

-----Original Message-----

From: Darlene Kitchen [mailto:dar.kitchen@icloud.com]
Sent: Thursday, October 11, 2018 9:09 AM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] short term rental study

To whom it may concern,

My name is Darlene Kitchen and I'm an Airbnb host and have been for 21/2 years. We live in Sunnyside and offer guests a stay in our home while we are living here. It has given us a wonderful opportunity to show visitors to Calgary our neighbourhood as well as the city and surrounding area. I am so proud of where we live and the lovely space that we can offer. Because I am an at home mom I am able to provide pick-up and delivery to the airport, and invite guests to join us at our table.

We love the interaction with our guests and have had some really wonderful exchanges! This summer we hosted 3 groups from England, a young woman from France and several groups from US and Canada. Everyone has been great and we have really enjoyed them! From the reviews and personal comments we've received, I believe they enjoyed their stay too!

What I am grateful for is the flexibility to book when it is convenient for me.

This way I have the energy to enjoy the preparation and hosting so that is's not a job!

Whenever we travel we usually book Airbnb and have always been very pleased!

Airbnb is a community of hosts and guest that set the standards for what to expect from an experience that is unique and personal.

For me, it's like having family stay with us!

I look forward to seeing how the City of Calgary determines regulations for hosts of Airbnb.

Darlene



From: brendaln@shaw.ca [mailto:brendaln@shaw.ca]
Sent: Friday, October 19, 2018 2:44 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Short Term Rental Study

Good afternoon,

I am an Airbnb Host, and I LOVE IT! I have always enjoyed people, and this is another way of interacting with people from all backgrounds and countries. My husband and I own a bungalow in SOUTHVUE, and we rent out the basement bedroom, bathroom and family room (there isn't a kitchen), to Guests from Airbnb. People stay with us for various reasons: some to attend courses, new immigrants who need inexpensive accommodation while they look for rental properties, some Guests come to shop, some for concerts, and the majority, who are from other countries, who come to enjoy what Calgary has to offer before they head to Banff, Lake Louise and points beyond.

Staying with us, is an affordable way of traveling.

When Our Guests stay with us, they visit the local restaurants in our area, go shopping, go to grocery stores, and local attractions. Possibly, many wouldn't have the opportunity to experience Calgary if they had to pay more for their accommodations. Plus, many Guests prefer to stay in these type of accommodations, as they like the personal contact and interaction with the Host.

*One Huge Benefit of being Hosts for a Short Term Rental, for my husband and I, who are respectively, 65 and 66, is the extra income, that it gives us. This is Vital, as neither of us have a pension, outside of CPP and OAP.

This added income, allows us to conceivably stay in our own home.

I would be honoured to personally meet with you to give my thoughts as to the benefits that short term rentals offer both Guests and Hosts.

Thank you for taking the time to read my email.

Yours,

Brenda and Alan Grigo

403-923-5000

From: SUSAN CAPPIE [mailto:scappie@shaw.ca]
Sent: Saturday, October 20, 2018 4:31 PM
To: City Clerk <CityClerk@calgary.ca>
Cc: Ward11 - Marina Mason <WARD11@calgary.ca>
Subject: [EXT] Short Term Rental Study

As a host of an Airbnb suite in my home I would like to weigh in on my experience as a host. I decided to host an Airbnb suite for a couple of reasons.

1. I wanted to supplement my income during retirement.
2. I appreciate the local experience when I travel so I thought I could pay it forward and provide an alternative type accommodation for all kinds of travelers.

I understand the need for regulation and feel it provides protection for both the renter and the host. The regulations however should be reasonable and not be the same for all types of accommodation as hotels and home sharing are extremely different types of lodging and offer different kinds of experiences.

My experience as a host of a short term rental has been very positive. I've met some wonderful people. I've hosted a lovely couple who moved to Calgary and stayed with me as they looked for a permanent home, a young women who came to Calgary for a three month internship and couples visiting family in the area are a small example of my guests. All my guests have added to the economics of my community while patronizing restaurants, grocery stores, gas stations, entertainment venues, utilized transit and shopped in a sales tax free province.

I hope this provided some useful insight of a short term rental host.

Thank you.

Cheers,
Su Cappie

-----Original Message-----

From: Cathy Bazay [<mailto:cbazay1@gmail.com>]
Sent: Sunday, October 21, 2018 8:01 AM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Short Term Rental

Attention City Clerk:

My husband and I are retired and own a condo in downtown Calgary. We decided to list it on AirBnb when not in the city. We have worked hard all our lives and now have the opportunity to travel more frequently. This has worked very well for us. We have very high standards and screen our guests carefully. In the 2 years we have been welcoming guests we have never had an issue or complaint. Everyone respects our home and follows our house rules.

The people who choose AirBnb are mostly families who need space and the availability to prepare meals for their family at an affordable price. They are people who normally would not be able to afford to stay in the city otherwise. While in the city they use the nearby restaurants, shops, museums, concert stadiums, theatres which otherwise would not be used if our condo was left empty. We leave a list of recommended sites to explore which they appreciate and often comment on.

We also have the need to hire services such as housecleaners and managers. It takes a great deal of work and organization to host a successful site. Without the support of good services it would not be possible.

We often use AirBnb ourselves when we travel and I notice that some locations charge a nominal city tax which AirBnb collects and submits. We never mind paying this as we realize it's important to have some form so standards and regulations for hosts to follow.

We understand that the hotel industry wants to protect itself, however the AirBnb experience by and large attracts a different demographic than hotel guests. We hope the city controllers understand this and to restrict the public access to this service in the city of Calgary will result in the loss of business and have a negative affect on Calgary's economy.

Lloyd and Cathy Bazay
East Village, Calgary

From: HEVEYS [<mailto:heveys@shaw.ca>]
Sent: Sunday, October 21, 2018 12:27 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] AirBnB Support

We have recently been advised that Calgary is considering changing laws that will make it more difficult, or impossible, for citizens who wish to rent out their homes or bedrooms. We hope you re-consider taking this direction. We are homeowners and taxpayers, former Calgary but now Okotoks, who travel around the world now that we are retired. We prefer to rent AirBnB homes when we travel because the homeowners are great city guides, provide lots of great information, restaurant recommendations, etc., but mostly provide the personal touch that almost always seems missing during hotel stays. We would like to think that many travellers to Calgary think the same way and are looking to stay in AirBnB homes. Please do not give in to the hotel lobby group who are likely behind this. If they charged a more reasonable price for their rooms and treated their Customers more like guests then we might not have fallen in love with the AirBnB alternative.

