

ORDER OF AN EXECUTIVE OFFICER

To: “the Owner(s)”
WEISERSHAO HOLDING INC.
Hao Chung Chu (Jones)
Chenji Wu (Jack)

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
10729 108 Street NW, T5H 3A4

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 Area

- a. Weatherstripping is missing on the bottom of the back door.
- b. Water damage is present along the ceiling the hallway outside of unit 106.
- c. A number of baseboards in the laundry room are missing.
- d. Hallway lighting by suite 302 is too low.
- e. The interior common area guard height measures 37 inches at the top from the floor, and 33.5 inches along the stairs, when measured from the top of the step.
- f. The interior common area stairwell window locks are not operational throughout the building.
- g. The balcony guards throughout the premises measured 32 inches and the distance between spindles measure 5 to 7 inches (>4inches).
- h. There is a cockroach infestation in the building.
- i. The front entrance interior window is broken.

Unit 101

- j. The mechanical ventilation in the washroom is not in operation.

Unit 102

- k. Two of the plate covers for the electrical outlets in the living room are missing.
- l. The mechanical ventilation in the washroom is not in operation.
- m. Finishes throughout the suite are in disrepair. Including: the carpet in the bedroom, which is stained, the carpet near the front entrance, which is torn, and the ceiling in the living room/bedroom, which is cracked.
- n. One of the kitchen cupboard doors is missing.
- o. Sanitation for proper pest control is not occurring, there is dog feces present in the living room and bedroom.
- p. The toilet in the washroom is plugged and not in proper operating condition.
- q. There are cockroaches present within a trap adjacent to the kitchen.

Unit 103

- r. The bedroom window has security bars which are pinned shut and are not quick release for emergency egress needs.
- s. The bathtub surface is worn/missing and is no longer easy to clean.

Unit 104

- t. The surface of the kitchen cupboard below the sink is damaged. The cupboard on the right, below the sink, is broken.
- u. The seal behind the kitchen counter sink is in disrepair.
- v. The bedroom windows are not fitted with working locks and cannot be secured.
- w. There are signs of a cockroach infestation present within the unit.
- x. There are sanitation concerns with construction and pest control debris throughout the unit.

Unit 105

- y. Exposed wires are present along the wall, where the previous thermostat had been installed.
- z. A number of finishes throughout the suite are damaged. Including: The bathroom walls above the tub surround, is patched but not painted, the ceiling of the bathroom has a large hole present, the wall behind the toilet which is missing baseboards, the kitchen flooring/transition between dining room vinyl and the carpeted living room, the caulking surrounding the bathtub, and the walls throughout the apartment are patched but not painted.
- aa. The baseboard heater covers are removed/missing.
- bb. The main door to the unit is damaged.
- cc. Sanitation throughout the suite was very poor.
- dd. The interior of the cupboard below the bathroom sink is damaged.
- ee. The windows throughout the suite are broken and boarded over.

Unit 106

- ff. The finishes throughout the suite are damaged. Including: the walls throughout the unit, the backsplash behind the kitchen, and the backsplash behind the bathroom sink.
- gg. Sanitation within the suite was poor and not prepared for proper pest control to occur.
- hh. The kitchen sink faucet is dripping.
- ii. The egress window within the unit has safety bars that are locked. Due to the lock, the egress window is not easy to utilize in an emergency situation.
- jj. Building materials within the unit have evidence of damage. Including: the ceiling which is water damaged, and the bathroom door which has a hole present.
- kk. A few panes of the kitchen window are missing as a result the windows were not weatherproof.

Unit 201

- ll. There are exposed electrical wires by the front door.
- mm. There are damaged walls and ceiling finishes throughout the suite and the door frame is missing trim.
- nn. Some water is pooling in the front edge underside of the fridge.
- oo. The radiator cover in the bathroom is missing.
- pp. There is evidence of a leak under the kitchen sink.
- qq. The insect screen in the middle bedroom is not removable.
- rr. The lock on the balcony door is not functioning and the window locks on the bedroom and kitchen windows are broken.
- ss. The height of the balcony is 32 inches, and the spaces between guards exceeds 4 inches.

tt. The smoke alarm is not operation.

