

Business Licence (Short-term Rental) Appeal re 409-595 Pandora Avenue

Submission of the Licence Inspector

I. Introduction

1. This is an appeal from the decision of the Licence Inspector to refuse to issue a business licence to Jonathan Rennison (the appellant) for the operation of a short-term rental at 409-595 Pandora Avenue.
2. The business licence was denied pursuant to section 4(b) of the Short-term Rental Regulation Bylaw, which states:
 1. *The Licence Inspector may refuse to issue a licence for a short-term rental if, in the opinion of the Licence Inspector, ...*
 - (a) *the applicant failed to comply with section 3; or*
 - (b) *the short-term rental operation would contravene a city bylaw or another enactment.*
3. The appeal is brought pursuant to section 60(5) of the Community Charter, which requires that an applicant for a business licence has the right to have a staff decision to refuse such licence reconsidered by Council.
4. On a reconsideration such as this, Council can apply its own judgement and may either uphold the decision to refuse the licence or grant the licence.

II. Summary

The property at 409-595 Pandora Avenue is not the principal residence of the owner based on some statements made by the owner, the observations made during the most recent property inspection, the rental availability, the stated business plan, the owner lives at another property, and the failure to provide the information volunteered by the owner to prove principal residency.

The appellant has persistently evaded the licensing requirements and operated the non-principal licence property as a full-time short-term rental since 2022 in violation of the regulations. In an apparent response to regulatory changes, the appellant is pursuing a principal residence licence to continue his full-time short-term rental business operation. The issue of the principal residency requirement and the persistent history of non-compliance are conditions that are not satisfactory to the licence inspector to issue a licence.

III. Facts

5. The appellant owns the property at 409-595 Pandora Avenue.
6. The property is zoned OTD-1 (Old Town District – 1 Zone). This zone does not permit short-term rentals except as a ‘home occupation’ under Schedule ‘D’.
7. On November 2, 2022, staff identified a listing for unlicensed short-term rentals at 409-595 Pandora Avenue, hosted by the appellant [Appendix C].
8. On November 3, 2022, staff mailed a letter to the appellant’s home in North Saanich, as listed in City records, informing him of the licensing and regulations for short-term rentals in the City of Victoria [Appendix D].
9. Between November 3- November 16, 2022, staff continued to monitor the listing for compliance. As the appellant continued to advertise and operate unlicensed short-term rentals, staff mailed a final letter on November 16, 2022, requesting compliance with the regulations [Appendix E].
10. On November 21, 2022, the appellant called staff in response to the two letters. The appellant confirmed to staff he was operating short-term rentals, informing them he had four more bookings in 2022 and planned to continue his operation in 2023. Staff informed the appellant of the regulations and invited him to apply for a 2022 and 2023 short-term rental licence. The appellant requested he not be required to obtain the \$1,500 non-principal short-term rental licence in 2022, explicitly stating he did not want to pay the licence fee and asking staff how it could be avoided. Staff again informed the appellant of the licensing and regulations, requesting immediate compliance [Appendix F].
11. Between November 22- December 23, 2022, staff assisted the appellant to comply with City of Victoria regulations. This included having the appellant obtain a valid 2022 Non-Principal Short-Term Rental Licence and applying for his 2023 licence.
12. On January 16, 2023, the appellant was notified his 2023 Non-Principal Licence had been approved and provided instructions for payment [Appendix G].
13. Between January 16 – May 29, 2023, the appellant operated full time short-term rentals without a valid licence. Staff repeatedly contact the appellant to request payment for the outstanding licence fee [Appendix H-I].
14. On May 29, 2023, Bylaw Officer Duarte contacted the appellant requesting payment [Appendix J].
15. On May 29, 2023, the appellant paid for his 2023 Non-Principal Short-Term Rental Licence, allowing him to operate lawful short-term rentals until January 16, 2024 [Appendix J].
16. On February 13, 2024, staff observed the appellant offering unlicensed short-term rental at 409-595 Pandora Avenue [Appendix K].
17. On February 21, 2024, the appellant submitted an application for a Principal Resident Short-Term Rental licence at 409-595 Pandora Avenue. However, due to a clerical error

staff entered the application as a Non-Principal Short-Term Rental Licence application [Appendix L].

18. On February 26, 2024, staff approved the 2024 Non-Principal Short-Term Rental Licence and notified the appellant [Appendix M].
19. On March 4, 2024, the appellant emailed staff to report the incorrect licence type had been processed [Appendix M].
20. On March 5, 2024, staff confirmed a clerical error had occurred and contacted the appellant to proceed with the principal resident short-term rental application. Staff noted the appellant's listing was still advertising and operating unlicensed short-term rentals [Appendix M].
21. On March 16, 2024, in preparation for the inspection, Bylaw Officer Carr reviewed the city records for 409-595 Pandora Avenue and the appellants business licence application. Bylaw Officer Carr observed the appellant to be operating without a valid licence, offering the whole home for a 3-night minimum stay [Appendix N].
22. On March 16, 2024, Bylaw Officer Carr inspected the home. The purpose of the inspection was to understand the layout of the home and business plan for a potential short-term rental. Upon arriving at 409-595 Pandora Avenue, Bylaw Officer Carr was greeted by the appellant and two other individuals. The inspection revealed that the property is a two-level home with three bedrooms, three bathrooms, a kitchen, a den, a storage room and a balcony. Bylaw Officer Carr noted the home appeared to be prepared for receiving accommodations, with minimal personal items and numerous labels and signs providing instructions. The electrical closet was fully stocked with linens, tools and cleaning supplies, while the primary closet contained only a limited number of shirts and pants, with few or no shoes. The application declared the appellant's girlfriend as the designated responsible person, stating she resided at 409-595 Pandora Avenue. Bylaw Officer Carr stated there appeared to be no women's clothing or belonging in the home [Appendix O-Q].
23. During the inspection of the home, Bylaw Officer Carr discussed the appellant's business plan and inquired about the changes since he previously operated under the non-principal licence. The appellant explained that he had sold his home in Sydney and was trying to sell his property in North Saanich. The appellant informed Bylaw Officer Carr he splits his time between his North Saanich home and the Pandora Avenue property. The appellant stated his North Saanich home would be demolished and developed at some point during the year. The appellant said that during spring and summer, he stays at the Pandora location unless his property is booked, as he prefers not to share spaces with guests. The appellant stated he does not take bookings between September to February. Bylaw Officer Carr informed the appellant that he was currently advertising and operating without a valid licence. The appellant acknowledged this by responding, 'yes'. The appellant asked Bylaw Officer Carr to document that he is the strata council president with access to the building cameras, which he would use to prove his residency. The appellant also stated he intended to appeal if the licence application was denied [Appendix O-Q].

24. Throughout the 2024 applicant, city staff monitored the appellant's listings for compliance with the regulations. The appellant continued to advertise and operate unlicensed short-term rentals at 409-595 Pandora Avenue, reflecting fully active and available calendars on multiple platforms [Appendix R].
25. On March 17, 2024, Bylaw Officer Carr contacted the appellant for clarification regarding his living situation, as the appellant claimed to be residing in between two properties. Bylaw Office Carr asked for the appellant to confirm that the home in North Saanich had been demolished or was uninhabitable [Appendix S].
26. On March 17, 2024, Bylaw Officer Carr spoke with the appellant on the phone. The appellant reiterated that he split his time between the 409-595 Pandora Avenue and his North Saanich home, but that his home in North Saanich was in 'bad shape' and 'in no condition to rent'. Bylaw Officer Carr expressed her confusion to the appellant, asking how he could be residing in the home if it was in such terrible condition. The appellant clarified the state of the home was not in 'such bad shape', but that he was waiting on a federal housing initiative. The appellant repeated to Bylaw Officer Carr, that when people book his condominium, he returns to his North Saanich property [Appendix T].
27. On March 26, 2024, the application was reviewed in full, including the results of the inspection, internal records, historical compliance, and the online advertisements.
28. On March 26, 2024, the Licence Inspector advised the appellant that the application for a principal resident short-term rental licence had been rejected because failed to demonstrate satisfactory to the Licence Inspector that the premises where the short-term rental will be offered is occupied by the operator as their principal residence, as set out in the *Short-Term Rental Regulation Bylaw Section 3 (2)(e)(i)*.

IV. Relevant Regulation

29. The City regulates short-term rentals through the *Short-term Rental Regulation Bylaw* and through provisions of the zoning bylaws. In relation to the property, the relevant zoning bylaw is the *Zoning Regulation Bylaw*, which states, in part:

17...

(4) *Without limiting the generality of subsection (1), short-term rentals, whether as a principal or accessory use, are prohibited in all zones except*

(a) *where they are expressly permitted subject to regulation applicable in those zones;*

(b) *rental of no more than two bedrooms in a self-contained dwelling unit, as home occupation, provided that:*

- (i) *the self-contained dwelling unit is occupied by the operator of the short-term rental; and*
- (ii) *short-term rental complies with all regulations in Schedule D as if it were a transient accommodation.*

30. The city regulates home based businesses, including principal resident short-term rentals, through *Schedule 'D' – Home Occupations*, which states, in part:

- (12) Subject to the following requirements, a short-term rental is permitted as a home occupation in a principal residence.
 - (1) subject to subsection (2), no more than two bedrooms may be used for short-term rental and the short-term rental cannot occupy an entire self-contained dwelling unit.

31. The City of Victoria regulates the principal resident requirement for a short-term rental through the *Short-Term Rental Regulation Bylaw*, which states in part:

3...

