

ORDER OF AN EXECUTIVE OFFICER

To: Hon-Zien Wong
"the Owner"

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
11219 101 Street NW, Edmonton, AB, T5G 2A4

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. The toilet and shower drain in the basement backup sewage when water is run in the bathroom on the main floor.
- b. The handrail for the stairs to the basement is cracking and not continuously graspable at the points where it is secured to the wall.
- c. The kitchen window above the sink is not able to be locked.
- d. The east-facing main floor bedroom window has an openable area of 1.85 ft² with dimensions of 20.5x13 inches. This is less than the required 3.8ft² and thus is too small for emergency egress in the event of a fire.

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. The toilet and shower drain in the basement backup sewage when water is run in the bathroom on the main floor. This is in contravention of section 6(a) of the Minimum Housing and Health Standards which states that 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. The handrail for the stairs to the basement is cracking and not continuously graspable at the points where it is secured to the wall. This is in contravention of section 3(c)(i) 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.
- c. The kitchen window above the sink is not able to be locked. 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 east-facing main floor bedroom window has an openable area of 1.85 ft² with dimensions of 20.5x13 inches. This is less than the required 3.8ft² and thus is too small for emergency egress in the event of a fire. This is in contravention of section 3(b)(ii) of the Minimum Housing and Health Standards which states that windows for emergency egress

shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15").

- e. The tiles in the main floor shower surround deteriorate when they get wet. This is in contravention of section 5(a) of the Minimum Housing and Health Standards which 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.
- f. The baseboards around the basement bathroom are water damaged from sewage overflow. 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 large bay window at the front of the house is cracked. 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.
- h. There is no window screen in the large east-facing window in the kitchen. 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.
- i. The west window screen in the northwest main floor bedroom is damaged. 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.

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 a licensed plumber to repair the plumbing system such that the basement toilet and shower drain do not back up with sewage.
 - b. Modify or replace the handrail for the stairs which lead to the basement such that it is continuously graspable, in good repair and compliant with the Alberta Building Code.
 - c. Repair or replace the locking mechanism on the kitchen window above the sink such that it can be secured.
 - d. Hire a professional contractor to replace the east-facing main floor bedroom window such that it has an openable area of at least 3.8 ft² with no dimension less than 15 inches.
 - e. Modify or replace the tiles in the main floor shower surround such that they are smooth, non-absorbent to moisture and easy to clean.
 - f. Replace all sewage-damaged baseboards in the basement.
 - g. Hire a professional contractor to repair or replace the windowpane in the large bay window at the front of the house.
 - h. Repair or replace all missing or damaged insect screens for the openable windows throughout the house.
2. The work referred to in paragraph 1 shall be completed by July 31, 2025.

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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, June 4, 2025.

Confirmation of a verbal order issued to Hon-Zien Wong on June 4, 2025.

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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Edmonton • Environmental Public Health

#900 North Tower – 10030 107 Street NW, Edmonton, AB, Canada, T5J 3E4

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