From: Aleta Allard
Sent: Monday, February 13, 2023 10:33 AM
To: CLK-CityClerks <CityClerks@winnipeg.ca>
Subject: Protect short-term rentals in Winnipeg
Hi,

Dear Councillor Matt Allard & Committee Members:

I am writing in response to the proposed regulations on Short Term Rental Properties (STRs) in Winnipeg.

I have been a STR property Host, in operation since 2017. My STR is on my property & is located in a basement suite. I never host guests, unless I am home. I would like to mention some of the benefits of having an STR & why some of the proposed regulations would have a determental effect, not only to myself, but to the community as a whole.

* As a single senior, living on a fixed income, with no formal company pension, having an STR has enabled me to have additional income.
* I have resided in my home for over 28 years & I would like to continue doing so as long as I am able. Having the additional income from my STRT has also allowed me to do the necessary household repairs to maintain my property.
*Putting a cap on the number of days per year an STR is allowed to operate, will restrict the income I am able to earn, therefore, having an impact on my lifestyle & perhaps foregoing necessary household repairs.
*The same applies to restricting the maximum number of days, any one guest can stay on a property. My property is very near to the Riverview Health Centre. As you are aware, the hospital offers a specialized Stroke Recovery Program as well as a Personal Care Residence & Hospice . These programs are long-term services. And I believe the Stroke Recovery Program may be the only one of it's kind in the province. Because my STR's proximity to the hospital is within walking distance, I have had a number of rural Manitobans, with family members, staying. I currently have a guest who lives 3 hours from Winnipeg, whose partner suffered a major stroke last fall. She has been staying for the past 6 weeks. My guest suite, gives guests the ability to visit daily, instead of driving hours back & forth to their home. As well, I have had several guests from out of province come to visit family residing in the personal care home or in hospice. Hotels do not usually offer the means, or are too costly for longer extended stays, such as this.
*My STR is providing unique benefits to local citizens & visitors. Regulating the maximum number of days a guest can stay, or having a cap on the total number of days, per annum, an STR can operate, will be a diservice to our city & seniors such as myself.
* I might also add, my neighbours are fully aware I operate an STR from my home & have never complained about noise levels from guests. They have all been very gracious, polite & respectful. As apposed to a prior situation, where I had a long term student renter, who unfortunately had serious mental health issues.
Eventually, I had to evict him because of concerns for my health & safety.

I find it a pleasure operating an STR, & have had only positive experiences. Each STR is unique & so are the circumstances around why people offer these services.

Thank you for allowing me to express my thoughts on this important issue & I hope they will be considered in your decision making process.

Regards,
Aleta Allard

Sincerely,
Aleta Allard