- (1) A person must not carry on business as a short-term rental operator unless the person holds a valid licence issued under the provisions of this Bylaw and the Business Licence Bylaw.
- (2) A person applying for the issuance or renewal of a licence to operate a short-term rental must, in addition to meeting the requirements of the Business Licence Bylaw:
 - (e) provide, in the form satisfactory to the Licence Inspector,
 - (i) evidence that the premises where the short-term rental will be offered are occupied by the operator as their principal residence;

V. Argument

32. One of the objectives of the City's regulations of short-term rentals was to address the problem of homes being diverted from the long-term market to a vacation rental market. The provisions of the *Short-Term Rental Regulation Bylaw* and *Schedule D – Home Occupation*, restrict short-term rentals to a person's principal dwelling unit.

33. The city first became aware of the appellant's full-time short-term rental business in November 2022, when staff identified the appellant operating unlicensed. Since then, staff have devoted considerable time and resources each year to achieve compliance with the regulations, despite the appellant acknowledging his understanding of the regulations.

34. In 2024, the anticipation of the provincial regulations influenced many operators to apply for principal resident licences, regardless of eligibility and business operation, as all non-principal licences would become unlawful as of May 1, 2024.
35. The results of the inspection revealed inconsistencies. The appellant claims 409-595 Pandora Avenue is the principal residence of both himself and his girlfriend. However, the property had few personal items but contained numerous signs and labels placed around the home to provide detailed instructions to occupants [Appendix L, O-P].
36. The appellant declared to Bylaw Officer Carr that he only intended to operate during the spring and summer months. However, this is inconsistent with his actual business operations, as the appellant continued to advertise and operate unlicensed short-term rental throughout the winter of 2024, even after his 2023 licence expired. Additionally, the appellants VRBO calendar revealed his intention to continue operating through the year. The calendar, which displays grey blocks for booked dates, blue font on available dates, and grey font for dates blocked by the operator, showed eighteen bookings totaling over 90 days, with 130 days available for rent, including full availability as of October 1, 2024. Additionally, there were eighteen days marked as blocked, which may indicate guest bookings through another platform. This analysis, combined with the appellant's continuous activity, clearly indicated the intention to operate the property as a full-time short-term rental business [Appendix O, R-S].
37. On August 26, 2024, staff obtained back-end data of the appellants listings through AirDNA, which reflected the property's availability as 273 days for the last 12 months. The number of dates available to book is similar to the observations made when viewing the listings, during the licence decision [Appendix U].
38. The appellant's appeal suggests that 409-595 Pandora Avenue is his principal residence by default, as he is pursuing development plans for North Saanich property. Further, the appellant claims that 409-595 Pandora Avenue has been his full-time principal residence since October 2023. However, this contradicts the statements provided to Bylaw Officer Carr, where he declared he is splitting his time between properties. The appellant plainly stated that his business plan is to reside in his North Saanich home every time he has a booking [Appendix T].
39. The city does require proof of residence documents to process a principal resident short-term rental application. While the documents assist in establishing an applicant's eligibility, they are not solely relied upon to verify a person's principal residence since address changes can be done online without secondary checks. Additionally, many utility bills offer e-billing options, making mailing addresses redundant.
40. Our records reflect the appellant has never claimed a B.C. Homeowner Grant at the 409-595 Pandora Avenue property. Like proof of residency documents, failing to claim the B.C.

Homeowner Grant is not sufficient proof a property is not a person's principal residence but is a strong indicator that the appellant owns and resides in another property in B.C.

41. The appellant appeal appears to rely on discrediting staff and suggesting their actions led to an unjust process. While the appellants 2024 application was initially processed as a non-principal, once identified it was immediately acknowledged and corrected. The appellant references communications, where he attempted to present alternative scenarios to persuade staff to approve his licence. The appellant's application was denied based on his ineligibility, as it failed to satisfy the Licence Inspector the premise was his principal residence. The communications referenced were provided without full knowledge of the appellants application, and he was promptly informed of the correct information multiple times thereafter. The appellants attempt to highlight staff errors is a distraction from the core issue, which is his failure to meet the eligibility requirements and comply with the City of Victoria Regulations.
42. A fundamental concern is the appellant's consistent disregard for regulations. The appellant has a history of blatantly seeking ways to avoid the licensing and regulations, all while continuing to operate full-time short-term rentals. The appellant has only complied with regulations after using months of staff time and resources. Even if granted the licence, there is zero confidence in the appellant's willingness to act lawfully, as evidenced by his actions over the years, which demonstrate a persistent pattern of non-compliance.
43. For all these reasons, the Licence Inspector submits that the appellant's application for a short-term rental business licence had to be refused as it contravened the *Short-Term Rental Bylaw, Schedule 'D' – Home Occupation and Zoning Regulation Bylaw*.
44. Therefore, the Licence Inspector submits that this appeal should be dismissed and the decision to refuse a short-term rental business licence for 409-595 Pandora Avenue be upheld.

ALL OF WHICH IS RESPECTFULLY SUBMITTED

Dated: September 13, 2024



Mark Fay, Manager of Bylaw and Licensing Services

NO. 18-036

SHORT-TERM RENTAL REGULATION BYLAW
A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to provide for the regulation of short-term rentals including vacation rentals in operators' principal residences where permitted under the Zoning Regulation Bylaw No. 80-159 and where permitted pursuant to section 528 of the *Local Government Act*.

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Pursuant to its statutory powers, including section 8(6) of the *Community Charter*, the Council of The Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

Title

- 1 This Bylaw may be cited as the "Short-Term Rental Regulation Bylaw".

Definitions

- 2 In this Bylaw

"operator" means a person who rents out, or offers for rent, any premises for short-term rental but does not include a person who acts as an intermediary between the short-term rental tenant and the person who receives the rent;

"principal residence" means the usual place where an individual makes their home;

"responsible person" means a person designated by the operator as the primary contact under section 6.

"short-term rental" means the renting of a dwelling, or any part of it, for a period of less than 30 days and includes vacation rentals;

"strata corporation", "strata council", and "strata lot" have the same meaning as in the *Strata Property Act*.

Licence Required

- 3 (1) A person must not carry on business as a short-term rental operator unless the person holds a valid licence issued under the provisions of this Bylaw and the Business Licence Bylaw.
- (2) A person applying for the issuance or renewal of a licence to operate a short-term rental must, in addition to meeting the requirements of the Business Licence Bylaw:
- (a) make an application to the Licence Inspector on the form provided for that purpose;
 - (b) pay to the City the applicable licence fee prescribed under subsection (3);
 - (c) provide, in the form satisfactory to the Licence Inspector, evidence that:
 - (i) the person owns the premises where the short-term rental will be offered, or
 - (ii) the owner of the premises where the short-term rental will be offered has consented to their use as a short-term rental;
 - (d) if the premises where the short-term rental will be offered are located within a strata lot, provide a letter from the strata council confirming that provision of short-term rental does not contradict any bylaws of the strata corporation or applicable provisions of the Strata Property Act; and
 - (e) provide, in the form satisfactory to the Licence Inspector,
 - (i) evidence that the premises where the short-term rental will be offered are occupied by the operator as their principal residence; or
 - (ii) provide the name and contact information for the responsible person in relation to the short-term rental premises.
- (3) The licence fee for purposes of subsection (2)(b) is:
- (a) \$150 where the short-term rental is offered in the operator's principal residence; or
 - (b) \$1,500 for all short-term rentals that do not qualify under paragraph (a).

Power to Refuse a Licence

- 4 The Licence Inspector may refuse to issue a licence for a short-term rental if, in the opinion of the Licence Inspector,
- (a) the applicant has failed to comply with section 3; or
 - (b) the short-term rental operation would contravene a City bylaw or another enactment.

Licence Number to be Included in Advertising

- 5 A person may offer to rent premises for rent as a short-term rental only if a valid business licence number is included in any advertising, listing, or promotion material that is intended to communicate availability of the premises for short-term rental.

Responsible Person

- 6 (1) A person may only operate a short-term rental in premises other than their principal residence if they designated a responsible person who, at all times that the short-term rental is operated, has access to the premises and authority to make decisions in relation to the premises and the rental agreement.
- (2) A person may only operate a short-term rental if they ensure that the name and contact information of the responsible person is prominently displayed in the short-term rental premises at all times when the short-term rental is operated.
- (3) The operator may be the responsible person except when subsection (5) applies.
- (4) The responsible person must be able to attend at the short-term rental premises within two hours of being requested to do so.
- (5) If a person who operates a short-term rental in their principal residence is going to be away during the term of the short-term rental, they must designate a responsible person and comply with this section.

Offences

- 7 (1) A person commits an offence and is subject to the penalties imposed by this Bylaw, the Ticket Bylaw and the Offence Act if that person
- (a) contravenes a provision of this Bylaw;
 - (b) consents to, allows, or permits an act or thing to be done contrary to this Bylaw; or
 - (c) neglects or refrains from doing anything required by a provision of this Bylaw.
- (2) Each instance that a contravention of a provision of this Bylaw occurs and each day that a contravention continues shall constitute a separate offence.

Penalties

- 8 A person found guilty of an offence under this Bylaw is subject to a fine of not less than \$100.00 and not more than \$10,000.00 for every instance that an offence occurs or each day that it continues.

Severability

- 9 If any provision or part of this Bylaw is declared by any court or tribunal of competent jurisdiction to be illegal or inoperative, in whole or in part, or inoperative in particular circumstances, it shall be severed from the Bylaw and the balance of the Bylaw, or its application in any circumstances, shall not be affected and shall continue to be in full force and effect.

Transition Provisions

- 10 (1) In the calendar year that this bylaw is adopted only, the fee payable under section 3 shall be prorated by 1/12 for each month in that year prior to the adoption of this bylaw, including the month the bylaw is adopted.
- (2) Any operator who, at the time of adoption of this bylaw, holds a valid licence for a short-term rental under the Business Licence Bylaw shall be credited with amount paid for that licence towards the fee payable under section 3.

Commencement

- 11 This bylaw comes into force on adoption.

