

From: Candace Keeling
Sent: Sunday, July 09, 2017 8:31 PM
To: CPSC <cpsc@london.ca>
Subject: Airbnb Regualtions - public comments

To Whom It May Concern,

I read an article recently in the London Free Press... I'm wondering if any Airbnb hosts or Realtors have been consulted about this for their opinion? I'm hoping to share some information on why London shouldn't be treated the same as Toronto or Vancouver, and argue for not over-regulating a home-sharing service that helps London's economy.

This service has been beneficial to many travellers I have met while hosting over the last (almost) two years. The guests range in nationality, education and ages. I have hosted for our city's short term medical students who need 4-6 week rotation accommodation (quite a few) and given medical students discount and a safe, affordable, place to stay as their options before relied on kijiji, craigslist and unverified Facebook groups to find accommodations while they completed mandatory rotations. Imagine medical school bills and then having to pay to stay in a hotel for these rotations or use an online service that does not verify ID's.

I've hosted travellers who would otherwise be unable to afford to travel, people driving through who need to rest, or international students who use Airbnb as a way to find a safe place to come before they find long term accommodations for Fanshawe or Western. I've hosted families who needed somewhere to stay while a family member underwent surgery or other high risk and long recovery medical procedures at Victoria Hospital, who would otherwise sleep on hospital floors or in their cars as they are unable to afford hotel prices.

I've hosted tourists who come for music festivals and again are able to spend money in London restaurants, at stores, and during their festival because they have an affordable place to stay. I've hosted international students who know and trust the Airbnb company in it's international capacity. I

I think it's a huge mistake to treat London the same as two major cities and the city council should be interviewing the hosts and travellers before copying regulations from places that are nothing like London.

London has a huge rental market and tons of properties are listed in various ways, be it student, single family and now the availability to Airbnb. I don't believe home owner's rights should be limited to their primary residence when no problems (that I'm aware of or were mentioned in the recent article) have been happening within the city of London. I currently have a live-in host at one of the two homes I own and do not reside in and he manages the rooms, greets people and gets a discount on rent for this position. I do not consider this a boutique hotel as to me, it's the same experience as any other listing - being with a local in London and giving someone the opportunity to live in a nice house at a discounted rent, which might not otherwise be available to them.

I've been hosting in the city for almost 2 years and it's positively impacted my life. I even met my partner last year through the home-sharing service and we now live together. Limiting this company would be a mistake in my opinion. London's real estate market has been hot since more investors from the GTA have been coming to London to invest, we should leave options open for investors as long as it continues to run smoothly. With condo buildings and townhouses I do believe they have the ability to govern themselves through their condo boards, rules and regulations and each should vote on their own buildings to do what's right for their own owners.

As a tax-payer and someone who has worked very hard to save up to buy a second property last summer and expand, I believe it's my right to do what I want with my freehold property as long as it's not infringing on the rights of others.

Thanks for considering my opinions,

If you have any questions at all, call me,

Candace Keeling, Realtor

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