Yours truly.....mike and rhonda hevey

p.s. we are currently travelling through Morocco and we have been staying at "Riads" which are older homes that have been refurbished to welcome guests to stay in their spare bedrooms. It has been a wonderful experience to have breakfast with them in the morning and hear them proudly talk about the city and country they live in. Don't you want the same for people visiting our beautiful city?

From: robert krebes [mailto:rj.krebes@live.ca]
Sent: Monday, October 22, 2018 10:36 AM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Home Sharing

Good afternoon.

I am aware that a report is being generated on the topic of short term homesharing. I understand council will make regulations on the activities of homesharing. I own a property in Inglewood for the that purpose and I would like to share my experiences as a host for guests visiting our city.

I became involved in the home sharing vocation about 2 years ago. We find it a very fulfilling and rewarding activity and we would like to try to ensure that it is viewed as a valuable service for guests and hosts alike. As such I would like to offer my own experiences pertaining to the business.

We host groups up to 8 people at our location. It is pet friendly and allows friends and families to reside in the beautiful neighborhood of Inglewood where their families or acquaintances may reside. It also allows them easy access to our many thriving local attractions and businesses. I personally have visited many of the businesses in the area and have informed them of our homeshare and have received a very positive response overall. Businesses like homeshares in the neighborhood.

We are very diligent with the maintenance of our BNB. We try to meet with our guests whenever possible to improve the quality of their stay. We very rarely have guests that disrespectful or unruly. To that end our neighbors seem very pleased with the use of our property for homesharing. They have expressed that explicitly. We employ local trades whenever possible for the upkeep of the home. We have a 5 star rating and we work hard to keep that high standard.

We feel that homesharing provides a valuable service to a specific group of travellers looking for a more community based travel experience. We hope that when regulations are set they will improve the nature of the activity and help the hosts and guests with the kind of the services that they are looking for.

Please let me know if I can be of service with regards to this matter.

Thank you.

Robert Krebes

403-809-6330

-----Original Message-----

From: C H [mailto:caitlin.hevey@gmail.com]
Sent: Wednesday, October 17, 2018 9:52 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Fair regulations for short term rentals please!

I am a Calgary resident, voter, and member of the Airbnb community. I have been a host in Calgary for nearly 5 years, 4 of those years as a live-in host renting out my spare room to help pay my mortgage, and for the past year renting out the whole 2-bedroom condo as I've moved in with my boyfriend. I can't sell the condo without taking a huge loss right now, and market long-term rents are so low it would have to cover half my costs to carry the property. Renting it on AirBnB is the only way I can get by with it.

Over the past 16 months, friends and other families have contacted me about helping host their property while they are out of town, and it's been a great source of side-income to help loosen the belt a bit on a very tight budget. I'm even taking steps towards building this service into a full-time business as I've always wanted to explore my entrepreneurial side and Airbnb co-hosting has given me a great opportunity to do so.

Short-term rental platforms like Airbnb enable hosts, like me, to earn important extra income that supports saving for school or retirement, or just helps to make ends meet.

Home sharing also provides many of Calgary's guests with an affordable, comfortable place to stay and enjoy the local shops and businesses. We always recommend the cafes around the corner to travellers staying at our condo, and with hotel costs rising it's great for travellers to have another option for short term accommodation.

We also hire out the cleaning in between guests to a small Calgary based cleaning business, adding about \$500/month to their revenue on this one property alone. I know that business has been able to grow and hire more cleaners specifically because of the Airbnb market in Calgary.

I feel it is important that our laws take a sensible approach to home sharing for all residents. I'm not comfortable with the hotel lobby doing their best to shut down any fair competition. I know regulations are coming to Calgary for short term rentals, and that's absolutely fine, but please let's not make them so strict that it takes away all the benefits of hosting a property on platforms such as Airbnb, VRBO, etc. Short term rentals are not new, there has for a long time been things such as hosting an exchange student, billeting a sports team, couchsurfing, home stays, etc. AirBnB and VRBO etc are simply new platforms to help connect travellers and those that have space to share.

Let's show the rest of the country - and the world - that Calgary is a forward-thinking and welcoming place for hosts and guests alike.

Thank you!

Sent from my iPhone

From: Keith Robinson [<mailto:robinson.kd@gmail.com>]
Sent: Tuesday, October 16, 2018 12:41 AM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Short term rental study

Please accept the following statement as my contribution to the study.

My wife, Yoshiko, and I have lived in the Parkdale, West Hillhurst communities for almost forty years. We raised our two daughters in the community and try with whatever time we have to contribute to this wonderful area.

We love Calgary and love Parkdale/West Hillhurst and love sharing both with those from out of town.

For whatever reasons, our home has always been open to friends, acquaintances, and strangers. We often have house guests, sometimes for extended periods. A distant friend's son would be in Calgary studying and we would take him in. A speaker at a conference at the U of C would need a bed for a few nights. A lab at the FMC would need a place for a visiting fellow. This is the kind of house we have. Not so unusual, I don't think.

We always enjoyed meeting travelers and, if a few dollars came our way, even better.

About seven years ago our oldest daughter told us about Airbnb. At first, I liked the idea for traveling. When we travel, hotels and motels rarely have the amenities we seek - a kitchen, locations close to 'real' life, etc.

Then I started looking into Airbnb and Homeaway, Guest-to-Guest, FlipKey, et al as a way to organize what we were already doing. It seemed Airbnb was a platform that would help travelers find our place.

So, we started hosting. Then my wife lost her job of thirty years through downsizing. And four years ago I was hospitalized and lost my job. So, we decided to get into home sharing very seriously.

What Airbnb and the rest are doing is nothing new. Not to date myself, but I still remember as a kid - the widow on the corner had a sign in her window, "Rooms to Let." Traditional B&Bs, house swaps, student exchanges, sabbatical homes, vacation rentals, homestays, and boarding houses, have all been around much longer than Airbnb. Home sharing, I suspect, is as old as homes.

What is new, I believe, over the last twenty or thirty years, is the idea that one must stay only at the Marriott, only at the Holiday Inn.

Anyway, since we started seriously home-sharing we have had the great pleasure of welcoming over a thousand wonderful guests into our home. They have come from every continent, even scientists from Antarctica. Being close to FMC we host a lot of medical people. But we have welcomed an extraordinary variety of travelers from every walk of life and reason to visit Calgary. We have hosted diviners from Norway, pathologists from Tanzania, a brilliant games theorist who is working on the autonomous car, tourists, business people, and students of all types.

