

FRIENDS OF KENSINGTON MARKET

15 Casimir Street, Toronto, Ontario M5T 2P6

Licensing and Standards Committee
10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Re: Licensing and Registration Regulations for Short-Term Rentals LS23.1

Dear Chair and Committee members,

Friends of Kensington Market (FOKM) represents both residents and supporters of Kensington Market.

Thank you for considering the issue of regulating short-term rentals, which have a huge effect on the health and livability of neighbourhoods such as Kensington Market. We consider the proposed regulation to be balanced between the desire of homeowners to use their homes for money-generating and the common good, which for neighbourhoods like ours, includes the right to not have unlicensed hotels next to residential areas, the presence of a mixed income community, and the safety and reasonable enjoyment of quiet in homes and streets for all residents.

We believe the regulations must be enforceable, with proactive and effective oversight. We also feel strongly that secondary suites should not be allowed to be removed from the long-term rental market.

In order for the regulations to be effective and enforceable, proof of residence must be mandatory. Otherwise, subverting the by-law will be all too easy and enforcement nearly impossible. If this loophole is left in, the by-law will not solve the problem these regulations are designed to deal with—unregulated ghost hotels. Proof of residency is required for a parking permit, and it is not considered onerous; it must be required to rent out rooms in one's home.

We also oppose the proposal that property owners be permitted to remove secondary suites from the long-term rental market and rent them out for short-term, hotel-like use. A secondary suite is not the home or principal residence of the property owner. Their inclusion in the regulations greatly weaken the intent and effectiveness of the by-law.

The creation of these suites was allowed by Province of Ontario precisely to create affordable housing. Secondary suites accommodate moderate-income tenants. These long-term tenants assure the health of neighbourhoods, helping to preserve their historic and on-going character and uses. Allowing secondary suites to be removed from the long-term rental market goes against both the intent of the new regulations and the rational for

their creation. It makes no sense, especially in the current housing crisis. Please reconsider this aspect.

We ask you, for the good of neighbourhoods and individuals and the health of our city overall, that you restrict secondary suites to long-term rentals and that you require proof of residence in order to make the proposed regulations enforceable.

Thank you,

Dominique Russell
Chair, Friends of Kensington Market