.
- k. Conditions [j, x] were in contravention of section IV(14)(a) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: (i) a kitchen sink that is supplied with potable hot and cold water and suitably sized to allow preparation of food, washing utensils and any other cleaning operation; and (ii) cupboards or other facilities suitable for the storage of food; and (iii) a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned; and (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).
- l. Conditions [f, l, bb] 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.

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 licensed pest control operator to conduct an inspection of the property. Provide copies of any reports generated by the licensed pest control operator to Edmonton Environmental Public Health. Follow all recommendations given by pest control company and retain a certified pesticide applicator to treat infested suites and adjacent areas as appropriate.
 - b. All windows and doors are to be repaired/replaced so that they are crack free and weatherproof.

- c. All windows and doors used for ventilation purposes are to be fitted with insect screens between the months of April 1 and October 1 of every year.
- d. All doors and windows are to be provided working locks so that they are capable of being secured.
- e. Install a working smoke alarm within each suite. Ensure smoke alarms are maintained in proper operating condition and are located between sleeping spaces and the remainder of the suite, wherever possible.
- f. Repair/replace all flooring that is cracked/damaged/torn so that it is easy to clean.
- g. Repair/replace/refinish all walls and ceilings that are cracked and damaged so that they are easy to clean.
Where ceiling and/or wall material must be removed, you must retain the services of an Environmental Consultant or Industrial/Occupational Health Hygienist to assess the conditions within the above noted premises including performing applicable sampling for asbestos containing materials. In the event asbestos is present provide Environmental Public Health with a written asbestos management/abatement plan in accordance with the Alberta Occupational Health and Safety Code for Asbestos abatement.
- h. Repair/replace all bathroom caulking and seals that no longer provide a water-tight joint so that surfaces are smooth, non-absorbent, and easy to clean. I
- i. Repair/replace all kitchen surfaces that are worn/damaged so that surfaces are smooth, non-absorbent, and easy to clean.
- j. Repair/replace all washroom fans so that each washroom contains mechanical or natural ventilation (openable window).
- k. Replace/repair all kitchen appliances that are in disrepair and/or are not working as per manufacturer's instructions.
- l. Repair/replace the kitchen sink faucet in Suite 7 so that it is in good repair.
- m. Repair/replace lighting so that all common hallways and stairwells are provided with at least 50 lux of light at each tread or floor level.
- n. Ensure distance between guardrail balusters are four inches apart or less.
- o. Repair/replace all damaged balcony flooring and ensure that all balconies are maintained in good repair.
- p. Repair/replace all damaged and rotted building materials, including doors, drywall, and baseboards.

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

- a. Items referred to in (c) and (e) to be completed by May 15, 2023.
- b. Items referred to in (a), (d), (h), (j), (k), (l), (m), and (p) to be completed by June 7, 2023.
- c. Items referred to in (b), (f), (g), (i), (n), and (o) to be completed by July 5, 2023.

In the event that a suite within the building is or becomes vacant, ensure that the suite(s) remain unoccupied until such time that a follow-up 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 13, 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>

Template revised October 13, 2022

Edmonton • Environmental Public Health

Suite 700, 10055 – 106 Street NW, Edmonton, AB T5J2Y2

www.albertahealthservices.ca/eph.asp