Without home-sharing we would have lost our house long ago, adding to the number of for-sale signs on our street.

Our neighbors see the benefit in what we do. Our immediate neighbors help look after our place and our guests when we are away. Their neighbors have brought pastries for our guests and we have occasionally shared a cup of tea or glass of wine.

Neighborhood businesses have also benefited considerably from our short term rental - Bob's Pizza, the Lazy Loaf and Kettle, Lics Ice Cream are among the beneficiaries.

Now I am the moderator of the Calgary Home Sharing Club. We meet monthly to network, share best practices, and cooperate in making Calgary a truly sharing city. At the same time, I started a small business providing a variety of services to my fellow hosts.

Our guests are often looking for suggestions for area attractions. We are able to be boosters of the real Calgary and direct them to authentic Calgary experiences beyond the usual. This Stampede we hosted a woman from Northern Ontario and her 84-year-old mother. We took them to a C&W concert and the mother rode the mechanical bull! We take other guests, looking for souvenirs, to a local artist.

Regarding regulations, I support some kind of straight-forward, simple regulatory environment for Short-Term Rentals. I do not want to operate forever in a shadow-never-land. My interest is that regulations be based on the reality of home-sharing in Calgary. What is actually going on, day in and out, in our city?

With this in mind, I attended a regional meeting of the Alberta Hotel and Lodging Association. The one and a half-hour meeting primarily consisted of bashing Airbnb. The things they described bore no resemblance to the reality I experience daily and that I hear about from the dozens of fellow hosts with whom I meet and communicate. I strongly believe the hosting community, who are doing so much for Calgary communities, need to be listened to and encouraged.

I would like to address two issues in particular - safety and employment.

The hotel lobbyists talk about 'illegal, unlicensed hotels', lack of safety features and threats to the employment they provide. Interestingly, at the meeting I attended, the other concern of the AHLA, besides Airbnb, was the fear of their employees getting organized, or otherwise improving their work conditions.

Regarding safety, each of our guests is shown the fire extinguishers we have on each floor, CO2 monitors, and escape ladder for the second floor room. We give them a short tutorial on how to use the safety features and the security system. I have never had such a tutorial when checking into a hotel anywhere in the world.

That is our home; what about Short-Term Rentals in whole houses and apartments? These are still the homes of the owner/hosts, not an

anonymous corporation, and the safety and security of the home must be foremost in the host-owner's mind.

Regarding employment - we regularly hire cleaners for our place and the homes I manage. We pay way above minimum wage and are committed to a living wage program. In addition to cleaners it seems I have a constant need for plumbers, handy-persons, and electricians.

I hope my experience can be of some use in your report. I am very sorry to miss the November 7 meeting. Please let me know if you have any questions or if I can provide any additional information.

Towards an inclusive, diverse, welcoming city of Calgary, where all can belong and contribute, regardless of how long they are here.

Keith

Keith Robinson
robinson.kd@gmail.com
+1 403 283 4805

From: Nada Ramsden

Sent: Friday, November 30, 2018 2:41 PM

To: Luhnau, Lindsay N. <Lindsay.Luhnau@calgary.ca>

Subject: [EXT] airbnb

Hello Lindsay, My husband and I have been offering a room in our home for airbnb guests for the past 3 1/2 years and have to say we love meeting the people who have come from all over the world. Often they say how much nicer it is to stay with a local who can give guidance on their stay here. We have also had numerous students doing practicums for their university programs who need a place to stay for 6 weeks to 3 or 4 months. This is of great benefit for them as many places will only rent for a minimum of 6 months.

We have always declared the money we make as income and therefore are taxed accordingly. As retirees this now provides us with a little extra income in addition to CPP, OAS and my husband's part-time work at the Saddledome.

We hope that you will take this into consideration as the City Council discusses concerns about Airbnb on Wednesday, December 5th. Thank-you.

Sincerely, Nada Ramsden

I'm a low income homeowner in Ramsay. I've been in my home for 20 years now and started renting a room to guests in 2014 when I needed money to pay for some urgent home repairs. I love my century home and the reality of my finances is that if I sold I wouldn't qualify for another.

I've been host to new immigrants, business travelers, temporarily displaced Calgary residents, tourists from all over the world including many who came for Stampede. I'm happy to share my knowledge and experience of Calgary to enhance their stay, whether it's overnight or long term.

My guests spend time (and money) in my area, downtown, shopping malls as well as Banff and area.

The money they spend with me doesn't last long in my bank account, it continues its rounds in the local economy. I pay neighbours to help with housecleaning, repairs and renovations. I source second hand furniture, decor items and housewares from individuals and charity stores. I buy fair trade coffee to share with my guests. I recently installed solar panels to capitalize on the fact that my greatest power usage is in the summer.

For your reference my room is rented about 25% of the time and my income has never exceeded \$10,000 per year.

Having the guest area allows me to easily open my home to billet visiting artists for festivals. I've hosted for Calgary Fringe Festival as well as the Animated Objects Festival. It allows me to contribute to and experience the arts community in Calgary in ways that money can't buy.

I would say that my experience has been 98% positive and my Superhost status would support that my guests' experience has been equally positive. The success of the home sharing model worldwide demonstrates the need for the service. I hope that City of Calgary chooses to encourage the home sharing model without placing obstacles in the way of this mutually enriching experience.

Regards,

Catherine Cartmill

Dear City Council:

I would like to share some positive experiences that we have had with Airbnb in order to counter the negative coverage in the media which has caused a negative view of short term rentals in many peoples minds.

We have been hosts with AirBnB since 2014. We have long term executive furnished rentals which we use as Airbnb short term rentals between long term leases. We also host AirB guests in our personal residence. In addition we have a few traditional long term rentals (where people have a lease) to compare to our Airbnb experience. Compared to our long term rentals, the AirBnB experience is much more positive experience with less disruptions in in both the neighbourhood and better tenant quality. We have no parking issues as our guests park on our property.

In general, the quality of AirBnB guests is above the socioeconomic situation of the normal long term tenants.

