

Christine Havelka

Subject: FW: Short Term Rental Business License Appeal

From: Celine Stubel

Sent: June 1, 2020 3:48 PM

To: Legislative Services email <LegislativeServices@victoria.ca>

Subject: Short Term Rental Business License Appeal

Dear Mrs. Christine Havelka,

I am writing to further my appeal process in response to: a rejection letter I received for my short term rental business license, and a follow up letter from the city explaining an updated policy from the city. It's regarding a spare room in our home we would like to rent out. We were initially rejected, but I sent in a handwritten response with my reasons stating why I thought this was an incorrect ruling, dated March 9, 2020. I believe you have this on file. I have no further points to add, I just wanted to keep the process in motion. I look forward to hearing from you.

With Thanks,

Celine Stubel

Christine Havelka

Subject: FW: STR Appeal - response from Bylaw Services - 2605 Belmont Ave.

From: Celine Stubel <

Sent: July 6, 2020 10:08 AM

To: Christine Havelka <chavelka@victoria.ca>

Subject: Re: STR Appeal - response from Bylaw Services - 2605 Belmont Ave.

To the members of the council:

Thank you for your time in reviewing our case. We are contesting the ruling that disallows our listing for short term occupancy. We understand and appreciate the legislation that aims to keep the city's rentals available for long term tenants and prevent those same spaces from being used for short term rentals. As renters ourselves, we appreciate how challenging it is to find an affordable rental for our family of 6. We do not wish to add to the problem and our listing does not do so.

Our listing (which we have permission for from our landlords) is viable only for short term stays and is in no way liveable for long term tenants for the following reasons:

1) It has no kitchen. There is no way to wash dishes, pots and pans unless you consider the bathtub or the small bathroom sink viable options. To ask people to live this way would be unsanitary. It has no oven, no stove and only a mini microwave. We don't see surviving on only food that can be cooked in a microwave as a viable way of living long term. We would be happy to remove the microwave altogether if this makes a difference to our ruling. Furthermore, we had provided the microwave along with some dishes and cutlery in case people wanted to reheat any takeout food, but we are happy to remove those as well. We have also provided a mini fridge and a Bodem, but these are minor conveniences provided in any hotel room. Having them there does not make long term living viable. However, if removing them is necessary we're happy to do so.

2) The listing contains the only laundry facilities for our whole house. We have three teenagers and a two month old baby and there is no way we can go more than a few days without access to our laundry. Having someone as a long term tenant in this space is not a viable option as we need ongoing access to laundry in our home.

3) The entrance is fact shared. In this entrance area, before a guest enters into their room they are in fact still in a shared space. It is our storage/ workbench area and it contains all our camping equipment, gardening supplies, deep freezer and tools which are all things we need to access on a regular basis. Now that we have a baby, we store our baby stroller here as it is the only way to bring it in and out of our home as all other doors have staircases. This is something we need access to multiple times on a daily basis. I would be happy to change the listing category to "shared space". The reason I hadn't listed it this way before is that it's not indicative of the kind of interactions we want to have with our guests. We give them their privacy when they are in their basement room and we maintain ours which is why it was listed as "entire home". But I would be happy to change that.

4) We have three teenage boys who are with us for a week at a time every other week. We also have a two month old baby. Because of the noise level in our household, we would only make our listing available on the weeks we don't have the boys with us as we don't want to ask three teenage boys to tiptoe around. We don't feel comfortable asking anyone to live below us long term with the noise we make and the hours we keep.

5) The listing contains the second bathroom in our home, which now as a family of 6 we especially need regular access to on the weeks with our boys. Also in this bathroom we have shelving which we use for our personal storage of linens, toys, and extra clothing, all of which we need access to on a regular basis.

6) We have multiple storage units in the basement room where we store our own personal items that we need access to.

In conclusion, we can make the following changes if it means we can rent our space:

- remove dishes, utensils, and microwave. We can also remove the bodem and mini fridge if you see that as necessary.
- remove the description of "private entrance" and change the description from studio to "shared room."

This is a small but vital component of our income as a family. We request that someone comes to see the unit in person before making your ruling, so you can see for yourself the points we outline here.

With all our thanks for your time with our case,

Celine Stubel and Sam Blades

Christine Havelka

Subject: FW: STR Appeal - Licence Inspectors Submission Report 2605 Belmont Avenue

From: Celine Stubel

Sent: December 2, 2020 11:14 PM

To: Christine Havelka <chavelka@victoria.ca>

Subject: Re: STR Appeal - Licence Inspectors Submission Report 2605 Belmont Avenue

Hi Christine,

Thank you for passing on this report. Please include my response below with my final submission to council.

Dear Ms. Perkins and the members of the council,

It is clear to me that all the previous correspondence from me has neither been fully understood nor taken into account in your most recent report. The bottom line is that without sending someone here to see for themselves, you have deemed our basement room a self contained unit you think is appropriate for long term housing. I can assure you it is not. It is a room in our basement that contains the laundry for our entire house, and has no kitchen for preparing food and washing dishes. If you think our room and bathroom are appropriate for someone to live in long term, I ask you:

- 1) Would you feel comfortable living in a basement where the family of six people above you would need constant access, walking through your sleeping area to get to your bathroom to access the laundry machines?
- 2) Would you feel comfortable preparing food with only a microwave and no stove or oven? And would you feel comfortable washing dishes and cutlery in your bathtub? The bathroom sink is only 16 inches across and is not even deep enough to fit a pot underneath the tap.

I realize my advertising this as an "entire place" led you to your conclusion. It's true I did advertise this listing saying the guest would have the entire place to themselves, because it's more appealing to a traveller and indicative of the privacy we would grant them when they were here.

To speak to point 18 in your report, you are incorrect. The premises that are rented are 100% part of our principal residence. To reiterate what I've communicated in the past, and to speak to points 22 and 23, this dwelling is in no way taking away a viable long term dwelling unit from the city.

I am happy to send more photos or video footage to prove these points to you since you won't send someone here to look themselves.

As renters ourselves in this home, we are one of the many families in Victoria who have found the rental market completely unaffordable. This short term rental of a room in our basement has allowed us to stay afloat. By denying us this, you are simply denying us the ability to bring in some income to afford housing, and the city will not even be gaining a long term rental, as this room is not viable to rent out long term.

I will keep contesting this until the issue is understood on your part and resolved.

Thank you for your time,

Celine Stubel