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From: Anna Juangco-Maniquiz
Sent: Thursday, May 13, 2021 7:37 PM
To: CLK-CityClerks <CityClerks@winnipeg.ca>
Subject: Short Term Rentals

Dear Executive Policy Committee,

We are writing in support of the proposal to charge an accommodation tax to short-term rentals, but also to request the city to consider adding more regulations with respect to short-term rentals.

When we bought our condo back in 2014, we were very excited at the prospect of living Downtown, forming a community within our building but also adding ourselves to the downtown community. The reality has been far from what we had hoped and expected. A lot of the units in our building have been purchased by investors who rent them out as Airbnbs. As you can imagine, this has brought the value of our property down because no one wants to live in a building plagued by theft and other security issues, and weekend parties. Our common fees have gone up as a result of having to hire extra security, repair damages by partygoers and additional maintenance costs because these short term renters do not have the same care and pride in our building.

Although we love being downtown residents, we cannot in good conscience recommend being a condo owner in our building because of our experience. We also feel that having these short term rental units defeats the purpose of downtown developments, especially when some of these developments received incentives from the city and province to be built. We were hoping for a dense, vibrant and safe downtown, and unregulated short term rentals do not contribute to this.

We believe that the city needs to regulate the use of housing units as short term rentals. Similar to other cities, these rentals need to be registered as a business. The taxes need to be in line with what our hotels are charged. We are in favour of only allowing principal residences to be rented out or only if the resident also resides in the home while it is being rented out. There also needs to be a limit to the number of days per year that a residence can be rented out. Perhaps a minimum number of days should also be implemented to limit rentals being used as a weekend party venue. If by-laws are implemented, there needs to be strict enforcement and hefty fines to prevent violations, and even heavier fines for repeat violations.

We think having strong regulations in place can help us build a more vibrant, dense city that will actually encourage people to live in multi-family residential buildings. This “industry” with little oversight right now benefits only themselves to the detriment of individual homeowners, our hospitality industry and urban density. Short term rentals contribute to issues of housing supply, housing and rent prices, and quality of life.

We are grateful for the attention you are giving to this issue and look forward to meaningful changes.

Sincerely,
Anna and Salvador Maniquiz
Downtown Winnipeg Residents