

With this in mind, do not believe all the horror stories glorified by the media, personally in well over 100 rentals in the last two years we have never had an issue other than a broken wine glass or two.

There are thousands of rentals that go on every day in our city peacefully and uneventful.

More importantly, our neighbours are all aware of what we do in our home and they think it is interesting. Actually, we often find our guests chatting with our neighbours exchanging traveling stories or restaurant recommendations. As a result, all of our guests say Calgary is a very welcoming and friendly city.

Before I was married I was a single income house hold, and with the way the housing prices are these days it is very hard for a young person to own a home. Our rental suite has helped us during the recent interest rate changes, otherwise we would have to consider selling our home, lowering property values in my neighbourhood. Now we do not have to worry month to month and we can actually start paying off my debt and start saving for retirement. Something that we did not think was going to be possible for a long time.

We pay all the taxes owed for our rental. We keep our profits here in Calgary (spending and investing) instead of shipping them to off shore tax havens.

When we need them, my service providers like cleaners or co-hosts are paid a living wage, they often charge \$30+/h and they can be proud business owners.

Popular platforms including VRBO, HomeAway and Airbnb have helped renters like us. Short term rental platforms have been a huge success for a reason, the sharing economy is here. We hope Calgary embraces change and new technology instead of a traditional conservative attitude.

In summary, this being our home that we own, we would like to continue to be able to rent it how ever we wish, wether it is one night, one week, one month or one year.

It should be our choice, not the hotel industries idealistic choice.

Sincerely

Brendan & Iliana Harris

Letter to the City of Calgary

RE: Short term rentals or just rentals as they should be called

Date: Oct 17 2018

First of all, we would like to share our personal point of view regarding renting our spare room in our home.

As an illustration, our home enables people from all over the province, country or world to visit Calgary, we have lots of renters that cannot afford traditional hoteling, especially longer term renters that want to stay central.

What is more, renters that come to Calgary have a choice now, they can chose the hotel experience or a short term rental experience. In fact, we would like to ensure that the choice is always there.

Our suite is on average \$50-80 a night, (or less if it's booked by the week or month) which gets people a private bedroom, bathroom, backyard, and a shared living room and kitchen in central Calgary. In other words, that is simply not an option with traditional hotels in central Calgary.

Secondly, seeing first hand young travellers experiencing Canada in this way is amazing, We only wish that there were short term rentals around when we were younger. In addition, interacting with our guests and being the welcoming face of Calgary has been the most incredible adventure without even leaving our home.

As a result, we have met over a hundred of the most amazing people, some have become friends for life now. Moreover, we have gone over and above helping several people move to Calgary, answer all their questions, showing them around town, recommending our favourite shops, introducing them to people, going skiing or hiking with them. These are experiences that you will not find in traditional hotels.

Thirdly, we both speak English and Spanish, so people can see that when they book and it makes it much easier for them. Traveling is hard enough sometimes.

As a matter of fact, my parents have recently started renting a suite that was otherwise vacant, they did not want the hassle of a long term tenant and wanted to be more social. Besides, being retired their income was fixed and so was their lifestyle. Now they are meeting people from all over the world and they have some money to travel themselves too.

As a proud super host and consultant-I know all of our serious hosts in Calgary pouring their hearts in to their homes to make sure the guests, neighbours and people around them are all having a great experience.

You could come down to our next host meetup and meet some of us, you can sign up here <https://goo.gl/forms/pMBn7iXcTZCcssBz33>

We meet to discuss topics and exchange ideas each month in the Bridgeland community centre.

I had some specific feedback in regards to the proposed rules I saw come out recently.

1. The limit of two adults per bedroom, we have queen size bunk beds which allows 4 people to stay in a room, we cannot enforce sleeping arrangements or limit who sleeps in which beds or how many adults/children are allowed to book each room, it's simply not an option for us to restrict, a lot of hotels or bnb's have only two queens in one room, this rule needs to be changed or removed, it doesn't make sense. We would like at least a level playing field with our competition.

2. The fines seem a bit high, \$1000 for a first offence is a little much, maybe a warning, then \$250 would be better. Not all hosts will get informed about the changes or may miss them when they come out, slapping a \$1000 fine for first time offenders is a bit excessive.

3. We cannot ask each guest for their email, we have a messaging application that we use to communicate with guests, if someone needs to contact the guest it's best to go through the airbnb system.

Asking hosts to collect private contact information isn't a good idea for a lot of reasons. I'm sure you can imagine.

Thanks for your time, please help us be the best we can be!

Sincerely

Brendan and Iliana

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## RE: STR REGULATIONS

September 10, 2019

Hey Evan

We sent you a letter a few months ago regarding short term rentals and how they benefit us and our neighbourhoods.

I know there are some important dates coming up that will change how STR's can operate, so I thought I'd just send a few points your way

My wife and I share our home and have another home that we share as well.

With my wife not being employed traditionally it allows her to work from home and stay with our family

Being the photographer for Airbnb in Calgary I see hundreds of hosts every year, a lot of people rely on this income as the cost of oil is low and the job sector isn't as good as it use to be.

People that are renting their homes are doing so to survive this economy. People are able to hold on to their homes instead of selling for a lower price (lowering property values) or even worse foreclosing.

The jobs created are another thing to consider, my part time job on top of my full time job is being the photographer for airbnb, my wife helps co-host and clean occasionally for other hosts.

I can say with certainty that most hosts are empowered women that can now own their own businesses because of what airbnb is bringing to this city. They are proud cleaners, co-hosts and hosts.

Areas where there are no hotels like around Sunalta, local businesses benefit greatly from our guests visiting their shops and restaurants, when they wouldn't usually get that kind of traffic from the hotel zones.

And finally, there are thousands of successful peaceful quiet stays happening in Calgary every night. Please don't take the one in a thousand complaints as a reason to add restrictions.

**Gibb, Linda A.**

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**From:** Brendan Harris <ibrendanharris@me.com>  
**Sent:** Wednesday, September 11, 2019 10:33 AM  
**To:** Public Submissions  
**Subject:** [EXT] re: STR regulations  
**Attachments:** STR letter 2.pdf; Short term rental letter.pdf

Hi

I was the speaker that works for airbnb as the photographer and I offer consulting for other hosts.

Myself and a couple other hosts that help with the monthly meetups Keith and Geoff are very interested in working with the city to get regulations that work for everyone.

Please feel free to contact me in the future.

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