Much of the media hype around STRAs has revolved around the disruption of neighbourhood peace due to noise, parties, and illegal activities, especially in downtown condos . I would assume that the need for regulation was related to these concerns, as well as for the safety of guests in terms of fire precautions. Please correct me if I am mistaken. If there are other reasons for this whole process, maybe those could be shared with us now.

However, in scouring all the parts of this by-law, I find very little that actually addresses in a pro-active way the issues of noise, parties etc.

Yes, one has to report any recent incidents re: noise violations.

How does this prevent new violations in different places?

Yes, there will be information re: human trafficking available to owners and guests

Okay, good for awareness, but how does a piece of paper prevent illegal use of an STRA?

Yes, in the case of a condo, the applicant has to present a letter of permission from the condo board.

If the condo board is dominated by people who own STRAs, of course there will be permission. But how does this protect other condo owners who may not agree with this decision?

Yes, enforcement of noise regulations AFTER THE FACT may be a little easier if there is a registry of owners.

But how is licensing / enforcement the *only* approach to ***PREVENTING*** undesirable neighbourhood events?

Yes, there are penalties for noise or other similar violations.

BUT GENERALLY, OWNERS DO NOT KNOW IN ADVANCE THAT TENANTS WILL BE UNRULY!

And if someone is fined, how does that encourage compliance on the part of others? How does word get out that this is serious business? There does exist a skeleton group of airbnb owners who communicate on Facebook, but otherwise?

It seems to me that this by-law MISSES THE POINT re: disruption of neighbourhood peace, which was ostensibly a major factor in the need to create some regulation!!

Would it not make more sense to work on **PREVENTING RENTALS TO POTENTIALLY UNRULY GUESTS?**

Instead of concentrating on punishment, why not EDUCATE OWNERS on how to **SCREEN** potential renters in order to avoid parties, crowds, noise, damage, theft etc.?

Why not use this opportunity to show STRA owners how they can PROTECT themselves , their properties and their neighbourhoods against undesirable events?

There are many ways that owners can use SCREENING TECHNIQUES to eliminate risky rentals.

And no, some owners will not appreciate the idea of screening , because they need to take every booking in order to satisfy their bottom line. They have mortgages, bills to pay. They can't afford to be picky or spend extra time. So expect a backlash on this.

Plus, if you take these ideas seriously, you might have to alter your application form or take further measures , such as a mini-course or handbook of guidelines for owners.

There are many aspects to this, but it boils down to several steps:

1) Turning off " instabook" which allows guests to book immediately instead of requiring the permission of the owner

1) Researching the prospective guest's profile and rental record/review on the platform and even on Facebook
2) Communicating directly with the guest upon booking, to ask for details re: their reason for coming to Winnipeg,, who is will be staying etc.
3) Sending the guest a RENTAL AGREEMENT which :

- outlines clearly the **rules of the rental**

- asks guests for ID for each guest who will be staying. e.g. driver's license

- asks for complete contact information of the person booking (This is not available through airbnb)

- asks for license plates of all vehicles involved

- Outlines **consequences** if rules are not followed
-
- Requires the **signature** of the renter to show that they have read and agree to the conditions

- requires return of this signed agreement within a specified period of time.This agreement can be sent through the platform website as an attachment , even though email addresses are not shared until the booking has been made.

Guests and hosts generally have a window of several days to decide if it is not a good fit.

If hosts and guests are serious, they should have no problem with this.

4) Learning to recognize the “red flags” which indicate trouble to come. Knowing these comes with experience, but sometimes experience is a hard teacher!

A copy of the rental agreement could be a requirement on the application.

In addition, I would recommend that owners be encouraged to establish good relationships with their neighbours, in order to :

- explain how the STRA is run, and what the rules are
- provide their own complete contact information in case of concerns

Documentation of these conversations could also be a part of the application form.

If you would like to see an example of this, I refer you the conditional use / STRA application form for the RM of Alexander. They still have a few bugs to work out, e.g. publicizing their policy, enforcement, fines etc. but some of the hard work has been done.

IDEA: The Manitoba Tourism Education Council (MTEC) could run a half-day course on this, or I could just tell you what I and others know.