- We are currently hosting from Honduras Dr. Alex Medina, neurologist and wife Dr. Claudia Medina, family medicine practise, staying in one of our Airbnb properties. They are here on a two year fellowship. I have personally taken time to show Claudia around Calgary since she has been stuck at home with her 6 month old baby while her husband is working. We have had other medical doctors stay at our Airbnbs on 4-6 week rotations for diabetes and orthopedics.
- We have hosted athletes training and participating at Winsport. These include the British Badminton team, an American Bobsledder,
- We have had members of the Arts community stay at our Airbnbs. our last one this year was Lynn Grassy, actor at the Jubilee Auditorium's performance, The Book of Mormon.
- We have hosted students coming to U of C and their parents who have stayed at our Airbnbs long enough to get their kids set up in more permanent accommodations,
- We have hosted many travellers from Australia, Africa, Asia, China, Brazil, Britain, Honduras, the USA and from across Canada who are visiting Calgary and the surrounding areas such as Banff, lake Louise, Drumheller, and Jasper

I feel that our guests have the right to choose which type of setting they want to live in during their Calgary visit. These guests have chosen NOT to stay in a culturally sterile hotel settings opting rather for a home sharing type of accommodation where they can experience the local community,

For example this summer, we hosted Meagan and Russ a young British couple, they started their 6 month trip after landing in Calgary. After recovering from jet lag, we graciously provided them with western wear for Stampede and sent them on their way to a pancake breakfast and to the Stampede Grounds where they toured the grounds and rode the mechanical bull -they had the time of their life. Next day it was off Bobsledding and then touring Banff and the mountains. We then helped them with travel plans to Jasper and onto Vancouver. Jasper hotel accommodation were too expensive for them at \$250 a night for a studio so we suggested the Canadian sport of camping, We directed them to Canadian Tire, Walmart, and Value Village to buy all the gear they needed. We booked their Jasper Campground on our charge card and got reimbursed. We gave them one of our coolers and sent them on their way. You don't get this type of relationship at a hotel.

Our guests support the local neighbourhood businesses that are far removed from any nearby hotels. Nearly everyday, the guests at our two Edgemont properties patronize our small area of cafe's and restaurants. "Friends Cafe" sees our guests almost everyday for coffee and breakfast. The restaurants, the "Edgemont City Asian Cuisine", and "Surya cuisine of India" are a couple of blocks away making

SHORT TERM RENTAL STATEMENT

Important Highlights:

- **Staying in an Airbnb creates a unique travel experience where travellers connect with locals rather than simply being a visitor. It is like living in a new city instead of visiting a new city.**
- **Airbnb's offer a different travelling experience; the difference between being a tourist and being a traveller.**
- **The availability of Airbnb's around the world have made travel not only affordable but feasible for a wider range of travellers**
- **Access to a kitchen gives travellers the opportunity to choose dining experiences based on desire rather than basic need**
- **The home environment is especially helpful for families with young children where naptime and early bedtimes are easier and more pleasant to handle**
- **Although Airbnb is quite a bit more work for the landlord than renting long term it is more financially rewarding. This allows underemployed landlords and home owners an opportunity to actively increase their income in economically feasible ways in Calgary's current market**
- **Airbnb has allowed me to subsidize rents on the long term half of the duplex thus maintaining renters in a depressed rental market.**

I am writing to tell my story of what short term rental in Calgary means to me and how and why I decided to convert one side of my duplex into an Airbnb.

I have had the pleasure of staying in many Airbnb's over the past number of years. Every year I travel somewhere with my mother and 3 sisters and staying in Airbnb's have made it not only feasible but affordable. My mother is 87, and although a very enthusiastic participant, needs down time that is difficult to achieve in a group without the luxury of the home environment and Airbnb can provide. In a home environment, we can start the day comfortably without having to all get dressed and organized to move en-mass to find a place to eat breakfast. We also have the option to prepare our evening meal in a relaxed celebratory manner without need for a designated driver. This freedom has given us much greater flexibility in planning when and where we will dine as well as giving us the pleasure of shopping for groceries in the local markets. Having the ability to cook your own food gives travellers the opportunity to choose their dining experiences based on desire rather than basic need. This is important to many travellers, especially families with young children.

As a result of my experiences staying in Airbnb's, I decided to make one half of my duplex a short term rental. I have lived in Calgary my whole life and I love it here. Airbnb has given me the opportunity to share my city with world. When I am staying in an Airbnb, I love to pretend that I am living in a new city; I like to pass that idea on to my guests. I take great pleasure in welcoming them to their new home in my city, and they do think of it as home.

The downturn in the oil industry has decimated my contractual employment; turning half of my duplex into an Airbnb has been instrumental in helping me keep my duplex. As a result, I have not been forced to sell in the oversupplied market that continues to weigh heavily on real estate prices in Calgary. The income from the Airbnb has allowed me to maintain tenants on the other side by keeping the rent in

I understand that this is under review and would like to share my experience:

During the Fort MacMurray fires I had family contact me to let me know that a cousin's granddaughter fleeing with her family....her and her husband and three little girls ages 3, 1 1/2 and 8 months. Fortunately, we had two bedrooms and a large living space downstairs that we were able to turn into a private space by building a wall and door to separate our living space. The Richards family lived with us for about four months before resettling after they lost their home to the fire.

After they left, we were left with a great private space in close proximity to SAIT, University, Foothills Hospital, Downtown, Jubilee, etc. I investigated Airbnb and was pleased with how safe and easy it was for us to offer our home to people who are looking for less expensive options than hotels or who would like to "live like a local" while visiting. (I have travelled to many places myself and used Airbnb so that I could have a more valuable experience.)

This opportunity has enriched our lives in so many ways. We have met wonderful people from all over the world and we are still in contact with many. We hosted a "masters" student from South Korea twice and celebrated his graduation, a family who were supporting their new born grandchild while doctors and nurses worked miracles to send home a healthy child, hosted a Bow Valley student from Whitehorse and attended her graduation with her Mom and Grandmother....to name a few.

This home sharing experience has made it possible for my husband and I to dream about staying in our family home (since 1987) to enjoy our retirement years and plan for a small income to maintain it.

I am happy to share my experience with anyone interested in knowing more information.

Thank you for taking the time to consider our experience as you move through the process of review.

Sincerely,

Darlene Bell

November 29, 2018

Christine Behr-Roberts
Bridgeland, Calgary

Dear honourable members of Calgary City Council,

Thank you for the opportunity to submit feedback and share my perspectives on short term rentals.

My husband and I own a beautifully furnished luxury two bedroom condo in the Bridgeland area. The suite has a dedicated parking stall, with plenty of paid parking across the street.

The suite is rented on a short and long term basis. Our short term guests typically stay anywhere from 4 days to 3 months. While many are tourists, we have others that come for a variety of other reasons including: staying close to family in the area, for short term contract work, or for temporary living arrangements while their new home is being built. During that time, they shop, buy services and support the many restaurants in the area.

