

**ORDER OF AN EXECUTIVE OFFICER  
CLOSED FOR TENANT ACCOMMODATION PURPOSES  
ORDER TO VACATE**

**To:** Joseph Phuc Hung Nguyen  
“the Owners”

Hong Minh Thi Vu Nguyen  
“the Owners”

**And To:** All Occupant(s) of the following Housing premises:

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
11618 97 Street NW, Edmonton, AB, T5G 1X9.

**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. Several electrical outlet covers and light switch covers throughout the house are missing including in the living room and by the main floor back door.
- b. Two light fixtures in the basement are hanging by wires and missing covers.
- c. The north wall of the kitchen has a hole with exposed electrical wiring protruding from it.
- d. Mold-like growth was observed on the caulking around the bathtub.
- e. The window in the northwest main floor bedroom has an openable area of 2.77 ft<sup>2</sup> with dimensions of 19x21 inches. This is less than the required 3.8ft<sup>2</sup> and thus is too small for emergency egress in the event of a fire.
- f. The window in the basement bedroom is not easily openable and appears to be less than 3.8ft<sup>2</sup>.
- g. The stairs leading to the basement do not have a handrail installed.
- h. There are no smoke alarms installed in the house.
- i. During the inspections at the premises on May 9, 2025 and April 22, 2026, there was water infiltration in the basement due to cracks in the foundation.
- j. Sections of the basement near the bottom of the stairs have a headroom clearance of 69 inches.
- k. The toilet does not appear to be functioning properly.

**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. Several electrical outlet covers and light switch covers throughout the house are missing including in the living room and by the main floor back door. This is in contravention of

section 11 of the Minimum Housing and Health Standards which states that outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.

- b. Two light fixtures in the basement are hanging by wires and missing covers. This is in contravention of section 11 of the Minimum Housing and Health Standards which states that outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
- c. The north wall of the kitchen has a hole with exposed electrical wiring protruding from it. This is in contravention of section 11 of the Minimum Housing and Health Standards which states that outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
- d. Mold-like growth was observed on the caulking around the bathtub. This is in contravention of section 5(2) of the Housing Regulation which states that no person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.
- e. The window in the northwest main floor bedroom has an openable area of 2.77 ft<sup>2</sup> with dimensions of 19x21 inches. This is less than the required 3.8ft<sup>2</sup> 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 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15”).
- f. The window in the basement bedroom is not easily openable and appears to have an area of less than 3.8ft<sup>2</sup>. 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 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15”).
- g. The stairs leading to the basement do not have a handrail installed. 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.
- h. There are no smoke alarms installed in the house. This is in contravention of section 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.
- i. During the inspection at the premises on May 9<sup>th</sup>, 2025 and April 22, 2026, there was water infiltration in the basement due to cracks in the foundation. This is in contravention of section 1(b) of the Minimum Housing and Health Standards which states that basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation.
- j. Sections of the basement near the bottom of the stairs have a headroom clearance of 69 inches. This is in contravention of section 5(2) of the Housing Regulation which states that no person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.

- k. The toilet does not appear to be functioning properly. 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.
- l. The bathroom flooring is damaged. 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.
- m. A section of the wall below the light switch in the bathroom is damaged. 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.
- n. Flooring is damaged in the kitchen near the front door. This is in contravention of section 5(b) of the Minimum Housing and Health Standards which 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 harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- o. Sections of the floorboards in the living room are separating. 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.
- p. A section of the kitchen wall where the counter meets the backsplash behind the kitchen sink is damaged and missing caulking. This is in contravention of section 5(b) of the Minimum Housing and Health Standards which 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 harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- q. The kitchen counter finish is damaged to the left of the kitchen sink and to the left of the stove. This is in contravention of section 14(a)(iii) of the Minimum Housing and Health Standards which states that every housing premises shall be provided with a food preparation area, which includes a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.
- r. Many kitchen cupboards are missing doors. 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 cupboards or other facilities suitable for the storage of food.
- s. Three of the stove top burners are not working properly. This is in contravention of section 14(a)(iii) of the Minimum Housing and Health Standards which states that every housing premises shall be provided with a food preparation area, which includes a stove that is maintained in a safe and proper operating condition.
- t. The fan in the bathroom is missing a cover and appears to not operate properly. This is in contravention of section 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.

- u. The front door and the east-facing windows in the living room are not weatherproof as gaps can be seen at the top of the windows and around the top and bottom of the door. 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.
- v. Several openable windows throughout the house are missing insect screens. 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.

**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 May 1, 2026.
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 outlet and light switch covers where they are missing throughout the house.
  - b. Properly secure the basement hanging light fixtures to the ceilings and install covers over the lights.
  - c. Remove or cover the protruding wires from the hole on the north kitchen wall, or install an electrical outlet in this space and ensure it is in good and safe working condition.
  - d. Remove all visible mold-like growth.
  - e. Modify or replace the main floor northwest bedroom and basement bedroom windows such that they are easily openable with an area of at least 3.8 ft<sup>2</sup> with no dimension less than 15 inches.
  - f. Install a handrail that complies with the Alberta Building Code for the stairs that lead to the basement.
  - g. Install functioning smoke alarms outside the bedrooms in the main floor and basement.
  - h. Repair the cracks in the basement foundation of the house such that water infiltration will be prevented in the future.
  - i. Modify sections of the ceiling in the basement such that all areas have a headroom clearance of at least 72 inches.
  - j. Repair or replace the toilet in the main floor bathroom such that it is in a proper operating condition.
  - k. Repair the damaged areas of the bathroom wall and floor.
  - l. Repair the damaged areas of the kitchen wall and floor.
  - m. Repair the damaged areas of the kitchen counter.
  - n. Repair the separating areas of the living room floor.
  - o. Install doors for all the kitchen cupboards.
  - p. Repair or replace the stove such that all burners are in a safe and proper operating condition.
  - q. Install a cover for the bathroom fan and repair it such that it provides adequate ventilation for the bathroom.

- r. Repair or replace the front door and the living room windows such that they are weatherproof.
  - s. Replace all missing insect screens for the openable windows throughout the house.
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, April 27, 2026.

Confirmation of a verbal order issued to Joseph Phuc Hung Nguyen on April 22, 2026.

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