SUBMISSION – J. GILES

ITEM 5 OF THE REPORT OF THE STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT, HERITAGE AND DOWNTOWN DEVELOPMENT DATED APRIL 5, 2022 REGARDING REGULATING SHORT-TERM RENTALS

Hello, I wanted to submit an email on my behalf regarding the regulations for the Short Term Rentals here in Winnipeg.

I've watched and read everything so far in regards to this issue and as a short term rental owner here are my two cents. I hold long term rentals as well as short term rentals, and there are definitely some differences to both, but both types can have the exact same issues but just different ways of needing to deal with them.

I've found that personally short term rentals are higher maintenance as we keep the place secure with security cameras, remote lock access and motion sensor lighting (my own residence doesn't have it as good). We hire people to keep the grass mowed, the leaves raked and the snow shovelled. We hire people to clean and make sure the place is super clean. Those points alone separate short term rentals from long term ones.

I agree that with short term rentals there should be regulations, licensing (because it is a active business), but not something that would hurt the industry. My biggest concern is with the possible regulation of keeping your short term rental within your primary residence, that would no longer make this a viable business but a side hustle to give you some weekend money.

I disagree with one of the councillors saying that long term rentals are more self regulating than short term rentals. I would have been interested to hear why she believes this.

Issues people have had with short term rentals can easily be duplicated with long term rentals, this issue with both types of rentals are BAD landlords. Landlords that don't care about the upkeep of the property, that don't care about who resides within so long as the rent keeps coming in, these are the landlords we need to get rid of. Implementing the rule that primary houses can only be used for short term rentals punishes the majority of good operators because of a small amount of bad ones. Don't punish us, rather see that these businesses are beneficial to the community with the right operators, and those that aren't the right operators I definitely think should be fined until they correct their business or they get shut down.

I appreciate the time you've taken to read my letter and hope I've helped sway you to help us keep this business alive and healthy and beneficial to everyone.

Thank you,

Jon Giles