

Dear Mayor Horwath and City Councillors,

I am very concerned that Hamilton Council is considering limits and fees for home sharing and short term rentals in the Hamilton area. Enacting severe limits on short term rentals and charging high fees would limit my ability to keep my home.

I am a senior citizen and I own a legal duplex in the City. I live in one apartment and rent out the other one on a short term basis, mostly using Airbnb.

Since I am living solely on my pensions and still have a high mortgage, I need the income from my apartment to meet the expenses of my house. I understand that fully 25% of Airbnb Hosts are seniors like me.

Renting my apartment to long-term tenants is not a possibility for me. Last year, I unfortunately had long-term tenants who were delinquent in their rent to me. I consulted a lawyer and was shocked to learn that it would take in excess of 10 months to evict these tenants. Ten months with no rental income and massive legal bills boded poorly for me to be able to keep my house. As it turned out, I had to call the police on these tenants for threatening me personally and for what appeared to be illegal drug activity in the apartment. Luckily, the tenants must have decided that my apartment was not conducive to their businesses and moved out on their own accord.

I then decided that I could not take another risk of losing my house by renting my apartment long-term to another bad tenant. I therefore furnished my apartment and registered with Airbnb for short-term rentals. My shortest stay is 1 week.

I am very happy with my decision. I am offered good guests and have had only positive experiences in renting my apartment. Having the regular income for my hosting has enabled me to keep my home and not add to Hamilton's long wait lists for affordable rentals.

An added bonus of having short-term rentals is that I am able to add to in the tourism economy of my neighborhood. I have

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prepared a local guide-book with recommendations of the shops, restaurants and attractions of my Crown Point neighborhood that I give to my guests. It pleases me that I have visitors from all over the world and that I am sending them as customers to spend money in in my neighbourhood.

I know that short-term rentals, particularly the weekend ones, have caused problems in some cities but that can easily be corrected with minor restrictions.

With high housing prices and high mortgage rates, home sharing and short term rentals have become a very important part of people's ability to buy home and live in Hamilton. It has also become a necessity for seniors like me to maintain and keep their homes.

I therefore request that you, Mayor Horwath and the esteemed City Councillors do not severely restrict short term rentals and charge a high fee for us to pay. Thank you for your attention.

Lilli Jones