READ A FIRST TIME the	22nd	day of	February	2018
READ A SECOND TIME the	22nd	day of	February	2018
READ A THIRD TIME the	22nd	day of	February	2018
ADOPTED on the	8th	day of	March	2018

“CHRIS COATES”
CITY CLERK

“LISA HELPS”
MAYOR

Schedule “D”
HOME OCCUPATIONS

- | | | |
|----------------|---|--|
| | 1 | Where <u>home occupations</u> are permitted pursuant to the provisions of this bylaw, the following conditions shall apply to the use: |
| Location | 2 | For the purposes of a <u>home occupation</u> , the location of a business is the address at which the operations of the business are managed. |
| Exception | 3 | A <u>home occupation</u> is not required to be operated wholly within a <u>dwelling unit</u> where the work is undertaken entirely off the <u>lot</u> on which the <u>dwelling unit</u> is located. |
| Prohibition | 4 | The sale of goods to customers attending on the <u>lot</u> on which the <u>dwelling unit</u> is located is prohibited. |
| Permitted Uses | 5 | The following uses are permitted as <u>home occupations</u> :

(a) artist studio;

(b) mail order, provided that no merchandise is sold to customers attending on the <u>lot</u> on which the <u>dwelling unit</u> is located;

(c) making, processing and assembly of products on a small scale;

(d) manufacturing agent;

(e) personal and professional services, including barber, hairdresser, bookkeeper, medical therapy;

(f) teaching, provided that attendance is limited to 5 persons in a detached dwelling and to 1 person in a <u>duplex</u> or <u>multiple dwelling</u> ;

(g) testing, servicing and repairing of goods. |

Schedule “D”

- | | | |
|-----------------|---|---|
| Prohibited Uses | 6 | <p>(1) All uses that are noxious or offensive to any other dwelling units or the general public by reason of emitting odour, dust, smoke, gas, noise, effluent, radiation, broadcast interference, glare, humidity, heat, vibration, or hazard or any other emission are prohibited.</p> <p>(2) The following uses are prohibited:</p> <ul style="list-style-type: none">(a) except as provided in Section 11, Bed and Breakfast;(b) car repairs and <u>garages</u>;(c) <u>clubs</u>;(d) kennels;(e) radio dispatch services;(f) <u>restaurants</u>;(g) retail stores;(h) salvage lots;(i) storage lots;(j) except as provided in Section 11, <u>transient accommodation</u>;(k) in any <u>building</u> which has been converted from <u>single family dwelling to duplex, multiple dwelling, boarding house, rooming house, or housekeeping apartment</u>, pursuant to the applicable provisions of this bylaw, music teaching or any business which results in the transmission of sound;(l) cannabis-related business; and;(m) except as provided in Section 12, <u>short-term rental</u>. |
| Stock in Trade | 7 | <p>Except for one licensed vehicle, which shall be a car, van, or pickup truck, no business-related materials, including machinery or vehicles, shall be visible at any time on any <u>lot</u> on which a <u>home occupation</u> is carried out nor shall any machinery or vehicles be parked or stored on the <u>lot</u> unless completely enclosed within a <u>building</u>.</p> |
| Limitation | 8 | <p>(1) Subject to this section, not more than one person shall be engaged in a <u>home occupation</u>, with the exception of urban agriculture, where up to two people are permitted to be engaged in the <u>home occupation</u>, and the person(s) shall reside on the <u>lot</u> on which the <u>home occupation</u> is carried on.</p> <p>(2) Where any <u>lot</u> upon which a <u>home occupation</u> is carried on has a boundary or portion of a boundary in common with any <u>lot</u> which is located in a zone which permits retail use, then no more than two persons may be engaged the <u>home occupation</u> where one of the persons resides on the <u>lot</u> on which the <u>home occupation</u> is carried on.</p> |

Amended Jan 11, 2018
Bylaw 17-110

Amended March 8, 2018
Bylaw 18-035

Schedule “D”
HOME OCCUPATIONS

(3) This section does not apply to any employees of a home occupation who at no time attend on the lot on which the home occupation is carried on, nor park in the immediate vicinity of the lot.

(4) More than one person may operate a short-term rental in their principal residence.

Amended March 8, 2018
Bylaw 18-035

9 No more than three home occupations shall be carried on in any one dwelling unit, provided that only one of the home occupations has customers that attend the dwelling unit.

Amended Jan 11, 2018
Bylaw 17-110

Advertising

10 Except as expressly permitted in this bylaw, or in the Sign By-law, no sign or other advertising device or advertising matter may be exhibited or displayed on any lot on which a home occupation is being carried on.

11 Subject to the following requirements, where any building is used as a single family dwelling, up to two bedrooms may be used for transient accommodation as a home occupation.

(1) Notwithstanding Section 4, meals or food services may be provided to any customers but not after 12:00 noon.

(2) No liquor shall be provided to any customers.

(3) One parking space for each room available for transient accommodation shall be provided on the lot and a parking space may be located behind another parking space.

(4) No sign may be erected, used, or maintained for the purpose of advertising transient accommodation use within a single family dwelling.

(5) A single family dwelling may be used for transient accommodation whether or not the property contains a secondary suite or garden suite provided however that only one transient accommodation use is permitted on the property

Amended March 8, 2018
Bylaw 18-035

(6) Transient accommodation is restricted to no more than two bedrooms and cannot occupy an entire self-contained dwelling unit.

Amended March 8, 2018
Bylaw 18-035

12 Subject to the following requirements, a short-term rental is permitted as a home occupation in a principal residence.

Amended March 8, 2018
Bylaw 18-035

(1) subject to subsection (2), no more than two bedrooms may be used for short-term rental and the short-term rental cannot occupy an entire self-contained dwelling unit;

Schedule “D”

- (2) the entire principal residence may be used for a short-term rental only occasionally while the operator is temporarily away;
- (3) no liquor may be provided to short-term rental guest; and
- (4) No sign may be erected, used, or maintained for the purpose of advertising short-term rental.

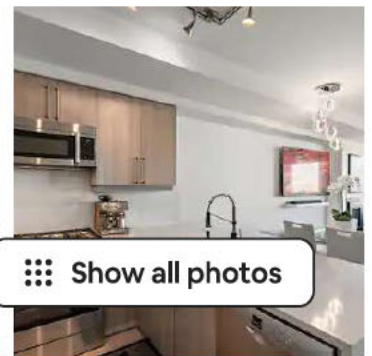
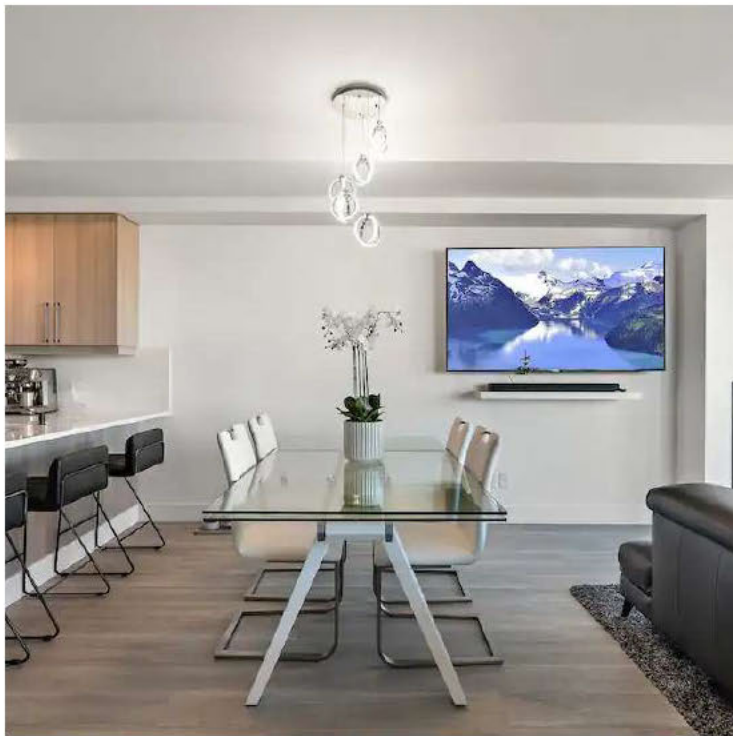
Amending Bylaw 09-01 adopted Jan 19, 2009
Amending Bylaw 17-110 adopted Jan 11, 2018
Amending Bylaw 18-035 adopted March 8, 2018

Appendix C

Luxurious Ocean View Penthouse w/ Secure Parking

★ 5.0 · [20 reviews](#) · Superhost · [Victoria, British Columbia, Canada](#)

[Share](#) [Save](#)



Show all photos

Entire condo hosted by Jonathan

6 guests · 3 bedrooms · 3 beds · 2.5 baths



Dedicated workspace
A private room with wifi that's well suited for working.

Self check-in
Check yourself in with the smartlock.

Jonathan is a Superhost
Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

~~\$642 CAD~~
\$507 CAD night

★ 5.0 · [20 reviews](#)

CHECK-IN 11-03-20...	CHECKOUT 11-06-20...
GUESTS 1 guest ▼	

Reserve

You won't be charged yet

\$642 CAD x 3 \$1,927 CAD
nights








Every booking includes free protection from Host cancellations, listing inaccuracies, and other issues like trouble checking in.

[Learn more](#)

This rare, two-floor Penthouse is located in downtown Victoria & comes with 1 secured underground parking stall. Luxurious 2 bedrooms + den (or third bedroom), 2.5 bathrooms Penthouse overlooks downtown, the inner harbor & boasts a total of 1585 sq ft(148m2) of living space, making it the largest unit in the building. ...

