From: Sara Ly
Sent: Monday, May 17, 2021 4:24 PM
To: CLK-CityClerks <CityClerks@winnipeg.ca>
Subject: Attention: Executive Policy Committee - Short-term rental concerns and recommendations

Dear Executive Policy Committee,

My name is Sara Ly and I have been living in a downtown high-rise condo since 2016. My condo building was marketed as a downtown luxury living space and I was really excited to be living within walking-distance to amenities, such as restaurants, bars, coffee shops, the Kinsmen Pool and the Millennium library, to name a few. However, in the last few years, I have become increasingly aware that my comfort, safety, and security are being disrupted by short-term rentals. On my floor, there are 11 condo units, 5 of which are Air BnBs. In fact, my condo unit is surrounded by 4 of the 5 Air BnBs. During pre-pandemic times, my building became known as a place where people could party on the weekend, or before and after concerts and Jets games. Now, Air BnBs are being rented out to people who are quarantining, and who want to gather in large groups and party without consequence. I cannot tell you the number of times I've had to ask Air BnBers to put on a mask and then have my requests blatantly ignored. Unlike a hotel, Air BnB provides no Covid-19 contact tracing and no enforcement of the public health order. There is no one on site to help me with noise issues, domestic fights, or drug and alcohol fueled disturbances. For example, on April 15th 2021, there was a group of 4 or 5 people crammed into a one-bedroom suite Air BnB. This group was so loud that you could hear them partying from the other end of the hallway. At 2 am, their partying turned into a drug-induced fight, which spilled into the hallway. I immediately called the police and the property manager of the Air BnB (luckily, whose number I happened to have). Despite the police coming, the Air BnB manager did not come down to the site to resolve any issues or evict the tenants. Therefore, it was up to me to keep her abreast of the situation, which is *not* my responsibility. The worse part was that the remaining tenants continued to party even after one of them was taken to the hospital. None of this would have happened if there was a manager on-site 24 hours a day – like there is in a hotel. My building has one security staff surveying the entire 21-floor building, which is not enough. The Air BnBs in my building depend on this one security guard to manage their Air BnBs without any remuneration. Moreover, when the security guard is dealing with a noise disturbance of an Air BnB, he can't attend to his primary duties, which are to the residents of the building – not the Air BnBs.

My building is slowly being taken over by investors who are buying up suites as a means of renting them out as short-term rentals. The consequence is that investors are depriving potential home-owners/condo owners of housing opportunities. Moreover, investors have no interest in community building and they are indifferent to the detriment they are causing to the quality of life and increased cost of living for the condo owners. Overall, the short-term profit minded business model of Air BnBs will have a long-term impact on the downtown community, and any efforts to revitalize the downtown as a viable and desirable place to live will be sorely impaired.

I recommend that the Executive Policy Committee consider the following solutions to curtail and regulate the problems of short-term rentals:

- Short-term rentals ought to be banned unless it is the primary residence of the person who is renting it.
- Short-term rentals ought to require permits to rent and there should be a limit of how many permits are given in a building.
- Renters of condo or apartment units should not be able to re-rent their suites as short-term rentals, as this takes away the opportunity and potential to have permanent housing and renting opportunities for others.
- Violations of city by-laws on short-term rentals should be subject to costly fines. Moreover, there should also be by-law officers to ensure the rules are being followed.
- Short-term rentals ought to register with the City of Winnipeg and the city should set up a system where residents can report violations.

Thank you for your time.

Sincerely, Sara Ly