

5.13 (b)

Pilon, Janet

Subject: Protect short-term rentals in Hamilton

From: Spencer Giles

Sent: January 17, 2023 9:51 AM

To: clerk@hamilton.ca

Subject: Protect short-term rentals in Hamilton

Dear Town Clerk Town Clerk,

I am writing you to discuss the proposed bylaw. We have been hosting in the Hamilton area for over 3 years now. Hosting has allowed us to offer our home to many travelers, business and working professionals and families in need of short term housing.

This has also provided us an income to help put food on the table. The 120 day cap and primary residence rule would severely limit the ability to continuing to do this.

Not only is there an extremely strong economic benefit to being able to host short term rentals for the city, it also provides us landlords much more protection vs the tenancy laws in Ontario as they are in extreme favour of the tenant has put people at risk and has costed many thousands of dollars due to tenants taking advantage of the system.

We ask that you simply put guidelines in place to ensure that they are run/managed correctly. We completely understand the public concern with Short term rentals having a bad name due to bad guests, but we shouldn't let a few poorly managed properties bring down the rest of us that are managing and vetting our guests properly.

Having a license and demerit point system like other municipalities such as: The Blue Mountains, St Catharines, and Niagara on the Lake are all great examples of progressive cities looking to please both sides and coming to a fair and successful solution.

For reference, we have a strict no party rule in all of our properties. We have installed exterior cameras and decibel reading noise sensors in all of our properties to protect against any guests that may disrupt the neighbourhoods. This has been a tried and tested method that works fantastic as we truly respect our neighbours and their peace/privacy.

We kindly ask that you consider these suggestions and put more onus on the property owner managing the short term rental properly to ensure all neighbourhoods are being respected.

This will allow more homes to be opened up to visitors/working professionals exploring and spending money in the city, boosting the economy and supporting local businesses. It will provide an income source/more protection for landlords and lastly will provide strict guidelines to ensure each property is being managed properly to respect all residence of each and every neighbourhood.

Sincerely,
Spencer Giles