[Show more >](#)

What this place offers

-  City skyline view
-  Harbour view
-  Public or shared beach access
-  Kitchen
-  Wifi

[Show all 73 amenities](#)

Special offer **-\$405 CAD**

Cleaning fee \$199 CAD

Service fee \$255 CAD

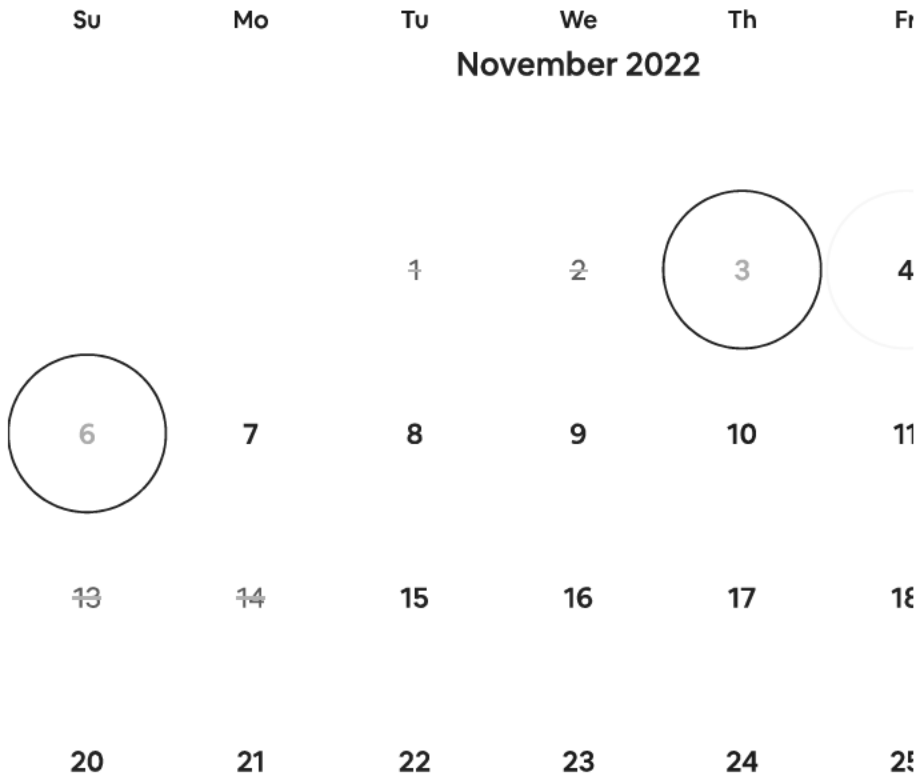
Taxes \$275 CAD

Total **\$2,251 CAD**

 [Report this listing](#)

3 nights in Victoria

Nov. 3, 2022 - Nov. 6, 2022



★ 5.0 · 20 reviews

Cleanliness	5.0
Accuracy	5.0
Communication	5.0
Location	5.0
Check-in	5.0
Value	5.0

Rosalina
October 2022

I don't usually leave reviews on here, but this is an exception since our family really enjoyed our stay at Jonathan's place. The location is very good - close to Chinatown, Downtown, and the Pier.

The place is very clean and we can tell that Jon takes a very good care of it. We can't thank Jon...

[Show more >](#)

Elizabeth

October 2022

Such a wonderful host & beautiful luxurious place! All the fixtures in this home are top tier! Down to the heated floors & the temperature adjustment kettle! Amazing knife set to prepare your home cooked meals & awesome Bluetooth features for your music! Great communication &...

[Show more >](#)

Ilit

October 2022

Amazing place, perfect location, BEST host!!!

Oscar

October 2022

Don't think about any other Airbnb, Jonathans place is definitely where you need to stay.

The location is excellent, communication is great and the house is in immaculate condition and...

[Show more >](#)

Ann

September 2022

We loved Jonathan's condo. Beautifully decorated, very clean, wonderful white linens on the beds and plenty of nice fluffy towels. The outdoor porches are amazing and accessible from each bedroom! Jonathan's attention to detail makes it a breeze to check in and out and utilize the...

[Show more >](#)

Nicholas

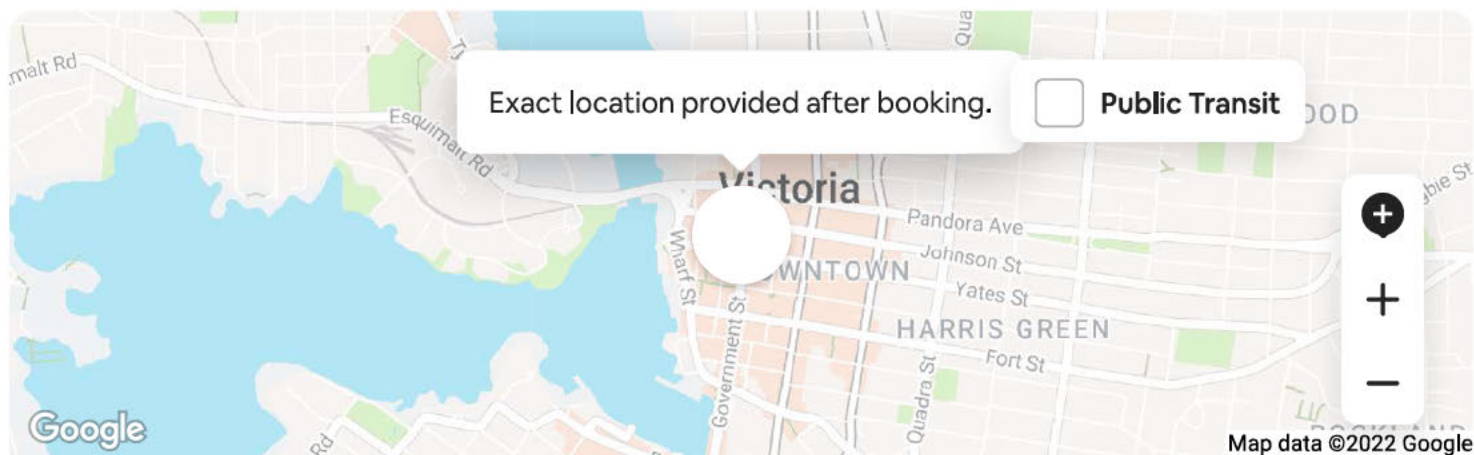
September 2022

Jonathan sets an incredibly high bar with his constant availability, professional and courteous communication and endless accommodations to provide a truly welcoming experience. His place was incredible and we had a phenomenal time. Highly recommended.

[Show more >](#)

Show all 20 reviews

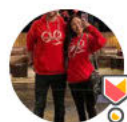
Where you'll be



Victoria, British Columbia, Canada

This hidden gem is centrally located in the core of downtown Victoria. **It's location** allows for privacy from neighboring buildings and is quiet despite being in the heart of the city. As this condo is located in the downtown core of of a busy city, on the weekends there will be some noi...

[Show more >](#)



Hosted by Jonathan

Joined in September 2015

★ 20 Reviews

✓ Identity verified

🏆 Superhost

Insta-gram: vi.oasis

Hello! I live in the capital city of beautiful British Columbia, Victoria, Canada. I enjoy traveling, hosting and meeting new people. Air BnB is a great way to do all things. Looking forward to meeting you and making some great memories along this journey:)

During your stay

I provide a five-star experience and cater to each set of guests individually. I am more than happy to provide recommendations to all my guests, from daytime activities, walking trails to restaurants and local coffee bars.

I can be reached 24/7 and pride myself on providing my guests with 5 star accommodation and service.

Jonathan is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Response rate: 100%

Response time: within an hour

Contact host

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.



Things to know

House rules

- 🕒 Check-in: After 4:00 p.m.
- 🕒 Checkout: 10:00 a.m.
- 🔑 Self check-in with smart lock
- 🚭 No smoking
- 🚫 No parties or events
- 🐾 Pets are allowed

[Show more >](#)

Health & safety



JONATHAN RENNISON
9299 CANORA RD
NORTH SAANICH BC V8L 1P1

Nov 3, 2022

Re: **Operating Without a Short-Term Rental Business Licence**

You currently do not hold a valid Short Term Rental licence to operate a short-term rental at 409 595 PANDORA AVE, despite advertising online and accepting bookings. Please submit your application as soon as possible.

Be advised, operating a short-term rental without a valid license is an offence for which penalties are prescribed. **The minimum penalty is a fine of \$500.00 per day for each that offence continues, pursuant to Section 3(1) of the Short-Term Rental Bylaw.**

Short-Term Rental Business Licences are only valid for one calendar year, and will expire every year on January 15. You will need to submit a new application along with current supporting documentation every year, as you will not receive an automatic invoice prompting you to renew your licence.

Please see the NEW application form effective immediately, available on our website at www.victoria.ca/str.

Please submit your application via email to str@victoria.ca, or submit by mail or in person to:

**Bylaw & Licensing Services
#12 Centennial Square
Victoria, BC V8W 1N8**

For more information on applying for a Short-Term Rental business licence, you can visit www.victoria.ca/str. If you have any questions or concerns, or if you no longer wish to operate a short-term rental, please contact the City of Victoria Bylaw & Licensing Services Department at 250-361-0726 or email str@victoria.ca.

Sincerely,

Bylaw and Licensing Services Department
Legislative and Regulatory Services
City of Victoria

To Contact

Telephone: **250.361.0726**
E-Mail: str@victoria.ca

Fax: **250.361.0205**
Web: www.victoria.ca



JONATHAN RENNISON
9299 CANORA RD
NORTH SAANICH BC V8L IPI

Nov 16, 2022

Legislative and
Regulatory Services
Department

Bylaw and Licensing
Services Division

1 Centennial Square
Victoria BC V8W 1P6

Re: **Operating Without a Short-Term Rental Business Licence – Final Warning**

You currently do not hold a valid Short Term Rental licence to operate a short-term rental at 409 595 PANDORA AVE, despite advertising online and accepting bookings. **Please submit your application as soon as possible.**

Be advised, operating a short-term rental without a valid license is an offence for which penalties are prescribed. **The minimum penalty is a fine of \$500.00 per day for each that offence continues, pursuant to Section 3(1) of the Short-Term Rental Bylaw.**

Short-Term Rental Business Licences are only valid for one calendar year, and will expire every year on January 15. You will need to submit a new application along with current supporting documentation every year, as you will not receive an automatic invoice prompting you to renew your licence.

