February 12, 2023

To Whom It My Concern,

I would like to express my disappointment in the City of Winnipeg for the potential strict regulations of Short-Term Rentals in our city.

My spouse and I have operated one unit on Air BnB since 2018. It has truly been life changing for our family. My spouse was let go of his federal government career. It goes without saying that it was difficult for him to find another career. The one job that he could obtain was being a courier. It is very difficult to live just working as a courier. At the time, we were also dabbling in Air BnB to see if we could make any extra cash from it. When we got a booking, we would pack up all our stuff, store it away and stay at our in-laws. I was pregnant at the time with our first daughter. We needed the extra cash. We saw quickly how profitable this could be for us and get us back on our feet. We made this a legitimate business (which they all are) and created a corporation to run the Air BnB and courier business through. This is a huge part of our livelihood, this is my spouse's career. It has also given him purpose and drive being an entrepreneur and owning his own business that helps people enjoy their time in Winnipeg.

Which brings me to my next point. Winnipeg is not a tourist destination, let's be honest. A lot of people soley use STRs as accommodations. If they are deciding between Winnipeg and another city, they may not choose us. Why would we want to take something away from potential tourists/revenue for our city? We are also located very close to the St. Boniface hosital. We have people stay in our condo who have family staying at the hospital. It is far more comfortable staying in a condo then staying at a hotel in this situation (and many other situations).

I am not saying to not have any regulations, I think we should have some, but the proposed regulations are so limiting to the hosts. The zoning regulations alone are going to eliminate so many people's businesses. Also, if we can only host for a limited time of the year, how are we supposed to survive the year with the unit empty? We can hope to get a longer term tenant to sign a lease, but that is very risky and stressful!

I urge you to please see it from the host's viewpoint a little bit more. Again, this is a huge gamechanger in our lives.

Sincerely,

Nichole Mailey