From: Rivindu Nanayakkara
Sent: Monday, February 13, 2023 10:41 AM
To: CLK-CityClerks <CityClerks@winnipeg.ca>
Subject: Protect short-term rentals in Winnipeg

Hi,

I support the idea of new regulations for short-term rentals (STRs), as it is important to ensure accountability and responsibility among hosts. However, the proposed extent of the regulations would severely impact the viability of the STR industry, and should be reconsidered. I would like to respectfully request a closer examination of the potential consequences of these regulations, as outlined in the comments below:

1. The implementation of a tax or a license fee will permit STR to be on the same field as hotels. This implementation would allow for healthy competition and allow the consumer to choose what is best for them. Please keep in mind not everyone wants to stay at a hotel on their visit, especially those with kids or pets. AirBnbs allow affordable and comfortable stays and promote tourism for those interested in visiting this city.

2. Short term rentals being allowed in apartment buildings create safety issues for those long term residences of the building. They lead to increased depreciation and often cause disturbances in and around the building. This has been observed at the Glass house loft on Hargrave and many other buildings in Toronto are a fine example. Buildings are harder to monitor and manage especially with multiple units.

3. Short term rentals provide a unique experience for visitors. Some visitors may pick a stay for the experience and uniqueness of the stay. There are some beautiful and unique residences which create tourist attractions to the city. We should be increasing the amount of attractions we have and create ease and options for our visitors. Our City is not in a position to eliminate or decrease the vacation stays. This city desperately needs more people to visit it.

I ask, why are we bringing in policies to hurt this cities economy rather than nourish it? What can we learn from other thriving cities and what they do for their citizens? Wouldn't the tax income from Short term rentals allow for property owners to have more income, therefor create more tax revenue and put money into this city. Shouldn't we focus on cleaning up this city to attract more people here rather than force people out of it? We should be going forwards not backwards. Do everything to innovate and advance this city.

Sincerely,
Rivindu Nanayakkara