

**October 19, 2020**  
**City Council Meeting – Item 11.2**  
**Late Additional Information**

**From:** Dharmesh Patel <dharmesh@qileamington.com>  
**Sent:** Monday, October 19, 2020 9:14 AM  
**To:** Toldo, Beth <toldob@citywindsor.ca>  
**Cc:** clerks <clerks@citywindsor.ca>  
**Subject:** Short Term Rental Meeting

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Good morning - just following up for today's meeting as I didn't get a response back.

The Windsor Region chapter of ORHMA wished to speak at the meeting this morning and I had emailed to register as a speaker but don't see any response back.

Please make sure the following is communicated this morning or allow me to speak for a few minutes at the most.

The submission was as follows:

Good morning your Worship and City of Windsor Council Members, I'm Dharmesh Patel, Chair of the Ontario Restaurant Hotel & Motel Association Windsor Region representing the Windsor accommodation properties. I'm also the General Manager of the Quality Inn Leamington.

Short term rentals are no longer seen as an emerging sector. Municipalities around the world realize the detrimental impact of Short Term Rentals to their community. It is definitely a threat to a municipality's housing environment with plenty of material to support this view but I'm here today to discuss the threat to the hotels under the current un-level playing field in the market place.

Competition is the hallmark of the Hospitality industry and should be encouraged. This is how growth occurs in every aspect of the business and how we find new opportunities. The hotel industry is a highly competitive business that respects standards and government rules. We pay taxes and follow the rules . We expect all those competing to play by these rules. When any business model remains to operate without any rules, it belongs to the professional underground economy.

We are not referring here about typical ma and pa, renting for pocket money on occasions nor about a true sharing model where the room is shared by the occupant. This is about commercialization and operating multiple properties as a business. Study after study shows that .....well over 80% of Airbnb's revenues come from entire home rentals where the owner is not present.

I complement the City of Winsor for initiating rules to regulate the operation of short term rental units. These laws are fair. Specifically in restricting rental use of a dwelling only for the prime owner and requiring a licence registration to operate a short term rental unit. Knowing that enforcement is a major issue in driving compliance we recommend to hold the platforms such as Airbnb responsible in registering with the city and to ensure the short term rental unit's registration name appears on their platform listings. Similar to Toronto's regulatory approach this will help in enforcement.

The staff report offers insight on the impact of COVID 19. COVID 19 has devastated the hospitality industry. Industry forecasts are showing demand will not come back till 2022/23 and economic income not until 2024 and 2025. It has been widely reported of the safe control environment hotels offer during this pandemic and as such were designated essential during the lockdown while short term units were closed.

In closing, our hotels play by the rules and contribute to taxes and jobs and we expect all others to do the same.

Once again thank you to the city staff and to you for driving this agenda forward,

Yours in hospitality,  
**DGPatel**

**Dharmesh Patel, CHA**  
General Manager

*Make your next  
stay a QUALITY  
one!*

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