

Good Morning City of London Officials at "cpsc", Orest, Heather, Nicole, Shawn, Anna, and Maureen.

I understand a meeting regarding London Airbnb regulations is planned in the immediate future.

In keeping, I wanted to express my thoughts and experience regarding Airbnb's to you.

My home is located in an older area of London and immediately next door to an Airbnb. I am a long term London resident and third generation owner of my home. The owners of the Airbnb have changed a residential home into a commercial property and as direct competitors to the hotel/motel industry should pay commercial taxes. Why should my residential taxes support their commercial business?

This rental property is advertised 3+1 bedrooms, parking for three cars and maximum eight "guests".

Curbside parking on my street is limited to nine legal spots. These "guests" monopolized six street parking spaces for most of the day and into the night during the last long weeken and this has happened in the past numerous times.. My residential street is now a hotel parking spot! How would you like this on the street where you live?

How to you control the number of "guests" at Airbnb locations? I counted over 16 "guests" at this property. Next door is currently a dormatory!

The owners of this commercial property could rent out the home for perhaps \$1800 monthly (\$21,600) for long term tenants. Why would they do that when they can appreciate almost triple the return \$120/day = \$2600/month = \$43,200 MINIMUM, and not be faced with the aggravation of evicting bad long term tenants? \$120/day = 8 guests is \$15 per guest = cheap living!

On a side note I have complained to the City of London of unregistered rental units on another Street to NO AVAIL of a positive response. One property owner owns more than many rental properties within the city and these properties should be investigated as well. These properties have been rental properties for more than 40 years! Clearly, two or three electric meters, multiple mailboxes, garbage and blue boxes per building would be an indicator.

Airbnb's are all about greed. Owners are only concerned about the money coming in and that "guests" do not damage the property. Airbnb's truly unravel the fabric of what "neighbourhood" means. The "guests" are not connected and do not contribute to the neighbourhood - they are "ghost visitors" that come and go.

To add further insult, the various "guests" at this commercial property have used my driveway for fast food delivery, luggage delivery, taxi/uber service, and as a "park and fly" more than many times.

I attended the recent Airbnb meeting orchestrated by Orest Katolyk and Nicole Musicco.

They both get five stars for organization and professionalism. About 90% of attendees were owners of these commercial properties. These Airbnb and BnB owners were

militant and proud of their achievements of helping "guests" who could not afford to stay at hotels/motels and that they were offering a needed service. Many spoke proudly that their neighbours were so appreciative of their hard work improving the exterior curb appeal etc. I have never heard such BS in my life!! Again, it's all about money.

If you tax these property owners properly, then perhaps those tax dollars will help minimize my residential tax.

Thank you for taking the time to read the above. Please contact me should you have further questions.

Please keep me informed as well.

G. Webster