Unit 202

uu. There is a broken window in the unit.

Unit 203

- vv. The bathtub surround caulking is peeling and cracked.
- ww. The door frame around balcony is damaged.
- xx. The kitchen window is missing a windowpane.
- yy. Various windows in the unit are missing insect screens.

Unit 205

- zz. There are missing outlet covers.
- aaa. The bathtub caulking is peeling and damaged.
- bbb. There are various finishes damaged throughout the unit: There is a visible crack in the bathroom ceiling. The living room floor is water damaged from a previous leak. There appears to be a water stain from a previous leak in the bathroom ceiling.
- ccc. The front left stove burner is not working.
- ddd. The kitchen cabinets and handles are in disrepair.
- eee. The kitchen fridge has a damaged shelf.
- fff. Bathroom vanity is missing lightbulbs.
- ggg. The radiator cover is missing.
- hhh. The plumbing under the sink is leaking.
- iii. Various windows in the unit are missing locks.
- jjj. The smoke alarm is not in place.
- kkk. The bathroom fan cover is missing.
- lll. There are missing and broken windows throughout the unit.
- mmm. Insect screens are missing in various windows of the units.

Unit 206

- nnn. A large section of the wall paint is peeling on the dining room south wall.
- ooo. There is no lock on the bedroom window.
- ppp. There are cockroaches present in the suite. Bedbugs can also be observed in the bedroom and living furniture.
- qqq. The right faucet knob was missing from the bathtub and pliers were being used to turn on water.
- rrr. The balcony glass door was broken.
- sss. The insect screen is missing from the bedroom window.

Unit 208

- ttt. Kitchen/dining window is not lockable.
- uuu. There is ongoing evidence of cockroach infestation.
- vvv. The mechanical ventilation in the washroom is not in operation.
- www. The vanity caulking is peeling and worn.
- xxx. The kitchen/dining window is missing 1 of 4 panes of glass.
- yyy. There are missing window insect screens.

Unit 301

- zzz. Resealing of the bathtub is required.

Unit 302

- aaaa. Stove electrical outlet is not properly secured to the wall.
- bbbb. Trim around the bathroom door is missing/damaged.
- cccc. Window locks are missing on the windows in the units.
- dddd. There is evidence of a cockroach infestation in the unit.
- eeee. The surface of the bathtub is peeling and damaged.
- ffff. There is missing insect screens on the windows.

Unit 303

- gggg. Left front stove burner is not operational.
- hhhh. Cockroach infestation noted.
- iiii. The door jamb is in disrepair.
- jjjj. Temporary baseboard heater does not allow for temperature control.

Unit 304

- kkkk. Portions of the balcony floor was in disrepair/rotting.

Unit 305

- llll. The mechanical ventilation in the washroom is not operational.
- mmmm. The bedroom window is missing 2 of 4 windowpanes.

Unit 307

- nnnn. The bedroom and bathroom switch faceplates are missing.
- oooo. The caulking around the bathtub is worn and cracked.
- pppp. There are no operational smoke alarms within the units.
- qqqq. The patio door is cracked.

Unit 308

- rrrr. The caulking around the vanity and bathtub is cracked and peeling.
- ssss. There is evidence of cockroaches infestations present within the unit.
- tttt. The smoke alarm is not operational.
- uuuu. There is a missing windowpane in the bedroom window.
- vvvv. The screen door is broken.

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. Conditions (h), (q), (w), (ppp), (uuu), (dddd), (hhhh), and (ssss) are in contravention of Section 16 of the Minimum Housing and Health Standards which states, "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. (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."
- b. Conditions (a), (i), (ee), (kk), (uu), (xx), (lll), (rrr), (xxx), (mmmm), (qqqq), and (uuuu) are in contravention of Section 2(b)(i) and(ii) of the Minimum Housing and Health Standards,

which states “(i) All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof. (ii) In housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer.”