We pride ourselves in taking a careful and thoughtful approach in fostering safe and positive experiences for our guests, while ensuring we are good neighbours in the community.

Unlike a hotel, we don't accept just anyone in our suite. We screen them by having strict rules and criteria in place. These high standards help us mitigate the risks of damage and nuisance that could result in hosting. We also scrutinize online guest reviews provided by platforms like Airbnb that are available to the public. Guests are also provided some measures of transparency as hosts have reviews available as well.

When a guest books a stay with us, we take the time to personally greet them at the building, show them around the condo and the neighborhood. While we enjoy meeting them personally, it gives us an opportunity to put a face to a name and answer any questions they may have. We provide them with local information and recommendations to encourage visitors to explore the community.

While I understand that regulations need to be in place in order to provide safety standards and protect neighbours from negligent behaviours, they should not be onerous. Rather, a practical and an effective solution could be to simply develop rules that encourage safety and responsible conduct, much like our residential by-laws.

I believe that as a city, it is important to provide a variety of accommodation options. Diversity in accommodation feeds our growing tourism industry and helps to support the diversification of our economy.

Thank you for your kind consideration,



Christine Behr-Roberts

RE: the task force investigating regulations for short-term rentals

To whom it concerns;

I wish to speak on behalf of SHARED ACCOMMODATION short-term rentals.

I bought my first home early this year knowing I would face a couple of years being "house poor"; I resolved to take in guests (via AirBnB) to offset my costs and free up funds to furnish and upgrade my condo, which is beside the Stampede grounds.

It has been a great success (and hard work!).

I have hosted a lot of travellers using Calgary as a home base for a trip to Banff; I would advise them on nearby places to shop, get a good meal and secure an expensive trip to the mountains. I have just as many people coming in for events: a concert, a convention, a job interview... I even had a family stay with me because their daughter's house was too small to keep them; they cooked, watched TV, played board games, and overall had more fun here than I do! And at least two different guests came in to audition Calgary as a new home city!

I love meeting guests, making them feel safe and comfortable, and recommending places to eat, shop, hike (and raft- a surprisingly popular request), see the sights, and check out the local culture. While I cannot provide the kind of service or amenities a hotel offers, I am always on site or nearby to help and advise. And a stay at my place is inexpensive, leaving them more money to spend around town.

I have invested the income in furniture, repairs, upgrades, linen, and it has improved my life. I was born 7 blocks from my apartment, and am proud to give people a leg up experiencing my hometown at its best.

Sincerely,
Connell Knudtson
1410- 1st. SE

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.

To: Calgary City Council Committee
From: Connor & Alexandra O'Shea
Date: November 27, 2018
Re: Airbnb Short Term Rental in Connaught Neighborhood

Dear Calgary City Council Committee,

My wife was raised in Calgary and I have lived in Calgary for 10 years and while we love the city - we take the good with the bad. The cyclical nature of the economy means that a condo my wife purchased in 2013 is now worth much less than she paid for it.

Now that we are married, my wife has moved out of the condo and in to our home. We didn't want to sell the condo at a steep loss, so we tried renting it on a long-term basis. Unfortunately, the combination of the weak economy and many new condos being built means the over supplied long-term rental market won't cover the costs - we were losing about \$500 a month and it wasn't sustainable.

Fortunately, we realized we could lease the condo on Airbnb and we started doing so in July this year. What a difference this has made! Our past burden is now a nice income supplement, allowing us to cover our costs and still have some money left to go out for a dinner in downtown Calgary.

We attract wonderful guests from all over the world and we try to give them a great and personalized experience that they won't find in a hotel. We get overwhelmingly positive feedback from guests who come to Calgary and have a great experience staying at our comfortable condo.

To restrict this type of business would be a serious mistake. Guests to our city would miss out on unique experiences while the condo owners of the city, like my wife and I, would go back to a difficult financial situation.

Sincerely,

Connor and Alexandra O'Shea

Neil W.

Sunalta, Calgary

About Me

I have been a Calgary resident since 2005 when I moved here for school. In my 13 years here, I have lived or worked in every quadrant in the city!

In 2017, I bought a condominium in Beltline to rent it on Airbnb. I believe that Airbnb is beneficial to Calgary because it brings visitors to the city that otherwise would not have visited Calgary, especially in the city center where hotels are expensive.

In 2018, I lived in another condominium in Sunalta with my wife and 1-year old child. The condominium had a series of stairs so we decided to move out into a house. I tried to rent out the condominium at a \$500 loss but was unable to. I now rent that condo out on Airbnb.

So now, I own 2 properties that are listed on Airbnb.

Responsible Hosting

As a responsible host, I do many things to ensure there are no issues with my condominium, which are:

- **HOUSE RULES** – Having a \$200 noise complaint and a \$200 extra guest fine that all guests must accept before booking. I have building security cameras that can be checked after the stay to enforce the fines.
- **FRIENDLY NEIGHBOUR POLICY** – All my neighbours know that my condominium is an Airbnb. They all have my contact information and will call me if there are any issues. I am only 10 minutes away and will shut any nuisance to my neighbours.
- **TWO NIGHT STAY POLICY** – I have a minimum of 2-night stay. Most people who want to throw a 'party' will be one night stays so this cuts down on people who want to cause trouble.

What is BEST for Calgary

Airbnb is good for Calgary because:

- Airbnb brings in much needed spending into the city to help struggling businesses, especially in the city centre. It is unlikely that all of these people would have visited the city centre to high hotel prices.
- Airbnb brings in real estate investment in Calgary city centre where condominium inventory is high. This helps stabilize dropping condominium prices.
- Airbnb can create some much needed tax revenue to the city of Calgary.

The City of Calgary should "even the playing field" between Airbnb and hotels. People who visit a hotel must pay local taxes. There should be a similar fee levied to Airbnb hosts.

Restricting Airbnb's like Vancouver or Toronto should not be done. This will limit the taxes Calgary will collect when rental vacancy is very high so there is no need to. If the vacancy becomes a problem in the future then city council can revisit the issue.

Thanks for taking the time to read my letter!

Neil W.

20 October 2018

To Whom It May Concern:

My name is Brandi Sidoryk. I am an AirBnB Super Host, and have been for 3 years. I am also a 15 year serving member of the Royal Canadian Navy (HMCS Tecumseh), a WestJet flight attendant, vocalist and bassist for the CCMA-nominated Calgary-based country band Nice Horse, and most importantly, a proud Calgarian.

