

**Pilon, Janet**

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**Subject:** Protect short-term rentals in Hamilton

**From:** Jose Lopez

**Sent:** January 17, 2023 9:54 AM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Protect short-term rentals in Hamilton

Dear Town Clerk Town Clerk,

The proposed rules for short term rentals are too restrictive and unbalanced.

I have recent experience managing a furnished apartment for a friend (the owner) who has temporarily moved away for work related reasons. Most of the guests who have stayed in the suite have been people in need of temporary housing for the same reason that the unit is rented out (temporary work in the Hamilton area). I have hosted people coming to do business in Brantford, Hamilton, and one person working on a film. During their stay in the apartment many have decided to also have their family visit them in Hamilton which has resulted in spending at local businesses. One couple stayed for 4 months while the construction of their home (delayed due to the pandemic) was being completed after they sold their current home.

Short term rentals allow for this type of transitional housing to be provided at low cost to the host homeowners. Most Airbnb hosts I know, either share a space in their home or have created some form of secondary space to accommodate guests. For them as well as for me, this generally represents a side gig which provides supplementary income to cover rising costs and unexpected bills.

I agree that some form of regulation is required to avoid the creation of 'ghost hotels' (professional companies owning multiple units in the tens), but at present the proposed rules are a catch-all in the sense that they will also restrict gig economy income for individual homeowners. I don't think it is fair to restrict the commercial activity of mom-and pop level entrepreneurs. Unless there is credible evidence that the new rules will have any significantly measurable change in home affordability and availability, this is probably not the most sound policy. The biggest beneficiary will be the local hotel industry, but there could be unintended negative effects such as loss of tourism and temporary workers in Hamilton.

Restricting the use of short term rental platforms may also have the unintended effect of pushing rental prices higher for smaller units, as more expensive units formerly on Airbnb and VRBO start to enter a very tight rental market. What Hamilton really needs is more purpose built affordable rental units to be built, and yes some rules for 'ghost hotels' that don't punish small entrepreneurs.

Thank you for your consideration,

Sincerely,  
Jose Lopez

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