

To whom it may concern

Jan 23, 2024

Submission: Short-term rentals for Municipal Licensing and Standards

Dear Sir/Madam,

We are contacting you today so we can provide you with our input concerning the proposed regulation of medium-term rentals in the City of Toronto. At Urban Flats Toronto, we have been providing fully furnished and serviced temporary housing for 15 years and believe this service is critical for our city. We only offer stays for more than 30 consecutive nights. The clients we serve are widely varied but all have the same requirement: a home-away-from home temporary residence where they can find some normalcy in their daily lives during a time of transition. Here are some of the sectors we serve:

Hospital stays: located in close proximity to the hospitals in the downtown core, we offer housing to families with sick children or family members seeking specialized treatments there. We also offer temporary housing to visiting physicians, interns, and nurses and have provided emergency temporary residences during the pandemic to hospital staff.

Relocation: for new residents to Toronto, we offer the flexibility of fully furnished housing that provides them the time to research and secure a permanent home. We have many corporate clients that require housing for employee relocation programs or medium-term projects.

Insurance displacements: we provide temporary housing options to families and individuals that have been displaced by insurance claims in their permanent residence (floods, fire, etc...)

Entertainment Industry: the City of Toronto has a vibrant film and TV production sector that depend upon the temporary housing that we provide for their crews and cast members.

Our industry, often identified as Corporate Housing, does not offer short-term stays for vacation purposes and we believe should not be grouped with vacation rentals in any future regulations. We offer a valued service to the Toronto community that differs dramatically from hotel-like stays.

We hope to be able to collaborate with the city in future discussions and look forward to participating in the process with our distinct Corporate Housing perspective. We appreciate your time & consideration.

Sincerely,



Lee-Anne Golden, Managing Director URBAN FLATS TORONTO INC.