Sent: Monday, June 13, 2022 8:37:59 PM

Personal information
Full name: Sara Ly

Delegation information
Committee: Standing Policy Committee on Property and Development, Heritage, and Downtown Development
Committee - council: N/A
Committee - other: N/A
Agenda item (number and title): #7 Regulating Short-term rentals

Service inquiry: Submit Comments in writing
Participation preference: N/A
Comments in writing: Dear Executive Policy Committee, My name is Sara Ly and I have been living in a downtown high-rise condo since 2016. My condo building was marketed as a downtown luxury living space and I was really excited to be living within walking-distance to amenities, such as restaurants, bars, coffee shops, the Kinsmen Pool and the Millennium library, to name a few. However, in the last few years, I have become increasingly aware that my comfort, safety, and security are being disrupted by short-term rentals. On my floor, there are 11 condo units, 5 of which are Air BnBs. In fact, my condo unit is surrounded by 4 of the 5 Air BnBs. During pre-pandemic times, my building became known as a place where people could party on the weekend, or before and after concerts and Jets games. During the height of the pandemic, Air BnBs were being rented out to people who were wanted to gather in large groups and party without consequence. Unfortunately, this reputation for my building has remained. I cannot tell you the number of times I've seen unsavoury people coming in and out of my building. The fire alarms are pulled on almost on a monthly basis. Short-term rental owners and managers talk about a few bad apples ruining the short-term rental business for all of them. However, they are completely and willingly ignorant of the problems with short-term rentals. I've had fights break out in my hallway and even a drug overdose of an Air BnB renters. When I contacted the Air BnB manager, she didn't think it was important enough to come down at 2 am (while the police were attending) and minimized the incident entirely. Responses similar to this by short-term rental owners and mangers make me feel like the disruption to my life is not worthy of their attention and that my need to feel safe and secure in my own home is somehow negligible and insignificant than their desire to turn a profit. More often than not, when an incident occurs with a short-term rental there is no staff on site who is available to deal the problems of their rental suite. Most of the time, I've need to call the police. Prior to living in my condo, I never needed to call the police for anything. Due to the proliferation of short-term rentals in my building, I have seen a surge of false fire alarms being pulled, police being called to the building - sometimes even outfitted in tactical gear.
Unfortunately, my building is slowly being taken over by investors who are buying up suites as a means of renting them out as short-term rentals. The consequence is that investors are depriving potential home-owners/condo owners of housing opportunities. Moreover, investors have no interest in community building and they are indifferent to the detriment they are causing to the quality of life and increased cost of living for the condo owners. Overall, the short-term profit minded business model of Air BnBs will have a long-term impact on the downtown community, and any efforts to revitalize the downtown as a viable and desirable place to live will be sorely impaired.
I recommend that the Executive Policy Committee consider the following solutions to curtail and regulate the problems of short-term rentals:

- Short-term rentals ought to be banned unless it is the primary residence of the person who is renting it.
- Short-term rentals ought to require special permits to rent and there should be a limit of how many permits are given in a building.
- Renters of condo or apartment units should not be able to re-rent their suites as short-term rentals, as this takes away the opportunity and potential to have permanent housing and renting opportunities for others.
- Violations of city by-laws on short-term rentals should be subject to costly fines. Moreover, there should also be by-law officers to ensure the rules are being followed.
- Short-term rentals ought to register with the City of Winnipeg and the city should set up a system where residents can report violations.

Thank you for your time.
Sincerely, Sara Ly

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