I bought my first home in 2012—a unit in a fourplex in Highland Park. Due to the fact that I am a single person, with a career as a self-employed musician as my primary source of income, I knew that it was wise for me to invest in property, as a way to prepare to support myself in the future.

In the two years after purchasing my first home, I bought a second and third unit in the fourplex. My neighbours in the remaining unit were thrilled—the previous owners of both units had been negligent tenants, and before I purchased the units, the police were often called to both homes due to suspected criminal activity and domestic disputes.

My original plan was to renovate these units (one in particular, was in terrible shape when I purchased it) and rent them out to long-term tenants. This worked for a time, but rental rates began dropping sharply in Calgary, and I needed to find an alternative to making the mortgage payments on my units, as the rent simply would not cover it.

I turned to AirBnB. I had already been a frequent AirBnB guest for 2 years, and I absolutely loved travelling via AirBnB. The opportunity to stay in a community, rather than a hotel district, and experience the locally-owned restaurants and shops, to converse and get to know the locals that live in that neighbourhood—these are travelling experiences that are unique to AirBnB, and are truly the best way I have found to get to know the culture of a community, in a way that hotels could never offer. Thus, AirBnB provided me with two very valuable opportunities: to help support me financially, and to allow me to be a cultural ambassador of my own community.

Fast-forward three years, and I still own all three units in the fourplex. One I rent to long-term tenants, one I rent full-time on AirBnB, and one is my own home. For my own home, I often rent the spare room through AirBnB while I am at home, and rent the entire place short-term, also through AirBnB, when I am away on tour with my music career or working as a flight attendant. If it wasn't for me renting on AirBnB while I am away on the road, I would simply not be able to afford to live in Calgary any longer, a city which I am truly proud of.

During this time, I have rented to over 200 AirBnB guests. Families moving to Canada for the first time, and want to make Calgary their first Canadian home. Parents visiting their children, who have moved to our city to go to university. Travellers who come from across the country and the world to experience Calgary's signature hospitality. The community of AirBnB guests are truly a wonderful and respectful group. They are more respectful of my home than the majority of long-term tenants that I have had, and most importantly, they want to experience the community that I call home, and are seeking my opinion on where to spend their tourism dollars. So where do I send them? I send them to the locally-owned restaurants in my community. I send them to the local craft breweries; the apparel and craft stores with locally-sourced products. There are no better community ambassadors than AirBnB hosts—we want to make our communities great, and we play a large part in helping them thrive by sending our guests to local businesses.

One Very unhappy, Calgary born and raised, Long-term and Short-term residential rental owner

I own a number of condos in one building. My preference is to rent long term! However, you (The Mayor and the City of Calgary Councillors) who are working for me have allowed permits to build an abundance of residential rental units with more units coming on stream. This has affected my business adversely. This is just one reason, of many, for a high residential vacancy rate. We get our income from one source and this is our units. I get calls on my long-term rental advertisements from: Individuals, couples, and/or families who need low cost short-term housing.

Examples:

1. 4 months, May-September, students who are in Calgary for summer work,
2. 2 months temporary short-term jobs (for example two-month contracts for fixing hail damaged vehicles),
3. students taking short term courses (3 weeks),
4. Individual/couples/families moving to Calgary looking for houses before they purchase a home,
5. etc.

Interest rates for small residential owners (100 units or less) are much higher than for big businesses like Boardwalk, and have risen, rental prices have declined, and apartment owners are losing their buildings (businesses). We MUST take short term rentals to maintain our cash flow.

You, who are working for me, have already implemented laws that have affected my ability to provide low-cost short-term rentals. All short-term residential rentals cannot have street/guest parking. Really!!! I pay a business licence and should be able to provide lower cost short-term housing, with street/guest parking. You want your taxes, utilities, licencing, etc., and my short-term rental tenants cannot have street/guest parking.

I furnished a couple condos to provide either low cost short-term rentals and/or long-term rental. Recently, these were long term rentals. However, in the past I have had the opportunity to provide housing for guests who need a place to stay while:

1. going to the hospital,
2. temporally working in Calgary,
3. vacationing from other countries and visiting both local venues (Calgary Zoo, Heritage Park, etc.) and accessing neighbourhood local businesses
4. studying.

Noise, parking, smoking, disturbances, etc., are the same whether it's a long-term or short-term residential rental and there are already bylaws to cover these issues. For myself, I am covering these issues by employing an on-site manager to make sure all tenants/neighbours have a safe and comfortable place to live.

Stop regulating, start de-regulating! Super property managers and super hosts regulate themselves. There will always be slum landlords and the current bylaws/laws are suffice for these. For every action, there will be an equal and opposite reaction, different from what you expect.

Carol Holm

Rozsa, Erica

From: Jadeen Wallace <jadeenwallace@gmail.com>
Sent: Friday, October 19, 2018 5:43 PM
To: Luhna, Lindsay N.
Subject: [EXT] My Story - Short Term Rentals Report

Dear Ms. Luhna,

I wanted to share my experiences as an Airbnb host to contribute towards your report on short-term rental regulations in our city. This is my story.

I always did what I was supposed to do. Worked hard, putting myself through university working 2-3 jobs at a time. I saved as much as I could, didn't take on student loans and worked as hard as I could to reach my goal of home ownership. When I bought my little one bedroom condo in 2013, it was one of my proudest moments. I got a job in my field of study, and all was going smoothly until 2015 when the price of oil dropped off a cliff. Since then, I've been laid off, and pieced together jobs both in my field and completely outside of it. My personal life reflected the state of Calgary's economy, as my career aspirations became more limited the more time I've spent working outside of my chosen field. Still, my little condo was still a source of pride in my ability to work hard and achieve my goals. I believed I'd done everything the "right" way, and having put a 25% down payment on my condo, my payments were still manageable, even with my career unstable.

Then, in Winter 2017 an impaired driver on the TransCanada Highway just by Winsport Canada Olympic Park hit my vehicle. Due to my injuries, I've been unable to work for nearly a year. Everyone tells me that there may be an insurance settlement in my future, but that is uncertain, and does not help me to pay the bills for my little condo now. Knowing that I couldn't afford to stay in my little condo, I moved into a shared home, renting a single bedroom. I decided I'd try to sell my condo, my pride and joy, and I told myself that I'd be able to buy again when I was back on my feet and back to work. I was shocked and horrified to discover, that there are more than 20 units for sale in my condo building at this moment. Prices have dropped significantly from the price I paid in 2013, so much so that despite my 25% down payment on my condo, I am underwater on the mortgage. My payments are current, but I owe more on my mortgage than I can sell the property for. Long-term rental rates in the area wouldn't cover the condo expenses either. At a time when I should have been focusing on healing from my car accident, I was so discouraged that years of saving up for a large down payment and 5 years of diligently paying my mortgage had all been for nothing. Still, without any other options, I began the process to file for bankruptcy. This was the lowest point of my life and I knew losing my home was imminent.