- c. Conditions (yy), (mmm), (sss), (yyy), (ffff), and (vvvv) are in contravention of Section 2(b)(iii) of the Minimum Housing and Health Standards which states, “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. Conditions (f), (v), (rr), (iii), (ooo), (ttt), and (cccc), are in contravention of Section 3(a) of the Minimum Housing and Health Standards which states, “Locking Window and Door Hardware Exterior windows and doors shall be capable of being secured”
- e. Conditions (tt), (jjj), (pppp), and (tttt) are in contravention of Section 12 of the Minimum Housing and Health Standards which states, “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.”
- f. Conditions (b), (c), (m), (s), (z), (dd), (ff), (mm), (vv), (aaa), (bbb), (nnn), (www), (zzz) (bbbb), (eeee), (oooo), and (rrrr) are in contravention of Section 5 of the Minimum Housing and Health Standards, which states “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. Conditions (j), (l), (kkk), (vvv), and (llll) are in contravention of Section 7(c) of the Minimum Housing and Health Standards, which states “All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.”
- h. Conditions (n), (t), (u), (nn), (ccc), (ddd), (eee), and (gggg) are in contravention of Section 14 of the Minimum Housing and Health Standards, which states “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°F).”
- i. Conditions (p), (hh), (pp), (hhh), and (qqq) are in contravention of Section 6 of the Minimum Housing and Health Standards, which states “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. (b) Adequate water volume and pressure shall be provided to ensure the proper operation and flushing of all fixtures. (c) All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.”

- j. Condition (k), (y), (ll), (zz), (aaaa), and (nnnn) are in contravention of Section 11 of the Minimum Housing and Health Standards, which states “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.”
- k. Conditions (r), (ii) and (qq) are in contravention of Section 3(b)(iii) of the Minimum Housing and Health Standards, which states “If the window referred in section 3(b)(i) is provided with security bars, the security bars shall be installed so they may be opened from the inside without the use of any tools or special knowledge.”
- l. Conditions (d), and (fff) are in contravention of Section 13 of the Minimum Housing and Health Standards, which states “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.”
- m. Conditions (e), (g), and (ss) are in contravention of Section 3(c) of the Minimum Housing and Health Standards, which states “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.”
- n. Conditions (o), (x), (cc), and (gg) are in contravention of Section 16(iii) of the Minimum Housing and Health Standards, which states “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.”
- o. Conditions (aa), (oo), (ggg), and (jjjj) are in contravention of Section 8(a) of the Minimum Housing and Health Standards, which states “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 ;”
- p. Conditions (bb), (jj), (ww), (iii), and (kkkk), are in Contravention of Section 1(c) of the Minimum Housing and Health Standards which states “Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”

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 infected suites.
 - 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/repaint all walls and ceilings that are cracked and damaged so that they are easy to clean.

- 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. 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 not working as per manufacturer's instructions.
- l. Repair/replace all damaged/leaking plumbing including; faucets, toilets, and pipes and ensure the final product is working as intended design.
- m. Replace all missing/damaged electrical outlet covers and faceplates. Have all exposed wiring removed/decommissioned.
- n. 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.
- o. Ensure all stairwell handrails and guardrails are 36 inches high when fall Height is less than 6 feet. Ensure all handrail and guardrails are 42 inches high when fall height is greater than 6 feet. Ensure distance between rail spokes are four inches apart or less.
- p. Ensure all balcony guard rails are 42 inches high, and that the distance between guard rails spokes are less than 4 inches.
- q. Repair/replace all heating fixtures and ensure they are in proper operating condition.
- r. 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), (n), (q), and (r), to be completed by June 5, 2023.
- c. Items referred to in (b), (f), (g), (i), (o), (p), and (s) to be completed by July 3, 2023.

In the event that a suite within the building is, or becomes vacant, ensure the suite remains unoccupied until such time as a re-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 26, 2023

Confirmation of a verbal order issued to Jones Chu on April 17, 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>

Edmonton • Environmental Public Health

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

<https://www.ahs.ca/eph>