Sent: Monday, June 13, 2022 7:54:09 PM

Personal information
Full name: Allen Mankewich

Delegation information
Committee: Executive Policy Committee
Committee - council: N/A
Committee - other: N/A
Agenda item (number and title): Item 7: Regulating Short-Term Rentals

Service inquiry: Submit Comments in writing
Participation preference: N/A
Comments in writing: Dear Members of the Executive Policy Committee,

I'm writing to you as a resident of the Daniel McIntyre ward with concerning the current debate about short-term rentals.

I live in a condo building in the Daniel McIntyre ward that has become overrun with short-term rentals. It feels like I live in a hotel rather than a home. I barely know my neighbours as a result of all the short-term rentals in my building. You'll hear half-baked arguments from proponents of short-term rentals, that they are somehow good for the economy, without providing empirical evidence of this, or an important part of the fabric of the of the community, but I can tell you they are absolutely not important to the economy and have destroyed the fabric of our condo community for the people who bought units in our building to actually live there. What would actually be better for the economy is residents moving downtown and building actual relationships with downtown businesses, instead of the transient population you get with short term rentals. The main economic beneficiaries of short-term rentals are the food delivery services who exploit their workers that are seen streaming in and out of our building. Any other boon to the economy that short-term rentals claim to provide can easily be replaced by residents moving downtown or hotel dwellers who don't ruin the quality of life of the people living near hotels in the same way that short-term rentals located in buildings with long-term residents do. Whatever happens from here forward, I would implore the members of this committee and the public administration to give more weight to the concerns brought forward by residents impacted by short-term rentals than the people who operate them. For us, this is our home. For them, it's a business opportunity. In the true spirit of entrepreneurialism that the short-term rental operators claim to live by, they should be prepared to accept the risks associated with being an entrepreneur. I shouldn't have to sell a home I love because someone is running a disruptive business in the unit next to me.

The one thing I would like to key in on today is a requirement to only allow primary residences to be rented out as a short-term rental. That's what other jurisdictions have done. That would eliminate most of the issues associated with short-term rentals. The things that happen in these units would never happen if the owner was there while they were happening. Other jurisdictions have made this a requirement and I think it's a very reasonable and responsible requirement to put on operators, and it's actually in line with the original concept behind companies behind Airbnb, to be able to rent out your unit while you're temporarily away, or to rent spare rooms in your own home. But now, we have people in Winnipeg buying entire units with no intention to ever live in them. They are using them as a business

opportunity in the short-term rental industry. For more information about why a primary residence requirement is important, I encourage you to read Fairbnb's excellent research on this issue.

You'll hear short-term rental operators claim that imposing a primary residence requirement will ruin their livelihood. To that I say too bad, find a way to make an honest living that won't destroy peoples' quality of life. When you buy many other forms of investments, an investment advisor will go over the risk involved. But short-term rental operators somehow think there should be no risk to real estate investments. If their investment doesn't work out, they have the option of selling their property or converting it to a long-term rental. My only option is to sell my home that I actually live in and love if the short-term rental I live beside becomes too much for me to tolerate. These people claim to be entrepreneurs or people who have picked themselves up by their bootstraps or whatever, but they are only able to do that because the game is currently rigged in their favour. Again, we need to prioritize residents' quality of life over the profits of short-term rental operators.

Enforcement is always an issue with any by-law. To that end I would support the implementation of heavy fines for violations of a short-term rental by-law. All it would take is to hit one short-term rental operator with a massive fine to send a message to the rest of the operators that the City of Winnipeg is taking this seriously. Some jurisdictions have six-figure fines for violations of their short-term rental by-laws. I'd like to see something similar in Winnipeg.

Until recently, I was the president of Winnipeg Condo Corp #989. I resigned in frustration due to the inability of our board to be able to put controls on short-term rentals either through our by-laws, the Condo Act, the Residential Tenancies Act, the Neighbourhood Liveability By-Law, or other frameworks. These various tools have proven to be useless for buildings like ours and just send you around in circles. Which is why I want to see Winnipeg implement a strict short-term rental by-law.

Presently in the building I live in, to the best of our knowledge, only about a quarter of the 194 residential units are owner-occupied. About a third of the units have been converted to short-term rentals. I would say the building is currently in a death spiral, with more and more resident-owners leaving due to the nuisance of short-term rentals. I spoke to one of the residents of the building who recently sold his unit for $70,000 less than he paid for it just to get out of the building because he was at the end of his rope with the short-term rentals here. Many of the short-term rental owners in our building take absolutely no responsibility for their unit, instead offloading the management of their unit to our building security, which all owners also have to pay for through our condo fees. As a result, we have been forced as a building to up our security budget, to the point where our security costs are over $200,000 a year, which is almost a quarter of the building's annual budget.

The liveability issues in our building involve a number of things, including out-of-control parties in the short-term rentals that spill over into the common areas. Our building has nice amenities for residents to enjoy, but often they are overrun with drunk, obnoxious partiers from short-term rental units. It's gotten to the point where I rarely use those amenities as a result, which is really unfortunate, because that's one of the things that attracted me to this building.

I earn a modest income in the non-profit sector, have worked 2-3 jobs at a time for the last 10 years, and saved all my money to be able to afford a place in our building. I live in small unit but it's something I only used to dream of living in one day. I love living downtown and contributing to making the downtown community a better place, but I can't even put into words how my dream home has become a nightmare. I thought I would live here forever, but without the city's intervention and a strong short-

term rental by-law, I am considering moving from my dream home and out of the downtown entirely, a downtown that the city seems to be putting a lot of time and effort into wanting to rebuild after the pandemic. Without your intervention, I can tell you that eventually our building will have nobody living in it. It will become a ghost hotel. I might be naïve, but I honestly never predicted that that this would happen. If I could turn back the clock, I would have never bought a unit in this building.

In closing, I would like to reiterate the need for a strong short-term rental by-law with a primary residence requirement.

Sincerely,
Allen Mankewich
Daniel McIntyre resident
File: