

## ORDER OF AN EXECUTIVE OFFICER

**To:** Vuong Van Tai Holding INC.                      Van Vuong  
          “the Owner”    “the Owner”

**RE:**                      Those housing premises located in Edmonton, Alberta and municipally described as:  
  
                                 301 – 10603 107 Avenue NW Edmonton, AB T5H 0W5

**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 heating system was not maintained in proper operating condition. The thermostat was not secured to the wall and the wires connecting the unit to the power supply were exposed. The tenant within the unit indicated the heat worked only intermittently, and that contact with the thermostat in the past had resulted in electrocution.
- b. There was evidence of a cockroach infestation occurring within the unit/building.
- c. There was no working smoke alarm present within the unit.
- d. The door handle for the front door of the unit was loose.
- e. The carpet within the suite was stained and torn in a number of places.

**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 heating system was not maintained in proper operating condition. The thermostat was not secured to the wall and the wires connecting the unit to the power supply were exposed. The tenant within the unit indicated the heat worked only intermittently, and that contact with the thermostat in the past had resulted in electrocution. This is in contravention of Sections 8(a) and 11 of the Minimum Housing and Health Standards, which state that “All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of ; (i) at least 22°C(71°F), or (i) maintained at a temperature of at least 22°C(71°F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.”, and furthermore that, “Every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.”
- b. There was evidence of a cockroach infestation occurring within the unit/building. This is in contravention of Section 16(a) of the Minimum Housing and Health Standards, which states that “The owner shall ensure that the housing premises are free of insect and rodent infestations;”.

- c. There was no working smoke alarm present within the unit. 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.”
- d. The door handle for the front door of the unit was loose. 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.”
- e. The carpet within the suite was stained and torn in a number of places. 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.”

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 competent, registered HVAC repair technician to assess the heating system within the unit. Provide a copy of the report from the technician to Alberta Health Services Environmental Public Health (AHS EPH). Conduct repairs to the system (including the thermostat) in accordance with the above-mentioned technician’s recommendations.
  - b. Hire a licensed pest control company to complete treatment of the cockroach infestation. Provide a copy of any reports generated by the licensed pest control company to Alberta Health Services Environmental Public Health.
  - c. Install a working smoke alarm within the unit. Ensure the smoke alarm is maintained in proper, operating condition.
  - d. Repair/replace the door handle for the unit.
  - e. Repair/replace the carpet within the unit.
2. The work referred to in paragraph 1(a) and (c) shall be completed by March 22, 2024.

The work referred to in paragraph 1(b), (d), and (e) shall be completed by April 12, 2024.

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, March 11, 2024.

Confirmation of a verbal order issued to Van Vuong on March 8, 2024.

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](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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Edmonton • Environmental Public Health

Suite 700, 10055 – 106 Street NW, Edmonton, AB T5J2Y2

[www.albertahealthservices.ca/eph.asp](http://www.albertahealthservices.ca/eph.asp)