

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

To: Rong Jie Ou Alex Wong
 "the Owner" "the Owner"

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

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

12414 85 Street NW Edmonton, AB T5B 3H2

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, in contravention of the Public Health Act and Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. The windows in the attic bedroom and basement bedroom were too small to meet emergency egress requirements. Multiple beds and bedding were present within both of these spaces.
- b. There were no working smoke alarms present within the property.
- c. The guardrail along the front entrance to the home was in disrepair. A number of the spindles along the righthand side of the guardrail were missing. The section of the guardrail adjacent to the door was loose and not secure.
- d. There were no handrails present along the two sets of stairs leading from the kitchen to the basement.
- e. The door handle/lock for the side entrance to the home was in disrepair.
- f. There were no spindles present along the guardrail in the attic space.

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 windows in the attic bedroom and basement bedroom were too small to meet emergency egress requirements. Multiple beds and bedding were present within both of these spaces. This is in contravention of Sections 3(b)(i) and 3(b)(ii) of the Minimum Housing and Health Standards, which state that "(i) For buildings of 3 storeys or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge. (ii) Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15")."

- b. There were no working smoke alarms present within the property. 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. (a) Smoke alarms shall be operational and in good repair at all times.”
- c. The guardrail along the front entrance to the home was in disrepair. A number of the spindles along the righthand side of the guardrail were missing. The section of the guardrail adjacent to the door was loose and not secure. 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.”
- d. There were no handrails present along the two sets of stairs leading from the kitchen to the basement. 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.”
- e. The door handle/lock for the side entrance to the home was in disrepair. This was 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.”
- f. There were no spindles present along the guardrail in the attic space. 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.”
- g. The following finishes were damaged at the time of inspection: the flooring at the front entrance to the home (which was worn and no longer smooth), the flooring within the kitchen (which was no longer smooth and easy to clean), the walls within the kitchen (which had holes present), the walls and floor within the main floor East bedroom (which had holes present), the walls along the basement stairwell (which had large holes present), the seal between the bathtub and the floor of the main floor bathroom (which was missing in sections), and the ceiling along the attic bedroom (which was damaged and missing large sections of the drywall). This is in contravention of Section 5 of the Minimum Housing and Health Standards, which states that “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.”
- h. A number of the kitchen cabinet and cupboard doors were damaged. The countertop within the kitchen was damaged. This is in contravention of Sections 14(a)(ii) and 14(a)(iii) of the Minimum Housing and Health Standards, which state that “(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”.

- i. The front panel of the oven was missing. This is in contravention of Section 14(a)(iv) of the Minimum Housing and Health Standards, which states that “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).”
- j. The cover for the mechanical ventilation fan in the washroom was missing. This is in contravention of Section 5(2) of the Alberta Housing Regulation (AR 173/99), 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 faucet along the main floor bathroom handwash sink was in disrepair. This is in contravention of Section 6(c) of the Minimum Housing and Health Standards, which states that “All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.”
- l. The door to the East bedroom was significantly damaged. There were large holes present. 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.”
- m. One of the windows in the attic bedroom was missing the lower half of the window. 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.”

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 July 11, 2025.
- 2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Replace at least one window within the basement and attic spaces that conforms to emergency egress requirements. The window must provide an unobstructed opening of at least 3.8 ft² (with no dimension less than 15 inches).
 - b. Install working smoke alarms between the bedrooms and the remainder of the suite. Ensure the smoke alarms are maintained in proper, operating condition.
 - c. Install guardrails and handrails along each set of stairs throughout the home. Ensure the handrails conform to the Alberta Building Code Standards.
 - d. Replace the door handle/lock for the side door of the home.
 - e. Repair the damaged finishes throughout the home, including: the flooring within the front entrance hallway of the home, the flooring within the kitchen, the walls within the kitchen, walls and floors within the East (main floor) bedroom, the walls along the basement stairwell, the missing seal between the main floor bathtub and flooring, and the ceiling along the attic bedroom.

- f. Replace the damaged kitchen cabinet doors, cupboard doors, and kitchen countertop.
 - g. Replace the front panel of the oven.
 - h. Replace the cover for the mechanical ventilation fan (main floor washroom).
 - i. Replace the damaged faucet in the main floor washroom.
 - j. Remove and replace the damaged door to the main floor, East bedroom.
 - k. Replace the missing window pane in the attic space.
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, June 27, 2025.

Confirmation of a verbal order issued to Alex Wong on June 26, 2025.

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
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>