Luckily, a friend recommended listing my property on Airbnb. Becoming an Airbnb host has changed my life, in more ways than I can even describe. First, I've been able to consistently make enough money to cover the bills for the property. My hope is that hosting will give me the time I need to heal, and allow me to keep my little condo that I've worked so hard for. It's not just the positive effects that Airbnb have had on my finances, its so much more. As an Airbnb host, I've met hundreds of people from around the world. I've hosted business people, solo adventurers, families visiting relatives, and many more. Not being able to work has limited my social interactions, but being able to meet my guests and get to know their stories has done wonders for my state of mind. Rather than falling into depression, I've learned about other countries, shared my beloved city, and lived vicariously through the travels of my guests. As a born and raised Calgarian, hosting on Airbnb has given me the honor to share my favorite parts of our city with my guests. I love being able to connect my guests to local shops and artists. There's nothing more satisfying than sharing details of a hidden gem in the city, and hearing experiences from my guests seeing these places for the very first time. I have so much pride in our city, and I've loved getting to know my guests and giving them personalized recommendations. I have been told time and time again that my personalized recommendations made their visit to Calgary more memorable than other places they've travelled to. In fact, Calgary made such a positive impression on one couple that I hosted, they decided to move to Calgary, and I was thrilled when they asked me for neighborhood recommendations of where to focus their housing search. The Calgary that I have known and loved all my life is the Calgary that I share with my guests.

Being physically limited after my motor vehicle accident, I've relied on hiring local housekeepers to clean and prepare my condo between each guest. I've used several different people since I started hosting, and have

As retirees, we were looking for extra income 3 years ago. As we enjoy entertaining and meeting new people, we decided to become Airbnb hosts. It was with some trepidation that we opened our home to total strangers, but it has been our overwhelming privilege to meet and host people from around the globe. Along with hosting, we act as their personal concierge, offering recommendations for things to see and do, in and around Calgary. As foodies we love to support our local culinary scene and we often recommend and even make reservations on our guests behalf. We regularly take our guests on tour around our fair city, showing off what Calgary has to offer, including Kensington, the Peace Bridge, East village, NMC, the new Library and often ending up at Calgary Farmers Market, for great people watching and good local organic food.

Our short term rental(STR) has attracted accomplished people from all over the world, including world prominent Doctors, Olympic hopefuls and World Cup skiers from Italy, France, Czech Republic, Romania and Canada. We have the enjoyed having more than a dozen of them 'White Hatted' in our home. Everyone of them shed a tear or more, witnessing Western hospitality and going back to their respective home countries, as ambassadors for Calgary.

Living at the base of the Foothills Hospital, we cater to many med students, who come from across our country for 2 week rotations in their 4th year, seeing if they would like to do their internships here. As with all of our guests, we invite them to join us for dinners and include our wide cross section of friends, helping connect them to other locals; giving them a sense of how our city and its gracious and welcoming citizens.

From the time a guest books to the time they arrive we have considerable dialogue, finding out who they are and what they want to do and see, while here. This gives both parties a sense of comfort, familiarity and respect. We have found that if we give them respect they will respect us, our home and our community. We have never had a bad experience and we hope to be able continue offering this vital service.

In conclusion, offering STR has offset our living expenses, allowing us to stay in our family home and I believe we provide an experiential stay, guests would not otherwise get. What other accommodation provides people the opportunity to arrive as strangers and leave as friends?

Stan Mabbott
Parkdale

BENEFITS OF AIRBNB TO CALGARY

My wife and I have been active part of the Airbnb community for the past 3 years.

We host Airbnb guests in our **personal residence**, as well as in **several furnished apartments** in Crescent Heights, Sunalta and Kensington. The Airbnb usage of our furnished apartments fluctuates depending on demand and they are sometimes rented as longer term (1 month or longer leases) executive rentals through Rentfaster or Kijiji, and at other times Airbnb guests will stay there.

I would like to point out the benefits of Airbnb to Calgary and debunk some misconceptions around Airbnb.

1. SUPPORT OF LOCAL SMALL BUSINESS

- As Airbnb hosts, we provide employment to local small businesses. We hire **cleaning staff** to prepare the Airbnb apartments for the next guests on a regular basis, hire **local small contractors** such as plumbers to maintain the properties.
- We recommend our guests to **local businesses** that are close to our apartments. This provides the much needed additional business to the small businesses outside of the core that have been adversely affected by the recent recession and future tax hikes due to the vacant downtown office towers..
 - For example, the small coffee shop, "Vendome" in Sunnyside is directly across from one of our apartments, and our Airbnb guests regularly frequent this establishment and thoroughly enjoy it. The Vendome is east of the LRT tracks, away from the main Kensington commercial district and enjoys the benefits from the additional customers that Airbnb provides.
 - For example, we always recommend to our Airbnb guests to try the small independent coffee shop "Friends" which close to our Edgemont residence (our guests really like this place) as well as the "Edgemont City" Chinese restaurant and "Surya" Indian restaurant which all benefit from extra business from our Airbnb guests.

2. PROMOTING CALGARY AS A TOURIST HUB

- We consider ourselves **ambassadors to Calgary** and the surrounding area. We regularly interact with our guests to provide local information on things to do and see, whether it be the river walking paths, Nose Hill hikes, things to do in Banff and Canmore, Tyrell museum in Drumheller, the Rosebud theater, among others.
- For example, this past summer a young couple from Britain arrived at our Airbnb, and they were unaware that it was Stampede. We gathered up some of our extra western wear and lent it to them to go and join in the Stampede festivities. They were very impressed with the friendliness of Calgarians, and our kindness and said they would certainly recommend Calgary to their friends in Britain.
- Here is a recent review we received from one of our guests, a visiting doctor with his family from Honduras. "Donna and John are the most amazing hosts we have ever met. They have a very nice and cozy apartment full of commodities, also they invited us for

To City of Calgary:

We, the local merchants of the Edgemont Community enjoy the benefits of having Airbnb in our area! Airbnb guests are very beneficial to our local small business.

