

From: [REDACTED]
To: [Planning and Housing](#)
Subject: [External Sender] My comments for 2024.PH11.9 on April 5, 2024 Planning and Housing Committee
Date: April 3, 2024 4:41:47 PM

To the City Clerk,

Please add my comments to the agenda for the April 5, 2024 Planning and Housing Committee meeting on Item 2024.PH11.9, Short-Term Rental By-law Implementation Update.

Please format my communication so it may be viewed by the public when they click on my submission. Also please block out my email address.

Good day Councillors,

My name is Lina Nedoszytko. My husband Paul and I have been hosting for 10 years on an affordable housing enabling platform. We are very concerned regarding the proposed STR Amendments and the financial impact it will have on us as seniors.

Just to give you a quick background about us. Back in 2009, Paul and I both lost our career jobs within a 2 month time frame at the age of 50. I was employed with Bell Canada for 29 years and had 5 years left to retire. Being let go early resulted in a limited pension which I took at age 60 and no benefits whatsoever. From experience I can truly say that today no job is secure. I never thought this would happen to us.

Paul and I decided after several months to open up our own renovation business and were self employed for 5 years. As you get older physical work becomes harder so we decided to give it up. At that time there were many changes in our personal life which made it difficult to pursue a full time job. Our daughter, being a traveller, introduced us to an online housing enabler platform in 2014. We gave it a shot and it worked for us.

Fast forward to 2016. We, along with other Toronto hosts participated in crafting regulations through many consultations with Tracey Cook, Carleton Grant and ML&S staff. We complied with all the regulations set forth. We registered our 2 listings which are in our one and only home in which we live in.

Fast forward to 2022. Since 2022 we have been delisted 3x without notice. One of those days being on Remembrance Day. Fortunately our future bookings were not cancelled unlike some other hosts. We have been threatened with a \$100,000 fine. We have been bullied, demonized and even called criminals on live radio.

We have 2 room listings in the house in which we live in and were delisted for exceeding 180 days when in fact, we could rent year round, 365 days/room. We were also delisted for spelling “Road” as “Rd” as the city seems to prefer, and for missing the last 3 digits of our postal code, even though we had filled all fields correctly as required upon initial registration.

We also received an email just before Christmas 2022 advising the name on our registration did not match what was on the online platform. Paul’s middle initial was missing. The email indicated that if it was not corrected within 10 days we would be delisted. When we asked bylaw enforcement why the heavy hand, we were told it was just a courtesy email. Threatening delisting in my book does not constitute as a courtesy. On that occasion we had to go to there office in person as you cannot reach anyone by phone. This was not only happening to us but, also to many other Toronto Hosts.

Fast forward now to October 2023, where hosts are once again dealing with changes to regulations. Since that date we have been told by City Staff **“we can’t have people coming and going from our house”** and we were even told **“we could rent to international students as you would be surprised what they would live in”**. We have also been told we are commodifying housing in the only house we own and which we live in and have been for the last 40 years. We have been told we can only make **“some income”** but when we asked what is **“some income”**, we did not get a direct answer.

We rely on this rental income to supplement our limited pensions. We will not bring in a long term tenant with the risk of defaulting on rent payment. **We will lose our home.** We require flexibility to use our one and only home as we see fit and not the City. **The City does not own our home.** The City did not put 1 cent into our home and now they want to use the rooms in our house for their use. **I was always under the impression that affordable housing was the responsibility of all 3 levels of government and that developers were responsible to build housing and that it is not the responsibility of private homeowners.**

We need space when our children and grandson come to visit. And by the way, when we go visit our children out west we block our calendars. We are an **owner occupied** listing and we also greet our guests personally. We effectively only provide affordable housing 10 months of the year. I also have an aging mother. Thankfully her health is good and still lives on her own but, we will bring her into our home, if and when her health takes a sudden turn and when the time is needed.

We are not taking away critical rental stock. It was never part of rental stock to begin with. We have not rented long term in over 30 years. We live in a purpose built, single family detached dwelling. It was built for the sole purpose of home ownership and you cannot take away from a marketplace something that was never there. It was never built to be part of the City’s rental stock.

We live in Scarborough. Most hotels and motels in Scarborough have been converted to shelters or shut down to be demolished and converted to luxury condos or converted to places of worship. We do however, have the HAV A NAP Motel nearby which I wouldn’t want my worst enemy to stay in.

Most of our guests are not even tourists. Many are former residents coming for appointments or visiting family and friends, out of town visitors coming to visit aging parents at the nursing home or their children and families. Many of them are repeat guests. We also have guests that come for medical stays, temporary work assignments and courses, remote work etc. We offer the same accommodations as corporate housing 28 days+ but, at a more affordable price.

Please remember not everyone wants to stay downtown!!!! In addition, we have a precious amenity called green space. We have a yard surrounded by a majestic tree canopy which offers the vital escape from day to day stress.

Torontos housing secretariat has repeatedly stated that the cost to construct a single dwelling unit in a home is approximately \$500,000, exclusive of lot value. **The city has not contributed 1 cent to the construction of any livable space in our principal residence but, now they want to dictate who we can rent to and for how long we can rent, all to fulfill a political agenda.**

In closing, it's ironic that the city wants to increase housing stock by taking housing away from others. Hmmm, I always thought we lived in a democracy. Makes you wonder now.

Thank you for your time,

Lina Nedoszytko