

ORDER OF AN EXECUTIVE OFFICER

To: 2613362 Alberta Ltd. Jon Ho Sun Lin Bryan Lo
"the Owner" "the Owner" "the Owner" "the Owner"

Steven Wu
"the Owner"

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

15951 106A Avenue NW Edmonton, AB T5P 0X5

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. There was a significant sewage back-up occurring within the laundry room at the time of inspection. ~2-4 inches of sewage was observed along the floor of the laundry room.
- b. The windows in the basement bedrooms were too small to meet emergency egress requirements. Furthermore, the security bars present along the windows were fitted with padlocks.
- c. There were no guardrails present along the front steps of the home.
- d. The home was not provided with hot water at the time of inspection.

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. There was a significant sewage back-up occurring within the laundry room at the time of inspection. ~2-4 inches of sewage was observed along the floor of the laundry room. This is in contravention of Sections 6(a) and 6(c) of the Minimum Housing and Health Standards, which states that "(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....(c) All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside."
- b. The windows in the basement bedrooms were too small to meet emergency egress requirements. Furthermore, the security bars present along the windows were fitted with padlocks. This is in contravention of Section 3(b)(i) – 3b(iii) of the Minimum Housing and Health Standards, which states that "Emergency Egress (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"). (iii) 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."

- c. There were no guardrails present along the front steps of the home. 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. The home was not provided with hot water at the time of inspection. This is in contravention of Section 9(a) of the Minimum Housing and Health Standards, which states that "All hot running water shall be maintained at a temperature of not less than 46 degrees C (114°F), and not more than 60 degrees C (140°F) measured at the plumbing fixture."
- e. The kitchen sink was leaking at the time of inspection. This is in contravention of Section 6(a) and 6(c) 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.", and furthermore that, "All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside."

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 journeyman plumber, and/or engage the services of EPCOR, to clear the blockage in the sewer line and drain the sewage in the laundry room. Clean and disinfect the floor of the laundry room and remove and replace any sewage-damaged building materials.
 - b. Replace the windows in the basement bedrooms with those that meet emergency egress requirements. The windows must provide an unobstructed opening of at least 3.8 ft² (with no dimension less than 15 inches). Any security bars installed on the windows must be capable of being opened without the use of tools or special knowledge.
 - c. Install guardrails along the front steps of the home. The guardrails must measure at least 36 inches high with vertical spindles (the distance between the spindles must be no greater than 4 inches).
 - d. Repair the hot water tank to ensure the home is supplied with hot water between 46 – 60°C.
 - e. Repair the kitchen sink to ensure it is no longer leaking.
2. The work referred to in paragraph 1(a) and 1(d) shall be completed by June 11, 2025.
The work referred to in paragraph 1(b) and 1(c) shall be completed by July 4, 2025.
The work referred to in paragraph 1(e) shall be completed by June 18, 2025.

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