Business Name: Friends Capp Bar & Bake Shop

Business Location: Edgemont

Signature: Margaret Kennedy owner/operator
Margaret Kennedy

PLEASE CALL ME I WOULD
ENJOY TALKING WITH YOU



To City of Calgary:

We, the local merchants of the Edgemont Community enjoy the benefits of having Airbnb in our area! Airbnb guests are very beneficial to our local small business.

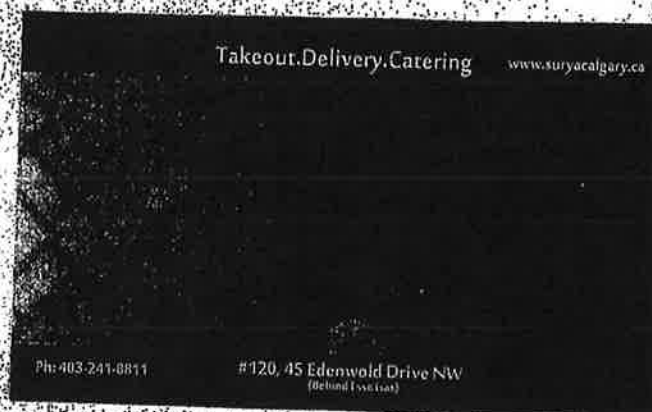
Business Name: SURYA RESTAUNT LTD

Business Location: 120 45 Edenvale DR. N.W

Signature: 

O Warden

LEKH RAM Chaudhary



To City of Calgary:

We, the local merchants of the Edgemont Community enjoy the benefits of having Airbnb in our area! Airbnb guests are very beneficial to our local small business.

Business Name: Edgemont city Asian Cusin

Business Location: Edgemont

Signature:  Renee Wang owner

Rozsa, Erica

From: Angelica AJO <angelica.ajo@gmail.com>
Sent: Friday, October 12, 2018 4:00 PM
To: City Clerk
Subject: [EXT] Short term Rentals

Dear Sir or Madame

Let me introduce myself, my name is Angelica Ajo, I am single, 66 years old, with a pension of \$560 CPP + \$367 OAS + \$850 from my French pension (amount will vary depending on the value of the euro). I have a Dad in Ontario, in a retirement home, that I try to see at least 3 or 4 times a year. I live frugally and within my means, but my revenue is small so I am always on the lookout for ways of earning a bit of extra money.

I currently have a 2 bedroom townhouse in Queensland, which I decided to put on Airbnb to help with my living expenses and to pay for trips and vacations. I thought it was a very poor area to have an Airbnb but it has been proven to be a God send and helps me to keep my head above water. I rent it out about 3-4 months a year. Every year I luck out with a long term rental of 2 months straight. (people renovating homes or waiting for their new home to be completed)

I started out renting out for weekends but it was far too much work and too exhausting for me so I decided to change to 5 day minimums knowing that my occupancy would be less, but for me the work would be less.

As you may know, Airbnb has a very good vetting/verification process, but I do not accept people until I too have vetted them. I check them out on Facebook, LinkedIn, and via general google searches. I also check out the feedback from other hosts. Once I am convinced that they are reliable, I call them to speak with them and to go over the reasons they are coming. My Canadian guests come for weddings, funerals, and to welcome new births. I have been very fortunate that in the last 2 years, I have had renters for 1-2 months that need a place to stay while their homes are being renovated in Parkland and Lake Bonavista. My foreign people come for the same reasons but also for vacations.

I rent the whole house, not rooms. I am never there living with the guests. This is when I travel to see my Dad and other family.

I rent almost exclusively to families.

All renters are given the condo rules, parking, noise, drugs and alcohol, respect the neighbors, etc and how to manage the daily living in the house.

I have smoke detectors on every floor and in the basement.

I have extra insurance on top of my house insurance and on top of the Airbnb insurance. There is only one company in Calgary that provides this for the moment.

I have a fire extinguisher in the kitchen and in the garage.

My neighbors are aware that I do Airbnb and for the most part, (except for one person) I do not have a lot of objections. In the 2 years of doing this, I have had 1 complaint from one neighbour, a guest was parked 1 inch on the grass, this was proven with a photo.

This complaint came from a person who objects vehemently to my renting out the house on Airbnb. In 2 years of trying to get me to stop, the 1 inch of tire on the lawn has been her only complaint. She has approached neighbors to lodge complaints and they refuse to do so as there is nothing to complain about they tell me.

My one complaining neighbour tried to get the property management company to get me stop by siting the following objections which I immediately took to a lawyer for review and advice.

The written objections I received were

1. It brings down the neighborhood.

Response: My interior is rather beautiful and modern if anyone looks. In addition, the outside needs to be welcoming, so I improved it a lot. I have a lot of flowers hanging outside and it is very very clean and colorfull. Maybe not the best exterior in the complex but certainly one of the nicer decorated fronts. The one neighbor that complains has gnomes

and plastic dogs on her front stairs, along with chimes.. Mine is modern and as flowery as I can make it. I take pride in making my home spotless and modern, inside and out. I do not have extra cars in the neighbourhood as I rent to single families.

2. The condo is slated single family dwelling.

Response: I check to make sure that I conform to the condo rules before accepting a reservation. I accept single families only. In the condo complex there are people who have roommates and that is their choice as far as I am concerned. I have never had a young group of party goers. I do not rent rooms but would like to in the future to have exchange students as guests. I have not pursued this just to stay in line with the single family idea. In addition, I do not have a large income and have subscribed to a home swap site which will allow me to have vacations I normally could not afford. I am hoping that whatever new rules are brought in, that this will not affect this type of short stay rental. Is a home swap a short stay rental with 0 cost?

3. The management company points out that I cannot run a business from home.

Response: I declare the revenue but my lawyer said it is not considered a business. It is a short term rental and I declare it as rental income.

I would be greatly affected if the Airbnb or short home stays was prohibited. I try not to count on the revenue but it does help me to live more comfortably, and very importantly for me, allows me to see my Dad more often which I could not afford on my own pension money.

We are all suffering from the downturn in the economy in Calgary and it really affects the seniors. Although housing prices have decreased, the cost of food has remained extremely high. I do not have cable and use only netflix, I have the minimum service for my cell phone, and I bought a Hybrid in order to be able to afford to drive to the mountains for a reasonable price. I do what I can to survive and enjoy life in our city.

I am hoping that reasonable regulations will be put in place.

Should you wish to contact me, I would be happy to discuss this with you further.

Angelica AJO
729 Queenston Terrace SE
Calgary Alta
T2J 6H5

403-404-0850