Please see the NEW application form effective immediately, available on our website at www.victoria.ca/str.

Please submit your application via email to str@victoria.ca, or submit by mail or in person to:

**Bylaw & Licensing Services
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Sincerely,

Bylaw and Licensing Services Department
Legislative and Regulatory Services
City of Victoria

To Contact

Telephone: **250.361.0726**
E-Mail: str@victoria.ca

Fax: **250.361.0205**
Web: www.victoria.ca

Appendix F

NOTE Nov 21, 2022 1:10 PM MARISSA PELUSO

JONATHAN CALLED RE OPERATING W.O LICENCE LETTER. ASKED WHAT THE BEST WAY FORWARD WOULD BE, I STATED HE SHOULD SUBMIT AN APPLICATION FOR 2022 AND 2023. HE WAS VERY APPREHENSIVE TO APPLY FOR THE 2022 LICENCE AT \$1500 A YEAR. JONATHAN CONFIRMED HE HAD OPERATED ALL 2022 AND WAS GOING TO OPERATE IN 2023. I EXPLAINED OPERATING OR ADVERTISING W.O A LICENCE IS NON COMPLAINT AND CAN BE RETRO ACTIVELY ENFORCED FOR 6 MONTHS. HE STATED HE HAD ANOTHER 4 NIGHTS BOOKED FOR 2022, BUT DID NOT WANT TO PAY THIS YEARS LICENCE AND HOW TO AVOID IT.

I STATED AN APPLICATION NEEDED TO BE SUBMITTED TO CONTINUE OPERATING, OR CHANGE THE MINIMUM STAY TO PLUS 30 FOR COMPLIANCE MOVING FORWARD. THIS WOULD NOT PREVENT ENFORCEMENT FROM PREVIOUS OFFENCES, THAT WOULD BE AT THE DISCRETION OF THE BYLAW OFFICERS. AND THAT A RETRO ACTIVE LICENCE FEE FOR 2022 MAY BE APPLICABLE.

From: str@victoria.ca
Sent: January 18, 2023 2:06 PM
To:
Subject: City of Victoria

Hello,

We are please to inform you that your 2023 Short-Term Rental licence has been approved!

The following information provides details of your next steps to comply with regulations:

1. Payment can be made using the link: [Online Payment System \(victoria.ca\)](#)
Your account number is:
2. Display 'City of Victoria Licence Number 000XXXXXX' in all advertising, it can be included in the title or the description, or an image of your licence can be uploaded.
Your licence number will be provided during the online transaction (we recommend noting your licence number if you plan to advertise before receiving the physical licence in the mail):

Licensing Account Details

Verify your Licensing Account information below.

Account Number:

Trade Name:

Displaying a valid licence in all advertising is a requirement of the *SHORT-TERM REGULATION BYLAW*, failure to comply permits a \$250 fine per day. A licence is only valid once approved and paid.

3. Display printed licence in the accommodation space. Once paid, licences will arrive in the mail within 7-10 business days.

If you have any issues or concerns, please contact our office immediately.

Thank you,

Marissa Peluso

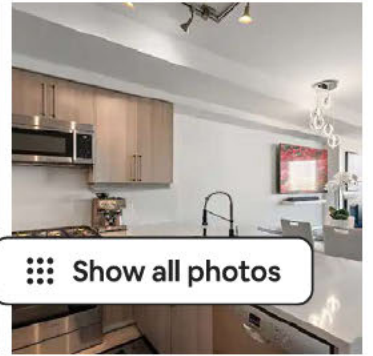
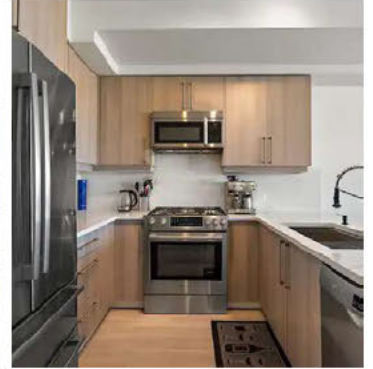
Pronouns: she, her, hers
Short-Term Rental Coordinator, Bylaw and Licensing Services
Legislative and Regulatory Services Department
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6
T 250.361.0726

Appendix H

Luxurious Ocean View Penthouse w/ Secure Parking

★ 5.0 · [25 reviews](#) · 🏠 Superhost · [Victoria, British Columbia, Canada](#)

[Share](#) [Save](#)



⋮ [Show all photos](#)

Entire condo hosted by Jonathan

6 guests · 3 bedrooms · 3 beds · 2.5 baths



Dedicated workspace

A room with wifi that's well-suited for working.



Self check-in

Check yourself in with the smartlock.



Jonathan is a Superhost

Superhosts are experienced, highly rated Hosts who are committed to providing great stays for guests.

License # 00043670

This rare, two-floor Penthouse is located in downtown Victoria & comes with 1 secured u/g parking stall. Luxurious 2 bedrooms + den (or third bedroom), 2.5 bathrooms Penthouse overlooks downtown, the inner ...

[Show more >](#)

What this place offers



City skyline view



Harbour view



Public or shared beach access



Kitchen



Wifi

\$749 CAD night

★ 5.0 · [25 reviews](#)

CHECK-IN 05-29-20...	CHECKOUT 06-01-20...
GUESTS 1 guest	

Reserve

You won't be charged yet

\$749 CAD x 3 \$2,247 CAD
nights






Cleaning fee \$199 CAD

Airbnb service fee \$363 CAD

Taxes \$429 CAD

Total \$3,238 CAD

[Report this listing](#)

-  Dedicated workspace
-  Free parking garage on premises – 1 space
-  Pets allowed
-  80" HDTV with Netflix, premium cable
-  Elevator

Show all 74 amenities

3 nights in Victoria

May 29, 2023 - Jun. 1, 2023



June 2023

Su	Mo	Tu	We	Th	F
				1	2
4	5	6	7	8	9
11	12	13	14	15	16
18	19	20	21	22	23
25	26	27	28	29	30



★ 5.0 · 25 reviews

Cleanliness	5.0
Accuracy	5.0
Communication	5.0
Location	5.0
Check-in	5.0
Value	5.0

Marilú
May 2023

The place is unique, beautiful, modern, so well decorated and had lovely details like champagne, flowers and chocolates. We couldn't have had anything better. There were several things for us to eat and drink...

[Show more >](#)

Alexa
May 2023

Absolutely fantastic location and gorgeous suite. My family and I of 6 stayed for 10 days and Jonathan was a great and extremely responsive host. Even went out and bought us new fans when we mentioned the office was a bit warm. Would recommend for families or bigger groups...

[Show more >](#)

Sohni
November 2022

Jonathan was an extremely attentive and kind host. He handled any mixups like a true host and showed the best hospitality we have ever experienced. If we ever needed him, he responded quickly. The unit is right in the heart of downtown Victoria, making walking to points of interest lik...

[Show more >](#)

Deborah

November 2022

We had a wonderful stay at Jonathan's condo! The condo is amazing, luxurious and comfortable. The location is perfect for exploring Victoria and there are numerous restaurants, coffee shops, bars/pubs, and stores right at your doorstep. Jonathan is a sensational host -- excellent...

[Show more >](#)

Mark

October 2022

Our stay at Jonathan's place was amazing. The condo is in a perfect location. Within walking distance to all our activities. Checking in and out were flawless processes.

...

[Show more >](#)

Rosalina

October 2022

I don't usually leave reviews on here, but this is an exception since our family really enjoyed our stay at Jonathan's place. The location is very good - close to Chinatown, Downtown, and the Pier. The place is very clean and we can tell that Jon takes a very good care of it. We can't thank Jon enough...

[Show more >](#)

Show all 25 reviews

Where you'll be

Victoria, British Columbia, Canada

This hidden gem is centrally located in the core of downtown Victoria. It's location allows for privacy from neighboring buildings and is quiet despite being in the heart of the city. As this condo is located in the downtown core of a busy city, on the weekends there will be some noise from...

[Show more >](#)



★ 25 Reviews

✓ Identity verified

👤 Superhost

Insta-gram: vi.oasis

Hello! I live in the capital city of beautiful British Columbia, Victoria, Canada. I enjoy traveling, hosting and meeting new people. Air BnB is a great way to do all things. Looking forward to meeting you and making some great memories along this journey:)

During your stay

I provide a five-star experience and cater to each set of guests individually. I am more than happy to provide recommendations to all my guests, from daytime activities, walking trails to restaurants and local coffee bars.

I can be reached 24/7 and pride myself on providing my guests with 5 star accommodation and service.

Jonathan is a Superhost

Superhosts are experienced, highly rated Hosts who are committed to providing great stays for guests.

Response rate: 100%

Appendix I

Marissa Peluso

From: str@victoria.ca
Sent: May 18, 2023 11:43 AM
To:
Subject: OUTSTANDING FEE REMINDER 409-595 PANDORA

Hello,

Our office is contacting you as you currently do not hold a valid Short Term Rental licence to operate a short-term rental at 409-595 PANDORA AVE, despite advertising online and accepting bookings.

A licence is only valid once approved and paid. Your 2023 Short-Term Rental licence was approved but payment was never made.

The following actions must be taken:

1. Pay your 2023 licence fee. Once we have payment received, you can resume operating a short-term rental in the City of Victoria.
2. Change your listing to 30-day min stay.

