

Short Term Rental Business Licence Appeal for application # 1031352 302 Moss St.

June 16, 2020

Thank you for considering our appeal to the decision to deny us the Short Term Rental licence this year.

We are appealing this decision for the reasons outlined in my email from February 12, and for those further explained below. We do appreciate and understand the need for longer-term rental availability in Victoria, but we feel our ground-level room is neither large enough nor fully-equipped to accommodate long-term renters.

We feel that our room (rented with STR license since 2018) is too small for longer-term renters due to the fact that it is only 300 square feet and is not equipped with full kitchen facilities. We are able to access the room through several doors, one that can never be locked, and we also allow our short-term renters to use the laundry area and our own oven if required. Most of our guests have not needed a full kitchen and with our family living above the room it has suited everyone (we have two young daughters who can be noisy!) to only accommodate short-term renters. Over the years, our family have also met some wonderful people from around the world!

Also, in the process of submitting the application to have the plumbing and electrical upgrades in our basement permitted (this work was done by the previous owners, prior to our purchase of the house in 2011), we explored the cost to make the suite larger and to comply with legal, long-term suite guidelines, but found it would just be too costly to implement.

We have thoroughly enjoyed hosting short-term renters from all over the world and helping them discover this great neighbourhood and city. Our whole family benefits from this situation and we truly wish to continue, if possible.

Thank you once again, for considering our appeal.

Nicole & Gilles Clement-Reynier