

Please add to the written agenda regarding short term rentals.

Dear Councillors,

My partner and I are owners of a rental at 21 The Ridgeway and I am a lifelong Londoner. We have hosted guests from all over the world and around the corner. They have chosen to stay with us via the Airbnb service because it is safe and secure for both hosts and guests. Due to screening, reviews, insurance, and support the Airbnb platform is top quality for all involved. It protects the community with quick access to support if there is a problem and alleviates troublesome long term issues for removing people that are not abiding to neighbourly conduct. We are Airbnb 5 star super hosts and take great care and pride in and on our property.

Items of note that we disagree with in the Report to Community and Protective Services Committee:

- 3.1 - Licencing is already required for rental properties in London.
- 3.2 - Principle residence will effectively cancel STR in single homes that are popular for families and people with pets.
- By-law part 4.1 iv. - Insurance requirements differing from long term rental. This item is effectively creating a two-tier rental hierarchy.
- The numbers fail to show how changing these rules will have real world positive effect.

October 2021 Row / Apartment Bedroom Type - Total	Vacancy Rate (%)	Availability Rate (%)	Average Rent (\$)	Median Rent	% Change	Units
London	1.8 a	**	1,191 a	1,120 a	2.7 a	51,431
Source	CMHC Rental Market Survey					

Adding the “650” units to the rental pool only changes availability with 1.26% increase. Not any kind of dramatic number to offset the loss of short term rentals that provide a valuable service to the community in filling the rental gap.

Note the “however” statement in point 2.2 of Report to Community and Protective Services Committee: “However, that phenomenon has not translated to a slowing of the market, nor translated into any affordability measures. “

Remember the house fire at an overcrowded home? (<https://lfpres.com/news/local-news/hillcrest-ave-fire-rescuers-honoured-eight-students-left-homeless-moved-to-residence>)

*...a house at 1281 Hillcrest Ave. that was heavily damaged by an overnight fire on Feb. 1.*

*The blaze has prompted questions about overcrowding at the property and city hall’s response to complaints from neighbours over possible bylaw violations at the bungalow, owned by a Toronto landlord.*

There is real concern that if these measures are put into place that this will force users underground to other platforms and services that have no screening, reviews, insurance, and support.

Is this the correct path to be taken when the tools available to City By-law enforcement are in place on so many other levels – noise, nuisance, parking, etc.?

Let us more effectively use those tools that exist for dealing with rental issues than try to fix something that has very minor impact in the reality of the neighbourhoods of London.

Thank you.

Cathy Garrard and Raphael Metron