Sent: Sunday, October 15, 2023 10:43:39 PM

Personal information
Full name: Sara Ly
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Job title:
Organization:
Address:
City: Winnipeg
Province or territory: Manitoba
Postal code:

Delegation information
Committee: Executive Policy Committee
Committee - council: N/A
Committee - other: N/A
Agenda item (number and title): Agenda Item #2 Regulating Short Term Rentals

Service inquiry: Submit Comments in writing
Participation preference: N/A
Comments in writing: Dear Executive Policy Committee, My name is Sara Ly and I have been living in a downtown high-rise condo since 2016. Prior to moving in, my condo building was marketed as downtown luxury living and I was excited to start experiencing the perks of being a downtown resident. However, since Air BnBs have moved into my building, wild parties, property damage, theft and domestic violence have become commonplace. My condo building has been converted to a ghost hotel. At its worst, it was filled with rampant gang and activity, the prostitution of minors, and the stabbing of a security guard. If you do a Google search of my building, you will find many reviews left by people who were actually leaving a review for the Air BnBs they stayed in - not the building itself. I have even encountered Air BnB guests that had no idea that people actually lived in my building, which is shocking. What's worse is that my unit is surrounded by Air BnBs and more often than not and I have to deal with the disturbances caused by loud music and screaming in the hallway. These types of disturbances gradually degrade and chip away at the quality of life of all of the residents that live in my building. This would never happen if Short-term Rentals were restricted to the primary residence of the owner. No homeowner would ever tolerate a guest kicking or punching holes their hallway walls. No homeowner would ever allow a party to get so out of hand that the police had to be called. Without direct on-site assistance, like they have in hotels, a STR host is never truly available or even accountable in many cases. In order to ensure the safety and security of residences, the proposed by-law needs to include a requirement that all Short-Term Rentals be located at the host's primary residence. Besides, the initial concept of Air BnB was to rent a room in your primary home, not to sweep up housing off the rental market by investors. Other cities comparable to Winnipeg, such as Quebec City, Vaughan, Ottawa and Brampton, have this primary residence requirement rule and they are still thriving cities.
Although I am relieved to see that there is finally some traction on regulating Short-Term Rentals to increase their accountability, I do not feel like it is enough to stop the real problems that my building has been experiencing. I have been physically threatened and I have witnessed plenty of fights and domestic abuse on my floor. When I see police officers wearing tactical uniforms walking into my building, I no longer feel shocked rather a deep sense of sadness and frustration over the fact that downtown residents are treated like second class citizens compared to their suburban counterparts. Why is it that

areas like North Kildonan, Tuxedo or Wolseley have a say in what happens in their neighbourhood yet downtown residents' concerns are overlooked and ignored? What will it take? Another stabbing of a security guard? How many lives need to be at risk in order to for this issue to be truly taken seriously? Please consider amending the proposed by-law to include a primary residence only rule.
Thank you for your time.
Sincerely, Sara Ly