Be advised, operating a short-term rental without a valid license is an offence for which penalties are prescribed. The minimum penalty is a fine of \$500.00 per day for each that offence continues, pursuant to Section 3(1) of the Short-Term Rental Bylaw.

Payment can be made using the link: [Online Payment System \(victoria.ca\)](#)

Your account number is:

Failure to comply with the actions above by FRIDAY MAY 19TH AT 9 AM could result in further legal consequences.

Sincerely,

Emma Crockett
Short-Term Rental Clerk, Bylaw and Licensing Services
Legislative and Regulatory Services Department
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6
T 250.361.0726



The City of Victoria is located on the homelands of the Songhees and Esquimalt People.

Appendix J

NOTE May 29, 2023 1:00 PM NELSON DUARTE
ATTEMPT CONTACT, MAY 29

On Monday, May 29, 2023, at approximately 1:00 PM, Bylaw Officer DUARTE left a voice mail for Jonathan RENNISON requesting a call back.

NOTE May 29, 2023 2:00 PM NELSON DUARTE
PHONE CONVERSATION NOTES, MAY 29

On Monday, May 29 at approximately 2:00 PM Jonathan contacted DUARTE. DUARTE mentioned the outstanding balance, Jonathan stated he would be paying it immediately.

NOTE May 30, 2023 7:36 AM NELSON DUARTE
BALANCE OWING HAS BEEN PAID

After a brief discussion with the SOC, RENNISON on Monday, May 29, DUARTE observed the balance owing on his 2023 business licence has been paid.

Account Summary - RENNISON, JONATHAN

Name(s) RENNISON, JONATHAN [.Edit](#)
Mailing Address 409 595 PANDORA AVE
VICTORIA BC V8W 1N5
Phone Number
Email Address
Category BUSINESS LICENCES

Transaction Details

Record # 5 Account Category BUSINESS LICENCES

Main | Batch Details | AP Contact Info | Payment Distribution | GL Postings | Cash Receipt

Description: PAYMENT

Payment Amount: -1,500.00 Effective Date: May 29, 2023

Receipt Number: 205

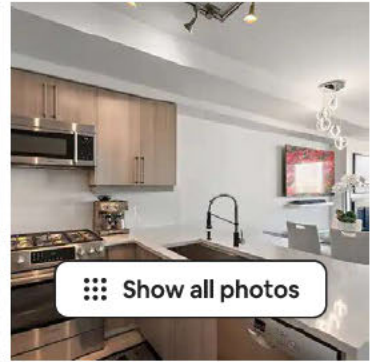
Reference: ECOMPYMT

Note:

Appendix K

Luxurious Penthouse Family Friendly with Parking

[Share](#) [Save](#)



Entire condo in Victoria, Canada

6 guests · 3 bedrooms · 2.5 baths



5.0
★★★★★

36
[Reviews](#)



Hosted by Jonathan

Superhost · 8 years hosting



Dedicated workspace

A room with wifi that's well-suited for working.



Self check-in

Check yourself in with the smartlock.



Free cancellation before February 17

Some info has been automatically translated.

[Show original](#)

License # 00043670

This rare, two-floor Penthouse is located in downtown Victoria & comes with 1 secured u/g parking stall. Luxurious 2 bedrooms + den (or third bedroom), 2.5 bathrooms Penthouse overlooks downtown, the inner harbor & boasts a total of 1585 sq ft(148m2) of living spac...

[Show more](#) >

What this place offers



City skyline view



Harbour view



Public or shared beach access



Kitchen

\$599 CAD night

CHECK-IN 3/18/2024	CHECKOUT 3/21/2024
GUESTS 1 guest	

Reserve

You won't be charged yet

~~\$599 CAD~~ x 3 nights \$1,797 CAD


Cleaning fee \$199 CAD

Airbnb service fee \$296 CAD

Taxes \$350 CAD

Total \$2,642 CAD

[Report this listing](#)

 Wifi – 47 Mbps

 Dedicated workspace

 Free parking garage on premises – 1 space

 Pets allowed

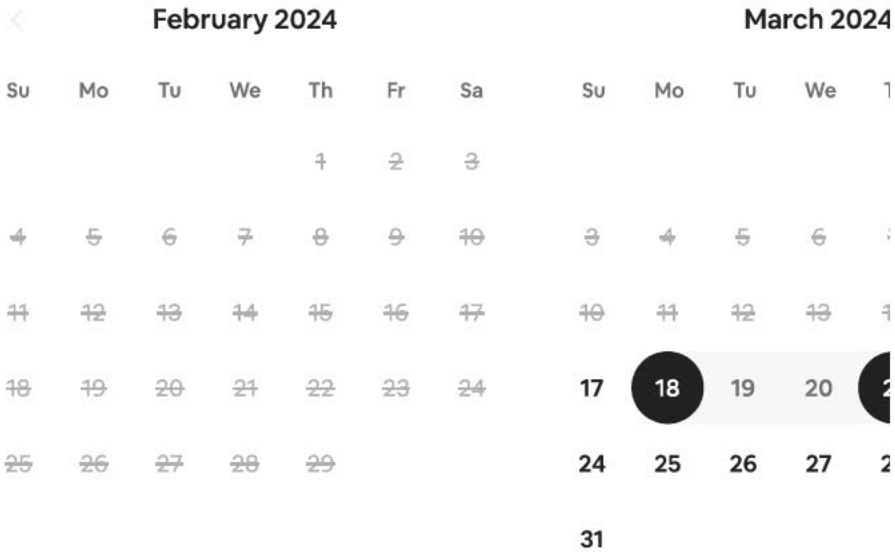
 80" HDTV with Netflix, premium cable

 Elevator

Show all 74 amenities

3 nights in Victoria

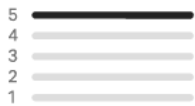
Mar 18, 2024 - Mar 21, 2024



Guest favourite

One of the most loved homes on Airbnb
based on ratings, reviews, and reliability

Overall rating



Cleanliness

5.0



Accuracy

5.0



Check-in

5.0



Communication

5.0



Location

5.0



Value

5.0



Karmen

Seattle, Washington

★★★★★ · September 2023 · Stayed with kids

Jonathan was a great host! Not only did he provide a list of recommendations, he also helped us find a great bakery for my 2 year old's birthday. Incredibly helpful, communicative, and provided goodies for us in the house. The house is very clean and has a wonderful location. We'll definitely be back!

[Show more](#)

Lisa

Green Cove Springs, Florida

★★★★★ · September 2023 · Group trip

Jonathan went above and beyond to prepare everything to welcome us. Unfortunately, at the very last minute, we were unable to go to Canada because we misplaced our passports (in a hotel safe) during the multi-week road trip leading up to our Canada stay. We literally had to cancel the morning of our expected arrival. Jonathan was extremel...

[Show more](#)

Edna

Tepic, Mexico

★★★★★ · August 2023 · Group trip

excellent super place,, lots of welcome touches
is one of the best airbnb's we have been
to thank you

Matthew

San Francisco, California

★★★★★ · August 2023 · Group trip

Jonathan's place was simply amazing. The space was immaculately clean, well equipped with essentials, and luxurious. Even better than the penthouse was the host. Jonathan greeted us in person and gave us a full tour. What's more, he made a wonderful dinner reservation for my family and several recommendations throughout our stay. From start to...

[Show more](#)

Derek

6 months on Airbnb

★★★★★ · August 2023 · Stayed a few nights

Jonathan's condo is fantastic, located downtown and walking distance to many restaurants and attractions. It is modern, very clean, stocked with snacks and drinks and has a wonderful rooftop patio where you can relax and enjoy the magnificent views....

[Show more](#)

Michael

Singapore

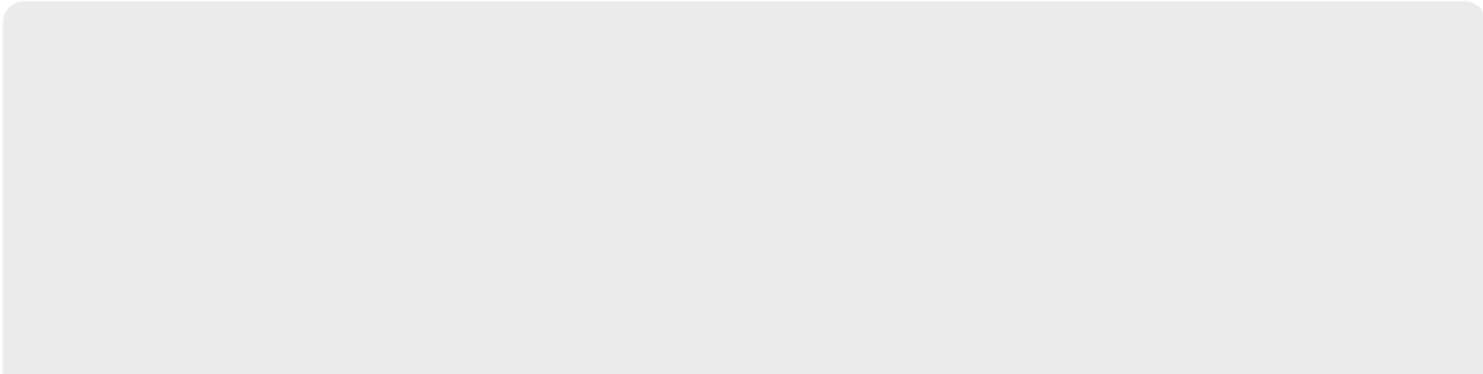
★★★★★ · August 2023 · Stayed with kids

A pleasure staying at Jonathan's Airbnb, and I must say he was an exceptional host. His responsiveness was remarkable, addressing requests promptly and even going the extra mile by delivering extra keys on a Saturday night at short notice. The apartment itself boasts a stunning balcony view that offers breathtaking sunsets. The security...

