

From: Henry David  
Sent: Tue 4/7/2020 10:09 AM  
To: Clerks Richmondhill; Godwin Chan  
Copy: David West  
Subject: Short Term Rental Accommodation Council Meeting April 08, 2020

Good morning Clerk

I would like to congratulate Councillor Godwin Chan in making the Motion before the Council regarding Short Term Rental Accommodation rentals in Richmond Hill. I write in support of his application.

My name is Henry David and I am a resident of Richmond Hill and have been since 1991.. I write to you solely as a resident, a taxpayer and a concerned citizen of Richmond Hill.

When I arrived in Richmond Hill, I was able to select the appropriate rental accommodation from the large selection available. If I had arrived in Richmond Hill today, I am pessimistic that there would be ANY rentals available! There are numerous families that currently find themselves in this position.

As you no doubt are aware, the shortage of rental accommodation is caused by the lack of purpose built rental accommodation; the lack of vacancies arising as they should in the normal course of events; the lack of investor residential properties being offered as long term rentals; and of course residential rental legislation that does not encourage rental investment or development together tied to overall costs and delays. However, all these reasons are over shadowed, and not helped at all, by the mushrooming short term rentals market. Investors, and these are not necessarily residents of our City, are buying new build and holding the property for rental on a short term basis. These investors do not have the interests of our residents at the forefront of their mind. Rather it is all ruled by the higher amount of revenue generated by short term rentals over long term rental.

Short term rentals are specially flooding the condo apartment market to the detriment of normal rental market. However, this is not limited to condo apartments. Basement apartments are also affected. As much as basement apartments, in-law suites, etc... are "not legal" in our City!

The lack of affordable housing in the GTA is a well-known problem with no solution in sight. Short term rentals are one of the major causes of the lack of affordable housing. Remember affordable housing is not restricted to owned housing.

Another major danger that the City needs to be mindful of is the creation of so called "ghost hotels". Large portions of the condo building are used as short-term rental

accommodation. Don't be surprised when you hear of investors buying several, sometimes as many as 20/30 units and leaving them empty.

Something needs to be done and one of the solutions could be similar to the legislation in the City of Toronto.

Of course, I have not mentioned the risks and dangers associated with not knowing who your neighbours are, how long they will be there, noise, nuisance, parties etc... and associated problems. You probably know more of this than the average resident.

In closing, Short term rentals are a business. Its time Municipalities treat them as such. They should be taxed by the Municipalities and of course Regulated.

Could I be added to your mailing list please with regards to this Motion. Thank you.

Regards

HENRY DAVID