



April 3rd, 2024

Re: Planning And Housing Committee, PH11.9 - Short-Term Rental By-law Implementation Update

We're writing today to support new regulations being proposed for Short Term Rentals in the City of Toronto.

Short term rentals have been a scourge on the Toronto rental market resulting in fraudulent evictions, loss of affordable housing and often a flagrant disregard for laws protecting our rental stock.

It's not just Toronto: when we attended the International Union of Tenants conference in Portugal in 2023, almost all the OECD countries present were struggling with the impacts of Short term rentals on various housing markets.

Overall, we're happy to see that the recommendations/amendments have become stronger following consultations. The concerns shared by those in Toronto and other markets often relate to loopholes STR operators use to ignore the law or get around it. Such loopholes are not only bad for the housing market, but as a fire showed in Montreal, the lack of enforcement can also be fatal.

We're pleased to see that the City has learned a lot about how STR operators have been cheating the system and that the City is trying to close some of the loopholes that have been exploited over the years. We support the proposed changes and the attempts to properly regulate STR's and our housing stock.

Sincerely,

Geordie Dent
Executive Director
Pronouns: he/him

Federation of Metro Tenants' Associations

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