Regulating Short Term Rentals

I purchased a condo at the Glasshouse on 311 Hargrave approximately a year and a half ago. I have been operating with my partner Cherie, in an ethical and responsible manner for the entirety of ownership. The condo we purchased serves two purposes, as we enjoy downtown living, and we purchased it as an investment for the purposes of short-term rentals.

When the building was under construction in 2016, the condos were marketed as modern day downtown living style condos, and as investment properties. Specifically marketed towards investors for the purposes of short-term rental suites. There has been the odd issue at Glasshouse, after all it is downtown Winnipeg, however, many of the issues have proven to have arisen from several of the full-time tenants of the building. Either long-term renter tenants or those who own and live full-time in the building. One serious incident resulted in a visit from the Winnipeg Police Emergency Response Unit being deployed to the building. This incident was due to a full-time resident of the building, and not a short-term renter. Misinformation started to spread through the building, as more and more residents were being misinformed by the condo board that the issues were a result of short-term rental guests. Oddly enough, the president of the Glasshouse condo board suddenly decided to cut hours from security during these difficult times. This left all residents of the building in a vulnerable position, as the building is in a high crime area of the city, and the condo board decided to cut the evening shift of the security team, which included in not having security deployed at the front desk as advertised during the evening. Thankfully, a new board was elected, and the original hours of operation, with appropriately trained staff for security were put back into place, at their proper posts, and the building has not been this safe since it was built.

When Cherie and I took possession of our suite, we notified our neighbours on our floor that we are the new owners, and that we will be operating a short-term rental suite. We provided our contact information and informed them of the security measures we have in place, and our vetting practices we use on guests. We have never received a single text or phone call from any of the neighbours regarding our suite or about the guests that have stayed in our suite. Our neighbour across the hall has written several submissions to city council and is one of the most aggressive in advocating for the ban of short-term rental suites. There is something to be said when even the biggest opposer to short term rental units does not even lodge a single complaint to me about my unit. Quite simply, it is because we host good guests, and we operate in a manner that is respectful of the community that we are a part of. Unfortunately, he has been involved in incidents himself, where he has been seen bullying and yelling at a small female unit owner in the building regarding one of her long-term rental tenants. As stated in

previous submissions, I operate with a camera on the front door, I have sound sensors, and I thoroughly vet my guests. This has proven to be effective and has minimized issues, and I have not had any complaints.

Cities such as Regina have found middle ground, and have effectively found a way to regulate, licence, and collect taxes, without limiting to primary residences. I emailed Regina city council and received a response within 24 hours, which was on 09 June 2022. In short, Regina City states that their program is a success as "compliance rates are high, and complaints are low". The Regina City council emailed me a response, and the response was cc'd to all city councillors of Regina, the mayor included. I will not include the Regina council person's name in this submission, but I am more than willing to provide their name to Winnipeg city council privately for the purposes of follow up on their successful short-term rental by-law program. It should be noted that the city of Regina will be filing a report this July regarding the program.

The response is as follows:

City council approved *The Short-Term Accommodation Bylaw,* which governs all short term rentals less than 30 days, in October 2020. The regulations became effective on May 1, 2021. Our branch will be presenting a report to an Executive Committee meeting and Council meeting in July 2022 to provide an update on the first year of the program. The full reports are available the Friday before the meeting date at https://www.regina.ca/

Overall, the program has been successful in meeting the program objectives. Compliance has been obtained through issuance of licences and removal of unlicensed properties from the various hosting platforms. Although permitted, we have only seen a few multi-unit properties where more than one unit was licensed for short term accommodations.

Few complaints related to short term accommodations have been received by City departments and the Regina Police Service.

Since compliance rates are high and complaints are low, administration is not recommending any changes to *The Short-Term Accommodation Bylaw.*

Thank you again for your interest in this matter

Respectfully,

Andrija Pavlic
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