

**From:** joe difelice  
**Sent:** Wednesday, March 30, 2022 9:09 PM  
**To:** CPSC <[cpsc@london.ca](mailto:cpsc@london.ca)>  
**Subject:** [EXTERNAL] STR Community Discussion Submission

Dear City Council,

I am writing to you this evening in regards to recent proposals to regulate Airbnb Short Term Rentals within the City of London. I am a London resident and a 5-star Airbnb Host offering my primary residence along with properties of friends and family in the city as a short-term rental option to various guests.

The common misconception that these Airbnb's are "Party Hubs" could not be further from the truth. My properties – along with every other Host within the Airbnb London community – provide alternative housing solutions to a number of different Guests who are traveling to and through London. My properties have temporarily housed immigrants who are new to Canada and need a clean, well equipped and fully furnished place to call home while they settle into this new country and find a more permanent residence. Doctors who have been called in to the city for a few weeks to treat specific patients at one of London's top health care facilities. Families who have travelled into the city for the passing of a loved one and would opt for a more comfortable, peaceful and private space in lieu of a bustling hotel during their days of sorrow. A family displaced from their current home due to a freak-accident like a fire or flood. This is a niche industry that provides something hotels and motels cannot – a welcoming space for Guests to feel at Home, away from Home.

Listening to our Community of Hosts each speak yesterday, sharing their stories and arguments against these proposals was truly an eye opener for me. Restricting these properties to solely primary residences would not only wipe out a large majority of London's beautiful Airbnb properties but you would be directly putting your own citizens into a deeper financial strain on top of what everyone has already had to endure over the last two years through the pandemic.

I understand that there is a major housing crisis but blindly targeting the Airbnb market is not the answer. If you want to "improve" rental housing supply, consider starting from within City Hall and the Landlord/Tenant Board of London. There is a serious issue with the London Tribunals which is resulting in bad tenants purposely and maliciously defaulting on rent payments and property owners having to wait as long as 13 months to retain proper enforcement to remove these tenants from their properties. This is not factoring in the financial toll that the Landlord has to endure from not receiving rental income during that period. If the City of London worked on improving their processes to deal with Landlord/Tenant issues, more properties would be made available for good, hard-working families instead of bad tenants who continuously cheat the system by avoiding rent payments because the City does not act quick enough and allows this to happen.

If you are still unsure of which way these proposals should go - you have my contact. Please feel free to email me directly and I will make arrangements for you and your families to stay at one of my properties so you can see first-hand what we provide for our Guests and our Community.

Regards,  
Joe Di Felice