[Show more](#)

Show all 36 reviews

Where you'll be



Victoria, British Columbia, Canada

This hidden gem is centrally located in the core of downtown Victoria. It's location allows for privacy from neighboring buildings and is quiet despite being in the heart of the city. As this condo is located in the downtown core of a busy city, on the weekends there will be some noise from neighboring restaurants & city traffic. When all windows and...

[Show more >](#)



Hosted by Jonathan

Joined in September 2015

★ 36 Reviews

✔ Identity verified

🏆 Superhost

Insta-gram: vi.oasis

Hello! I live in the capital city of beautiful British Columbia, Victoria, Canada. I enjoy traveling, hosting and meeting new people. Air BnB is a great way to do all things. Looking forward to meeting you and making some great memories along this journey:)

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Jonathan is a Superhost

Superhosts are experienced, highly rated Hosts who are committed to providing great stays for guests.

Response rate: 100%

Response time: within an hour

Contact host

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.



Things to know

House rules

Check-in after 4:00 p.m.

Checkout before 10:00 a.m.

6 guests maximum

[Show more >](#)

Safety & property

Nearby lake, river, other body of water



Legislative and Regulatory Services Department
Bylaw and Licensing Services Division
1 Centennial Square
Victoria, BC V8W 1P6

str@victoria.ca
victoria.ca/str

2024 Short-Term Rental Business Licence Application

emailed ~~BAF~~ owner consent

Important Notice:

There are new provincial laws that may affect your future eligibility to operate a short-term rental. If at some point you become ineligible to operate a short-term rental as a result of provincial legislation, you will not be reimbursed or receive a discount on your 2024 licence fee.

This application must be completed in full and submitted with all required supporting documents. You can submit your completed package by email to str@victoria.ca, or mail it to the above address.

Any submissions that do not meet the requirements above will result in having to reapply. Owner and Strata Consent must be provided by signing pages 4 and 5 of the application.

All related documentation and information are available at victoria.ca/str. For information or assistance completing this form, please contact Bylaw and Licensing Services at 250.361.0215 or email str@victoria.ca.

*Short-Term Rental Address (APARTMENT / UNIT # / STREET ADDRESS)

Address: 409- 595 Pandora Ave

Postal code: V8W 1N5

*Applicant Information (WHO THE LICENCE IS ISSUED TO)

An application can be submitted by an owner, tenant or management company of a property. Please select one of the following options:

Sole Proprietor's name: (If you plan to operate the business on your own, either under your own name or a business name):

Jonathan Rennison

FIRST NAME, LAST NAME

Partnership name(s): (If you plan to operate the business with one or more partners):

(1) FIRST NAME, LAST NAME

(2) FIRST NAME, LAST NAME

Limited/Incorporated company name: (If you plan to operate the business as a separate legal entity, separate from yourself and your personal assets):

BUSINESS NAME

Limited/Incorporation Information: (if selected above)

Incorporation number: _____

Have you included documents of Incorporation and Notice of Articles?

Yes

No. I authorize the City of Victoria to obtain the documents of Incorporation and Notice of Articles and acknowledge that a \$30 fee plus applicable taxes will be charged by the City of Victoria for this service [Administrative Fees Bylaw No. 04-40]. Please note, documents must be provided with submission. Any documents provided historically will not be considered.



Legislative and Regulatory Services Department
 Bylaw and Licensing Services Division
 1 Centennial Square
 Victoria, BC V8W 1P6

str@victoria.ca
 victoria.ca/str

2024 Short-Term Rental Business Licence Application

*Applicant Contact:

Phone number _____ Email: _____

Mailing address (the address where the applicant receives mail, including the physical licence):

Same address as short-term rental property

Other: _____

*Licence Type

Non-Principal Residence

Principal Residence

Select all business plans that apply:

Offering whole home, while you are away Offering up to two bedrooms with shared living spaces, while you are home.

If 'Principal Residence' is selected, please attach two items of identification that prove this is your principal residence. One piece must be a valid and current government-issued ID which states your address (e.g., driver's licence, BC Services Card). The second piece of ID can be a current utility bill that states the billing period, service address and mailing address.

*Designated Responsible Person

(If managed by an agency, the designated responsible person can be a representative from this agency.)

When an operator is not available, the designated responsible person serves as the primary contact for the short-term rental (a person who, at all times that the short-term rental is operated, has access to the premises and has the authority to make decisions in relation to the premises and the rental agreement). The responsible person must be able to attend the short-term rental premises within two hours of being requested to do so.

Relationship to Operator: Partner

Name: Erin Giesbrecht Email: _____

Address: 409-595 Pandora Ave Phone number: _____

The above Designated Responsible Person has consented to the use of their contact information.

*Business Plan / Advertisement

Host Name (the profile and or name used to offer the short-term rental): Jonathan Rennison

Relationship to applicant (if not the same person): _____

Do you have another person, property manager or service company that participates in your short-term rental business? (this may include but not limited to advertisement, management of bookings and communications with guests)

No, only the individual(s) declared as the applicant will participate in the business

Yes

If yes, please complete the information below (including page 3)

Select all that apply:

Property manager / property management company Family member

Cleaning service Other _____



Legislative and Regulatory Services Department
 Bylaw and Licensing Services Division
 1 Centennial Square
 Victoria, BC V8W 1P6

str@victoria.ca
victoria.ca/str

2024 Strata Council Consent Form Short-Term Rental

***Is this property part of a strata?** Yes No If yes, please complete the information below.

This is to certify that I Zena Crabtree-Greene, as Strata Council Executive Member
(STRATA COUNCIL EXECUTIVE MEMBER; MUST NOT BE SAME AS APPLICANT)

for 409- 595 Pandora Ave. have read the Short-Term Rental Business Licence Application Form
(UNIT AND STREET ADDRESS)

submitted by Jonathan Rennison. I can confirm that our Strata has no bylaws prohibiting the above
(APPLICANT)

address from operating as a Short-Term Rental in compliance with City of Victoria Bylaws.

I, the undersigned, confirm as the business owner(s)/operators(s)/licencee(s) that the above noted information is true and will comply with all relevant provisions of the Short-Term Rental Regulation Bylaw No. 18-036 and all other applicable City Bylaws.

Applicant's name(s): Jonathan Rennison

Applicant's signature(s): 1. _____ Date: January 8, 2024

(if applicable) 2. _____ Date: _____

Strata council executive member's name: Zena Crabtree-Greene

Strata council executive member's phone number: _____

Strata council executive member's email: _____

Strata council executive member's signature: _____ Date: January 8, 2024

If your application is received more than 60 days after consent is given above, it is not considered valid consent.



Legislative and Regulatory Services Department
 Bylaw and Licensing Services Division
 1 Centennial Square
 Victoria, BC V8W 1P6

str@victoria.ca
victoria.ca/str

2024 Short-Term Rental Business Licence – Important Information

Completion of this application does not guarantee approval. Approved licences will be issued **only** upon receipt of payment of the Short-Term Rental Business Licence fee. Operating a Short-Term Rental without a valid licence is an offence for which penalties are prescribed. A person found guilty of an **offence** under this Bylaw is subject to a fine of not less than \$250 and not more than \$500 for every instance that an offence occurs or each day that it continues (*Short-Term Rental Regulation Bylaw No. 18-036; Sec. 8*).

Licences are effective from January 16 to January 15 of the following year, are non-transferable and the licence fee(s) paid are non-refundable. Short-Term Rental Business Licences must be re-applied for at the start of each calendar year and must include up-to-date supporting documentation.

Please see website for:

[Short-Term Rental Regulation Bylaw No.18-036](#)

[Schedule D – Home Occupations; Zoning Regulation Bylaw No. 80-159](#)

Privacy Notification: This information is being collected for the purpose of determining the Operator's eligibility for a Short-Term Rental Business Licence in the City of Victoria pursuant to its Bylaw(s). In providing this information, you have consented to its use for the above-described purpose and declare that all the information provided herein is correct. This information may be shared with applicable City of Victoria departments and related agencies for the purpose of required inspections and approval of this licence application. The legislated authority to collect your personal information is Section 26 (c) of the *Freedom of Information and Protection of Privacy Act* and Section 3 (2) of the *Short-Term Rental Regulation Bylaw*. If you wish to obtain further information regarding the collection of your personal information, please contact the Information Access and Privacy Analyst Archives and Records Management, 1 Centennial Square, Victoria, BC V8W 1P6 250.361.0347 or email foi@victoria.ca.

***Declaration:**

I, the undersigned, confirm as the business owner(s)/operators(s) that the above noted information is true and will comply with ALL relevant provisions of the *Short-Term Rental Regulation Bylaw No. 18-036* and all other applicable City Bylaws. Further, failure to meet these obligations may result in the business licence being suspended or reported to City Council for possible revocation. **I understand I cannot commence business until such time as a Short-Term Rental Business Licence has been approved, paid in full, and issued.**

Applicants's name(s) (printed): Jonathan Rennison

Applicant's signature(s): 1 _____ Date signed: January 8, 2024

(if applicable) 2. _____ Date signed: _____, 20 _____

Date Stamp (office use only)



Legislative and Regulatory Services Department
Bylaw and Licensing Services Division
1 Centennial Square
Victoria, BC V8W 1P6

str@Victoria.ca
victoria.ca/str

2024 Short-Term Rental Business Licence Application

Property Manager / Property Management Company

Name of management company: _____

Name of property manager or main contact: _____

Phone Number: _____ Email: _____

Business Address: _____

Issuing municipality: _____ Licence number: _____

If the issuing municipality is not the City of Victoria, is it:

- Inter-municipal
- Inter-community

Cleaning Service / Other Business

Name of management company: _____

Name of property manager or main contact: _____

Phone Number: _____ Email: _____

Business Address: _____

Issuing municipality: _____ Licence number: _____

If the issuing municipality is not the City of Victoria, is it:

- Inter-municipal
- Inter-community

Family Member

Name of individual: _____

Relationship to applicant: _____

Phone Number: _____ Email: _____

Address: _____



Legislative and Regulatory Services Department
 Bylaw and Licensing Services Division
 1 Centennial Square
 Victoria, BC V8W 1P6

str@victoria.ca
victoria.ca/str

2024 Owner Consent Form Short-Term Rental

***If there is more than one registered owner, all owners are required to sign the Owner Consent Form.**

This is to certify that I _____, as the legal owner of

(OWNER)

_____ have read the

(UNIT/STREET ADDRESS)

Short-Term Rental Business Licence (address) Application Form submitted by _____

(APPLICANT)

and consent to the above premises being used as a Short-Term Rental in compliance with City of Victoria Bylaws.

