Hello,

My wife and I are residents of Glasshouse Condominiums downtown and we are writing in support of the proposed regulations to limit short term rentals.

We believe that regulations would help minimize some of the issues that we as homeowners have been experiencing with our short-term "neighbors", such as:

- Safety issues when units are being used for criminal purposes, which has been the case with numerous police raids occurring on these short-term units on our building
- Blatant disregard of noise bylaws when STRs use the rental units as party rentals
- Increase in costs to our building's upkeep when STRs trash the units and common areas, sometimes crossing over to areas that are actually the homeowners' property limit (e.g. balconies)
- Wasteful use of the city's resources like firefighters, whenever false fire alarms are being pulled in our building (in the six years that we have lived in Glasshouse, all but one fire alarm incident was due to the fire alarm being pulled, and based on security videos and logs, these were pulled by STRs, or happening on floors with heavy STR presence)
- Mail and package theft and general theft throughout the building (personal properties in lockers, gym equipment)

All the above are the ones that an affected homeowner sees, but does not even get into the harms that unregulated STR operations have been causing our city.

- This has contributed negatively to the current housing crisis, where investors can bid as high as they can to secure units for their investment, and pricing out regular people.
- In the case of my neighborhood, one of the things that can improve downtown is to have living, breathing people actually living there. With the majority of our building owned by investors, our building is essentially a part-time hotel, occupied only by a small number of people who actually live downtown, and the majority being transients (if the units are even occupied) who do nothing for downtown liveability in the long-term.
- Already touched on above, but a waste of the city's resources when trying to police STR's due to lack of regulations that protect their "absentee landlords".
- Cannibalization of other regulated businesses, such as the hotel industry.

We believe that the proposed regulations are a good start, and urge that these regulations be approved. As a downtown resident, we agree with Sherri Rollins' proposal to extend the restrictions to downtown, based on the issues we have been encountering that I mentioned above. We would also like to express our opposition to Scott Gillingham's proposal to grandfather up to 3 properties in addition to primary residences. This proposal essentially leaves us at status quo, with no opportunities for relief. I'm sure on top of the 3 grandfathered properties, these investors will find loopholes to get more properties. I think there should be a time limit to when these properties should be grandfathered, to give them the opportunity to sell or find Long Term Renters, but leaving multiple properties still as STRs doesn't offer any relief to those of us suffering from their impact. Unlike these investors, we don't have a choice but to suffer through the noise and disturbance. We can't get the rules changed in our Condo because they have taken over our condo board, we can't sell because no one wants to buy condos where they will be surround by STRs and we actually do love living downtown, and we believe that residents that permanently reside downtown is the answer to rejuvenate downtown. With the housing market the way it is now, undoubtedly exacerbated by the fact that investors can just buy multiple properties to rent as STRs, we don't even have that option.

We the homeowners urge you not to be swayed by the sob stories of investors losing their livelihood. The people who actually have anything to lose from the regulations that we want enforced are large investors who can afford to purchase and own multiple (more than 2) properties and have been ruthlessly driving up the prices of housing by bidding far over the value that a regular working household is able to afford. They are shedding tears because their unregulated cash cow is about to squeeze out its last drop of milk, and their unregulated or undertaxed businesses are about to finally be given oversight and taxed to what they should have been in the first place. We as homeowners have also invested in our property and in our neighborhood and we cannot think of another industry or business that is allowed to wreak this kind of havoc on the people surrounding their business.

Please, we would like you to put yourselves in our shoes. Put yourselves in the shoes of people who live next to STRs permanently and have to deal with them. We are relying on you to protect the residents of Winnipeg, to give us some semblance of community back, and protect future housing stock.

Thank you,
Salvador and Anna Maniquiz
Residents, Glasshouse Condominium
Downtown Winnipeg