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Sent: Monday, April 18, 2022 3:07:16 PM

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Delegation information
Committee: Executive Policy Committee
Committee - council: N/A
Committee - other: N/A
Agenda item (number and title): Item No. 5 - Regulating Short-Term Rentals

Service inquiry: Submit Comments in writing
Participation preference: N/A
Comments in writing: To the Executive Policy Committee:

While the attention that is now being given by Winnipeg City Council with regards to Short Term Rental Regulation is a step in the positive direction, we believe that the proposed items listed on the by-law lack enforceability and also do not address the issues that were raised by residents concerning safety, community and quality of life. On top of listing with the city, there should also be rules, fees and taxes that comes with running a business of a short term rental. Rules, fees and taxes that all other businesses in Winnipeg have to adhere to. In our building, we do know which units are being used as Short Term Rental units. This knowledge does not help when renters in those units become disruptive and have an effect on our quality of life. We have had police raids on some of these units, we have had fire alarms pulled by people renting, and it doesn't matter that we know which units they are or what their schedule is for staying, because we really can't do anything about
the disruption they bring to our lives. A condo building is not a hotel. We are basically having to equip our building with a security team to handle issues, but unlike a hotel, eviction lies with the individual owners of the units, and if these owners choose not to cooperate or care, how are these bylaws going to help? Short term rentals is such a lucrative business opportunity for these people that fines do not do anything to deter these disturbances. Can you imagine living in a building where the fire alarm goes off at least once a month? It is very traumatizing for our pets and enough false alarms will cause residents to eventually ignore them, and this has the potential to end tragically in the event of an actual fire. The value of our unit has gone down significantly and I really cannot in good conscience recommend anyone buying a unit in this building or any condo in particular if these issues are going to persist.

We are hoping that the bylaw includes the following:

1. The City of Winnipeg setting regulations, fees and taxes for Short Term Rental platforms like Airbnb, VRBO, and others to operate in the City of Winnipeg

2. The City of Winnipeg setting fees and taxes for investors who own a Short Term Rental property. They need to be registered as a business because they are a business.

3. Limit the Short Term Rental Property to primary residence or just one other secondary residence. These short term rentals are contributing to the housing shortage, inflation, urban sprawl which are all costing us but only benefitting a few.

4. Limit the number of days a property can be used for Short Term Rental in a given year. This is a rule that is pretty common across in cities across the world. Cities that have had experience and issues with STRs. We have the luxury of learning from these cities and getting it right the first time.

5. Set a minimum number of days that a property can be used as rental property for each instance that it is rented, and limit the number of occupants. This will help address the issue of people using it as a party venue.

6. Set fines for infractions that are meaningful and that will prevent future infractions

We implore that these bylaws be put in place sooner than later, so Winnipeg residents can reap the benefits of these proposed changes sooner.

Thank you.
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