From: Cherie Stroppa

Subject: Short Term Rental Regulations

Attention City Council RE Short Term Rental Regulations,

Good morning,

I am writing once again to voice my opinion in hopes it will be reached by city counsellors before determining the regulations for short term rentals that will be put in place for Winnipeg Manitoba.

I feel we have given you much information from the perspective of a responsible host. Information of how short term rentals can be run in a safe and positive way in our city. We have given suggestions as to appropriate regulations that would help ensure that hosts in our city are hosting responsibly. We have given suggestions as to how the city could hold hosts accountable in responsible practice. We have suggested that the city would receive taxes that would hopefully go towards improving tourism in Winnipeg.
These are all positive attributes and suggestions, but yet when I watch the council discussions after all the information was presented, I did not see any of this information being discussed. It is like any of it was not even considered, and that is disheartening. What I did see was one or two counsellors with a head strong agenda to move forward with STR happening only in primary residence here in Winnipeg. Why? Why are we not trying to work together to come to a responsible reasonable solution that will benefit the city, the tourist, and the host? Why are all the questions that could be asked of hosts being asked of the hotel industry instead? Does that not seem like a conflict of interest? You have been presented with why travellers would choose to use home accommodations for various reasons. I am sure there are travellers that would prefer to choose hotel accommodations as well. Why can we not give them that option to decide for themselves? Why do some of the counsellors feel that they need to take that choice away so only the big business hotel corporations benefit from tourism in Winnipeg?

I have been a host for the past 7 years. I am an excellent host. I have over 800 5 star reviews from people who have appreciated the fact that I go above and beyond to give my guests a fantastic experience. If the regulations turn to “primary residence only” it will destroy my business. I am a single woman with children. I would not be comfortable having guests in my personal home, and entertaining them myself. That is not my brand. My brand is to give them an experience where they get to use my space, my furniture, my décor, my home to make cherished memories with their friends and family, not with me.

I understand much of this concern is based upon complaints made over and over by the same group of individuals. Much of the information that they have shared is not accurate information. There is not evidence to support much of the claims. I have 2 condos in Winnipeg that I have bought and use for my STR business. One of them is right across the hall from one of the biggest advocates in the fight to have short term rentals banned. When we opened our doors to the hospitality industry last February, we let each of our neighbours know what we were doing. We gave each of them our phone number if there

was ever an issue. In the past 17 months, he has not ever phoned with a complaint about our suite. Not one complaint. There hasn't been a complaint because I am a responsible host, and I monitor my stays. If there is anything that I don't like or feel uncomfortable with , I handle it.

I truly hope this letter is read by those making these decisions. I truly hope it is absorbed and considered. I truly hope we can work together to come up with some reasonable solutions that support our city and tourism industry.

Cherie Stroppa
Post Baccalaureate in Indigenous Knowledge
Divisional Indigenous Education Support Teacher
St. James-Assiniboia School Division
Treaty One Territory