# ORDER OF AN EXECUTIVE OFFICER

**To:** Raymond Chan
"The Owner"

Yuchen Guo
"Property Manager"

KDM Management Inc.
"Property Manager"

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:
Suite 907 at 9909 104 Street NW
Block 79, Plan 8622917

**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. Living room flooring covering was water damaged and lifted in different spots.
b. Baseboards were missing throughout the suite (e.g., bathroom, bedroom, living room).
c. High moisture readings in some parts of the swollen floor in the bedroom closest to the bathroom. The moisture reading measured from 43 % to 84.7% in different areas of the swollen floor of the bedroom closest to the bathroom.
d. Medium moisture readings were obtained on parts of the swollen living room flooring and had readings from 17.4% to 21.3%.
e. The bathtub drain was clogged and unable to drain the water.
f. Toilet was detached from the flange and was not operational.
g. Water seal was missing between the bathtub and surround below the bathtub faucet.
h. The bathroom ventilation fan cover was broken, the showerhead was detached and not operational and the bathtub faucet knob was missing.
i. There was no hot water supplied at the bathtub.

**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. Living room flooring covering was water damaged and lifted in different spots which is in contravention of section 5 of the Minimum Housing and Health Standards which states 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.
b. Baseboards were missing throughout the suite (e.g., bathroom, bedroom, living room) which is in contravention of section 5 of the Minimum Housing and Health Standards which

states 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.

c. High moisture readings in some parts of the swollen floor in the bedroom closest to the bathroom. The moisture reading measured from 43 % to 84.7% in different areas of the swollen floor of the bedroom closest to the bathroom. This is in contravention of section 1(b) and 1(c) 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. (c) Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
d. Medium moisture readings were obtained on parts of the swollen living room flooring and had readings from 17.4% to 21.3%. This is in contravention of section 1(b) and 1(c) 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. (c) Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
e. The bathtub drain was clogged and unable to drain the water which is in contravention of section 6(a) of the Minimum Housing and Health Standards which states that every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. (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.
f. Toilet was detached from the flange and was not operational which is in contravention of section 7 of the Minimum Housing and Health Standards which states that except where exempt by regulation, every housing premises shall be provided with plumbing fixtures of an approved type consisting of at least a flush toilet, a wash basin, and a bathtub or shower.
g. Water seal was missing between the bathtub and surround below the bathtub faucet which 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. (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.
h. The bathroom ventilation fan cover was broken, the showerhead was detached and not operational and the bathtub faucet knob was missing which 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.
i. There was no hot water supplied at the bathtub which is in contravention of section 9 of the Minimum Housing and Health Standards which states that every building used in whole or in part, as housing premises must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants. (a) All hot running water shall be maintained at a temperature of not less than 46 degrees C (114F), and not more than 60 degrees C (140F) measured at the plumbing fixture.

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. Repair or replace the water damaged and swollen floor covering in the living room and bedrooms.
    b. Allow the building material in the site to dry out before replacing the floor covering and baseboard.
    c. Replace the finish between the floor and the wall (e.g., baseboards).
    d. Unclog the bathtub drain so it is able to drain water.
    e. Reattach the toilet so it is in proper working condition.
    f. Repair the seal below the bathtub faucet so it is an easily cleanable and forms a watertight seal between the bathtub surround and bathtub.
    g. Repair the bathroom ventilation cover.
    h. Repair the showerhead so it operates properly.
    i. Repair the bathtub faucet knob so it operates properly.
    j. All hot water be maintained at a temperature of not less than 46 degrees C (114F), and not more than 60 degrees C (140F) measured at the plumbing fixture.

2. The work referred to in paragraph 1 shall be completed by the following dates:
    a. Items (d, e, h, i and j) to be completed by October 24, 2023.
    b. Remainder of items to be completed no later than November 17, 2023.

3. Should the premises become vacant it is to remain vacant until all repairs are addressed, and an inspection is conducted to verify compliance with the Public Health Act and regulations.

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, October 12, 2023.

Confirmation of a verbal order issued to Yuchen Guo on October 6, 2023.

Executive Officer
Alberta Health Services

| You have the right to appeal | |
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| A person who | a) is directly affected by a decision of a Regional Health Authority, and<br>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.

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**Copies of standards are available by visiting:** https://www.alberta.ca/health-standards-and-guidelines.aspx