

ORDER OF AN EXECUTIVE OFFICER

To: Van Vuong, &
Phan Hong,
“the Owners”

RE: Those housing premises located in Sturgeon County, Alberta and municipally described as: 26023 Township Road 544 - Unit 201, Sturgeon County.

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 master bedroom walk-in-shower is leaking through the floor onto the garage ceiling whenever the shower faucet is turned on. It is undetermined whether the leaking product is from potable water or wastewater.
- b. Rotted building materials are present on the garage ceiling as result of the leak occurring from the master bedroom walk-in-shower.

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 master bedroom walk-in-shower is leaking through the floor onto the garage ceiling whenever the shower faucet is turned on. It is undetermined whether the leaking product is from potable water or wastewater. This is in contravention of **Section 6 (c)** 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. All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside**” and **Section 3(2)** of the **Housing Regulation, AR 173/99**, which states, “**An owner shall ensure that the housing premises’ plumbing system and facilities provided under subsection (1)(b) are free from defects and maintained in proper operating condition**”.
- b. Rotted building materials are present on the garage ceiling as result of the leak occurring from the master bedroom walk-in-shower. This is in contravention of **Section 1 (c)** of the **Minimum Housing and Health Standards**, which states, “**Good repair, safe condition, and structurally sound. (c) Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced**” and **Section 3(1)(iii)** of the **Housing Regulation, AR 173/99**, which states, “**Subject to subsection (3) and section 4, an owner shall ensure that in good repair**”.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the Owners immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Investigate and repair the source of the leak.
 - b. Remove and replace all rotted building materials around the shower surround, subfloor level, and garage ceiling. Photographs of investigation, removal of water damage material and installation of new materials must be submitted to local Environmental Public Health Office. Alternatively, a copy of the Safety Codes Officer – Building Discipline inspection report would be required.
2. The work referred to in paragraph 1 shall be completed by April 27, 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 St. Albert, Alberta, March 28, 2025.

Confirmation of a verbal order issued to Van Vuong on March 26, 2025, via phone call.

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>