

Long-term and short-term residential property owner

I have been providing residential rental properties for many years and rent my property to both long-term and short-term tenants. I point out to my long-term tenants what they are and are NOT responsible to do as per their lease agreements. Some tenants feel that if they pay their rent, they can do what they want. Some of the breaches that I have had to deal with include:

- Bringing in pets
- Smoking
- Failure to pay rent
- Not maintaining proper tenant insurance
- And now many feel it is their right to Sublet (short-term)

It is a substantial breach of the tenancy agreement to sublet their residential unit. Tenants are putting their long-term rental units on different platforms, like Airbnb, and then leaving on vacation. This affects landlords adversely in many respects:

- Insurance does not protect us from this type of rental. The long-term tenant does not have permission from the landlord to conduct such a business.
- Safety is a concern. People, other than the long-term tenant, are seen coming and going from the premises. We do not know if this is a personal friend/family member checking on the property, or if it has been rented on a short-term rental. As this property is rented on a long-term basis, it is very difficult to know when we are crossing the line in questioning who is on the property.
- If a three-strike rule applies to the tenant who is in breach of their tenancy, then this would be good, I would welcome this bylaw. However, if the three-strike rule applies to the property, then this is a complete and utter punishment to all landlords.

What I have done as a landlord is to proactively hire someone to monitor the entire property.

I have keyless entry that is monitored, and if short-term tenants are recorded as coming and going late at night, I go to the building and monitor the activity. My tenants are informed that strangers seen on the property may be questioned. Most of my tenants are happy about this, but we have some tenants who feel it is an invasion of privacy. I have also installed cameras and even then, it is difficult to determine if the property has been sublet illegally.

I try to provide safe and comfortable properties to all my tenants (long-term or short-term). It has become increasingly difficult, as expenses to monitor my properties have gone up.

There will always be slum landlords and the rental of illegal properties. The City of Calgary already has bylaws in place to address these issues, such as noise, parking, safety, etc.

This City of Calgary Council needs to be aware that implementing new bylaws affects the majority of the stakeholders adversely.

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