Dear City Of Winnipeg Council,

I have read through the regulations being proposed for regulating short term rentals in the City of Winnipeg. I have some serious concerns about this. I am a Realtor here in Winnipeg heavily involved in our city and helping families move for a variety of reasons (more on this later). Your vision for regulating and ultimately eliminating STR's (Short Term Rentals) in areas not classified as multi family, downtown, or commercial is extremely short sighted and NOT thought out.

Having a license and taxing STR's is completely fine and understandable, but to eliminate so many living accommodations for certain people is beyond controlling and in my opinion is something that needs to be re calculated.

Let me paint you some pictures….

1) A family immigrating to Canada (Winnipeg specifically) comes here but can not get approved to purchase a house. They are a family of 4 or 5. Perhaps with a baby who needs their own room to sleep. They need a kitchen to provide meals for their family to cook and not spend countless dollars eating out or ordering in. On top of that, they are concerned as their baby cries at night so living in a condo could disturb neighbours. Perhaps their children are light sleepers, so living in a condo any noise will wake their children and disturb them. They also do not want to live downtown because they have a car and can not afford to pay an extra $200/mont for 1 parking stall. Maybe they also have a dog, or a cat, and want yard space for their pets & children to have fun and be outdoors (or just a pet friendly space in general which MANY condos eliminate pet friendly options). They want a space where their children can invite their new friends over to hang out in the basement space while the parents are helping their eldest son with their homework on the main floor. I CAN NOT EXPRESS ENOUGH HOW MANY OF THESE FAMILIES I HAVE HELPED ACCOMMODATE FOR THESE EXACT SCENARIOS. Of the 5 Airbnb properties I own, they would all be banned under your new rules. And I have had these homes almost full year round with all these examples I will show you.

2) A family just had a major house fire. It will take 12-24 months to rebuild (if they are lucky). They have lost everything. Furniture, belonging, electronics. EVERYTHING. They also have a pet and children in school. They need to have 4 bedrooms to accommodate their children, have a pet friendly space with a yard, and they need to be in an area close to their childs school. A condo downtown, a multi family building or a mixed use commercial/residential unit WILL NOT SUFICE. Yet again, I can not tell you how many of these families I have helped accommodate that will now be entirely wiped away.

3) A family is here from another province, or further away in Manitoba, visiting family members for the summer holidays, winter break, or just here for a month of 2 to visit family and friends. They need to bring their dog, and also again, have children. Needing space, yard space, parking space, a furnished space, a full kitchen, multiple bathrooms etc. Again, these options will now be almost entirely eliminated.

4) A family just sold their house. But the crazy real estate market has had them have trouble finding another home. For a temporary period of time, they look at airbnb to find a home to live in while they search to buy their next home. They do not want to setup all their belongings and furniture multiple times so having a STR that is furnished is the easiest solution so they can just keep their belongings in storage. Just yet another example of people who will now have no

accommodations. I helped 9 people in 2022 alone accomplish this. Without it, I do not want to know the stress they would be under and I honestly do not know what they would do.

Please tell me how on earth this is supporting an inclusive environment to help people? This seems like a complete and utter disgrace to keep hotels and motels alive. Many of which are completely run down, are unsafe, and overpriced. Plus they do not provide the living arrangements that will be suitable for so many different families!

Some of the complaints I have seen where people are using STR for illicit activities.. Well unfortunately people can buy a home anywhere and do illegal things. People can long term rent a home and do illegal things. That is the most generalizing thing I have ever heard saying that STR's are an issue for noise, illicit activities, parties etc. This happens EVERYWHERE!!!! Guess what, it happens at HOTELS TOO!!! And heck, your regulations are essentially making condos the only type of property that will be allowed and those are the WORST TYPES!! Shared walls & communal areas…. LOL, that is literally the space that will generate the most complaints.

I could go on about this forever but unfortunately I do not have anymore time to dedicate to this absolutely restrictive proposal you are giving. Please re think this and think about the people you are affecting here.

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