



# EX26.3.17

June 15, 2017

Jennifer Forkes  
Secretariat, Executive Committee  
10<sup>th</sup> Floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

Dear Members of the Executive Committee:

**Re: EX26.3 – Proposed Regulations for Short-Term Rentals for Consultation**

I write on behalf of the condominium corporation at the Residences of Maple Leaf Square. Our two towers contain 872 residential units, housing nearly 2,000 residents. Demand is high for short-term rentals in our complex, given our proximity to destinations such as the ACC, Rogers Centre, Convention Centre, financial district, and many tourist attractions.

I will focus on the strain that short-term rentals put on the infrastructure at our complex. Simply put, most condominiums are not designed to run at nearly 100% capacity, 100% of the time. Elevator reliability – already a major problem in our City – suffers from the extra usage brought by short-term rentals. We are also not equipped, financially and otherwise, for the additional demands on our security, cleaning staff, property management, and insurance. Amenities such as the pool, gym, and terrace also see higher need for maintenance and repair.

Short-term rental companies like Airbnb use our infrastructure in pursuit of profit without paying for the associated expenses. These expenses are then stuck with the condominium corporation, which trickle down to the owners and residents as a whole. It should be trite that companies compensate for the inputs they use to run their business.

I advocate that any regulations include a process for short-term rental companies to reimburse non-profit condominium corporations for expenses linked to the operation of their business.

Sincerely,

Davin Michael Garg  
VP, TSCC 2130  
The Residences of Maple Leaf Square