Sent: Monday, February 13, 2023 9:14:59 AM

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Committee: Executive Policy Committee
Committee - council: N/A
Committee - other: N/A
Agenda item (number and title): Short Term Rentals (Agenda Item 1)

Service inquiry: Submit Comments in writing
Participation preference: N/A
Comments in writing: Good day,

I do not own a short term rental in Winnipeg, although I did in the past. About 18 months ago I moved from Manitoba, and split my time between Halifax, Nova Scotia, and Charlottetown, Prince Edward Island. The latter recently introduced legislation to restrict short term rentals.

In February 2022 Charlottetown council passed legislation limiting short term rentals to principal residences only. There is a 12 month grace period, with the new rules coming into effect in March of this year. Most of the short term rentals took advantage of the summer tourist season last year, and then got out in late Summer / early fall of 2022.

All went well reasonably well until September 20th when Hurricaine Fiona hit the island. The damage was catastrophic, with 200kph winds ripping off roofs, and devastating houses. Parts of the island were without power for weeks. Hotels in the city were fully booked for weeks, with room rates in some 'average' chain hotels being over $600 a night. Many displaced people will be in hotels for 6 to 12 months.

In short almost everybody seems to have lost from the introduction of the new legislation. Insurance companies are paying out a small fortune for displaced people to be housed, insurance premiums on the island are jumping, in some cases member of the public have no insurance and are having to pay out of their own pocket. The only winners seem to be the Hotel owners.

Halifax continues to allow Short Term Rentals but is registering them. Both cities seem to be following the same trends for real estate prices - strong markets in the summer of 2022, with things slowing in the fall due to higher interest rates. I see little effect of Air bnb's inflating real estate prices.

I realize Winnipeg will not get a Hurricane, but you can get major flooding, ice storms, and forest fires in the North. Short term rentals provide a huge positive benefit at a time of major problems. Staying in a motel for 6 months with a family is hardly ideal.

Everybody wants safety. Registering a short term rental with a possible inspection every 2 years may be good for everybody. Limiting stays to under 30 days is not. Business professionals, people moving to the city, and displaced people need the longer term stays. Nor should there be any indication that the property is a short term rental on the exterior of the building as it would become a target for break ins.

Thank you for reading this.

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