

SUBMISSION – ALLEN MANKEWICH

REPORT OF THE EXECUTIVE POLICY COMMITTEE DATED OCTOBER 17, 2023 – ITEM 1 - REGULATING SHORT-TERM RENTAL ACCOMMODATIONS

Sent: Wednesday, October 25, 2023 9:16:03 AM

Personal information

Full name: Allen Mankewich

Email address: [m](#)

Phone:

Job title:

Organization:

Address:

City:

Province or territory: Manitoba

Postal code:

Delegation information

Committee: Council

Committee - council: Opposed to the recommendations

Committee - other: N/A

Agenda item (number and title): 1. Regulating Short-Term Rental Accommodations

Service inquiry: Submit Comments in writing

Participation preference: N/A

Comments in writing: Submission to City Council

October 26, 2023

Re: Agenda Item #1: Regulating Short-Term Rentals

I address you as a resident of the Daniel McIntyre ward with concern about Agenda Item #1 on regulating short term rental accommodations.

While the proposed by-law will increase accountability in some ways, I remain against the proposed framework as I don't think it goes far enough, as it's missing a key element - a primary residence requirement.

Many other cities all restrict short term rentals to primary residences. Winnipeg would hardly be an outlier if it amended this bylaw to include this requirement, and the positives far outweigh the negatives.

Companies like Airbnb started off as a place where you could rent out a room in your home, but now you see investors buying entire homes and taking them off the market to convert to short term rentals. One of the major issues many people have with short term rentals is that it affects the quality of life for the residents who live around them, especially in multi-unit residential buildings like the one I live in, which has become overrun with short term rentals. A primary residence requirement would help because people would never let the kinds of things we've seen happen in short term rentals to happen in their own homes.

Restricting short-term rentals to primary residences would also force short term rental owners to return all but their primary residence back to Winnipeg's conventional rental market. In the building I live in, a move like that would immediately return approximately 60 units back to the conventional rental market. Winnipeg's current rental vacancy rate is currently around 2.9%. Renters need those units more than the short-term rental operators do.

It seems like the entire time this issue has been debated at city hall, council members have given equal weight to the absurd arguments by short term rental operators and the people that are impacted by them. But short term rental operators can do something else with their other units if a primary residence requirement is added to the by-law. My only option, if I've had enough of living beside a short term rental, is to sell the home I love. I would love for any council member to explain to me how that's fair. I implore you to prioritize the people who actually live in the neighbourhoods impacted by short term rentals over the profits of short-term rental operators and amend the proposed by-law to include a primary residence only rule.

Just recently, British Columbia introduced legislation to rein in short term rentals. When asked what advice he had for owners with multiple short term rental units, BC Premier David Eby advised them to "Convert to long-term rental or sell your units." So please don't tell me that implementing a primary residence requirement can't be done. Council could easily amend the by-law to add a primary residence requirement, or send it back to the public administration for more research on that if necessary. But I don't think it's necessary. Many other municipalities have seen the light and decided this is the best way to manage the short term rental industry.

Housing is a human right. Owning a short term rental is not a human right. So I implore Council to do the right thing today and amend this by-law to include a primary residence requirement. Other jurisdictions are already doing this and Winnipeg is once again behind the curve in sending this regulatory framework forward without even considering a primary residence requirement. Perhaps even worse, it's showing that people who reside in their homes and want to enjoy them matter less to city council than people who have commodified real estate in Winnipeg for financial benefit.

Thank you,
Allen Mankewich
Daniel McIntyre resident
File:
Public engagement preference: Yes