RE: Regulating Short Term Rentals

May 24, 2022

My two main concerns of going forward with these regulations are the cost and negative impact it might have on tourism in the city.

Based on my experience as an owner of both long-term rental properties and STR and as a retired Residential Tenancies Officer:

1: I suggest that the city should table this regulation until operational cost of the regulation is known or alternatively totally abolish it. It will require tremendous human and financial resources to hire, train and manage this regulation. Beforeproceeding with this regulation, I suggest that the city conduct a feasibility study of the implementation process having in mind it may require the establishment of a hearing office to legislate due process. Please save the city from unnecessary and unintended expenses and table this proposed regulation only after a comprehensive study is made.

2. Encourage and support tourism, especially winter tourism to the city and avoid any restrictive regulations such as **" To only permit short-term rentals at a person's primary residence".**

The STR owners spend thousands of dollars every year to promote their STR through airbnb and, in a way, promote our city to global tourism market.

If the above restriction comes to effect, I wonder who in Winnipeg is going to pay more than $500 per year per airbnb listings to attract tourists flow to Winnipeg?

As Winnipeggers, we have a unique opportunity to attract more winter tourists from US and around world. The Idea of doing more to get more winter tourism has been floating around for a long time. However, very little has been done to harness this unique opportunity. I think capitalizing on the airbnb market base should be taken seriously and the city should be doing more in that regard.

In conclusion, I would like to bring to the council's attention that the Neighbourhood Liveability By-Law addresses most of the proposed STR that the regulations is supposed to solve. Instead of reinventing the wheels, it would only require enhancing the By-Law to address any additional issues arising from STR.