I, the undersigned, confirm as the business owner(s)/operators(s) that the above noted information is true and will comply with ALL relevant provisions of the Short-Term Rental Regulation Bylaw No. 18-036 and all other applicable City Bylaws.

Owner's name: _____

Owner's signature: _____ Date: _____

Owner's name: _____

Owner's signature: _____ Date: _____

Owner's name: _____

Owner's signature: _____ Date: _____

If your application is received more than 60 days after consent is given above, it is not considered valid consent.

DRIVER'S LICENCE and SERVICES CARD
British Columbia CAN

RENNISON,
JONATHAN ANDREW CHARLES



Issued: 2021-Sep-01
Expires: 2026-May-01

Restrictions:
Endorsements:

Class: 5

Wt: 86.0 kg Ht: 178 cm

Sex: M Eyes: BLU Hair: BRN



BRITISH
COLUMBIA

409/595 PANDORA AVE
VICTORIA BC V8W 1N5

1

Your bill highlights

Your bill for Sep 14, 2023 to Nov 14, 2023

- Your bill includes a one-time rate adjustment charge as a result of a 0.4% rate increase that has been applied retroactively to April 1, 2022. For more information, visit bchydro.com/rates.
- Thank you for your payment of \$150.00 on Nov 2, 2023.
- Your account contains additional charges. Please see bill details for more information.
- Your account includes a transferred balance of -\$4.25. Please refer to bill details for more information.
- To track your electricity usage, visit bchydro.com/login.

Total Due

\$122.13

Due by Dec 8, 2023

Turn for bill details →

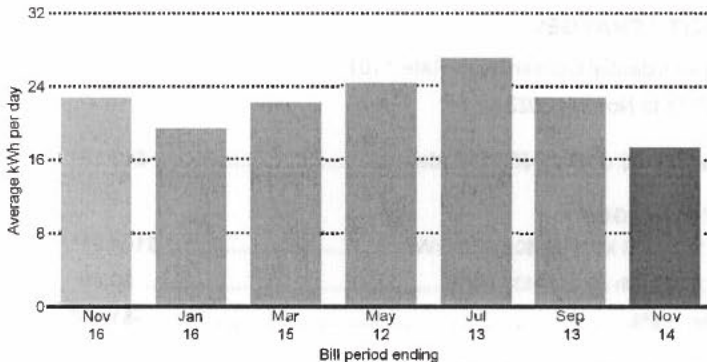
Your electricity usage over time

23%

decrease of 5 kWh per day in electricity used compared to the same period last year

\$1.88

average daily cost of electricity this bill period



Same period last year Past usage This period

Did you know?

You used a total of 1,076 kWh from Sep 14, 2023 to Nov 14, 2023.

Use our online tracking tools to view your detailed electricity use by the month, week, day or even hour – up to the previous day. Visit bchydro.com/login.

Ways to pay your bill

We offer several options for you to pay your bill.



bchydro.com/login – direct withdrawal from your bank account through MyHydro



Auto-pay – have your bills paid automatically from your bank account



Online banking – visit your bank's website or pay in person at your local branch



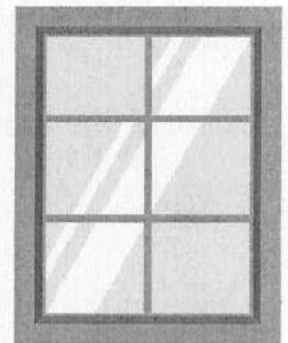
Credit card – pay through Paymentus, a third party service provider that charges a service fee

For more information, visit bchydro.com/payments.

Seal up those gaps

Apply draftproofing to drafty gaps around windows and doors to prevent heat loss in the winter, and heat gain in the summer.

Get more tips at bchydro.com/hometips



Meter reading information

Energy

Meter number

Starting Sep 14, 2023..... 51019
Ending Nov 14, 2023..... 52095
Difference..... 1076

1,076 kWh used over 62 days



You're charged the Step 1 rate for electricity up to a certain threshold in each billing period, and a higher Step 2 rate for all electricity use beyond that threshold. This billing period you stayed in the lower Step 1 rate. You were 300 kWh below your Step 2 threshold of 1,376 kWh this billing period.

Your next meter reading is on or around Jan 15, 2024.

Go paperless

Get access to your account online.
To get started, visit bchydro.com/gopaperless.

Maintaining your account

If we receive your payment after the due date, you may be charged a late payment fee. To learn more about your account with BC Hydro, visit bchydro.com/customerservicerules.

Privacy

Protecting your personal information is an obligation we take seriously. For more information, visit bchydro.com/privacy.

GST Registration # R121454151

Have a question?

Visit bchydro.com/gethelp
Call us at 1 800 BCHYDRO (1 800 224 9376).

Bill details

Sep 14, 2023 to Nov 14, 2023

PREVIOUS BILLING PERIOD

Previous bill..... \$145.86
Payment received Nov 2, 2023..... -\$150.00

BALANCE FORWARD

-\$4.14

ACCOUNT CHARGES

Late payment charge..... \$2.12
Rate Rider on rate adjustment..... -\$0.10
Electricity rate adjustment..... \$6.50
GST on rate adjustment..... \$0.32
Interest on rate adjustments..... \$0.13
Transferred balance from your closed account
(1102-1010 View St, Victoria)..... -\$4.25
Security deposit interest..... -\$1.15

ACCOUNT CHARGES SUBTOTAL

\$3.57

ELECTRICITY CHARGES

Based on Residential Conservation Rate 1101
Sep 14, 2023 to Nov 14, 2023

Basic Charge 62 days @ \$0.2117 /day..... \$13.13*

ENERGY CHARGES

Step 1: 1,076 kWh @ \$0.0975 /kWh..... \$104.91*
Step 2: 0 kWh @ \$0.1408 /kWh..... \$0.00
Rate rider -1.0%..... -\$1.18*

TAXES ON ELECTRICITY CHARGES

* GST 5% on \$116.86..... \$5.84

ELECTRICITY CHARGES SUBTOTAL

\$122.70

TOTAL DUE

\$122.13

JON A RENNISON
409-595 PANDORA AVE
VICTORIA BC V8W 1N5

From: str@victoria.ca
Sent: March 5, 2024 11:27 AM
To: 'Jon Rennison'
Subject: RE: CITY OF VICTORIA
Attachments: Schedule D.pdf; Short-term Rentals Info.pdf; STR Regulation Bylaw.pdf; Bylaw Inspections-What You Need to Know.pdf

Good morning Jon,

Our office enters the information into the system as it is declared on each application. As we are manually entering all application, there are clerical errors that can occur. After reviewing your account, our office processed your application as a non-principal licence application and not a principal resident application.

We have corrected the application and the next step in a principal resident application is to schedule an inspection.

Bylaw Officer CARR is available:

Saturday March 9th at 930am

Or

Saturday March 9th at 1pm

If these options do not work with your schedule, please let me know at your earliest convenience and I will look at future dates. Please note the applicant must attend the inspection.

I have attached a few helpful documents for your review.

Please note, as stated in the attached document “What You Need to Know” if the Inspecting Officer determines that there is a valid reason to inspect an area, you will be asked to grant access. Unless it is unreasonable to inspect those areas at that time, you are required to provide access.

Kind regards,

Emma Crockett

Pronouns: she, her, hers

Short-Term Rental Administrator, Bylaw and Licensing Services

Legislative and Regulatory Services Department

City of Victoria

1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0726



The City of Victoria is located on the homelands of the Songhees and Esquimalt People.

From: Jon Rennison
Sent: Monday, March 4, 2024 1:03 AM
To: str@victoria.ca
Subject: Re: CITY OF VICTORIA

Hello,

I am left very confused after clicking the link to pay for my STR Principal Residence license. Under the link I was sent in the email below www.victoria.ca/str, I have taken a screen shot to show that a principal residence license costs \$150.00, but I have been sent a link to pay \$1500.00. Why am I being charged \$1500 (LNC rate) when I have applied for a principal residence license for where I live?

I have reviewed my application and I have outlined clearly that I was applying for a principal residence license, sent it my identification and BC Hydro bill. I look forward to some clarification on this.

Many thanks,

Jon

Sent from [Outlook](#)

From: str@victoria.ca <str@victoria.ca>
Sent: February 26, 2024 10:23 AM
To:
Subject: CITY OF VICTORIA

Hello,

We are please to inform you that your 2024 Short-Term Rental licence has been approved!

The City of Victoria is currently reviewing its Short-Term Rental Regulation Bylaw. For current information regarding short-term rental regulations and future updates, please visit: www.victoria.ca/str

Please read the following information in full, as it outlines in detail the next required steps to comply with regulations:

1. Payment can be made using the link: [Online Payment System \(victoria.ca\)](#)

Your account number is:

2. Display 'City of Victoria Licence Number 000XXXXXX' in all advertising, it can be included in the title or the description of each listing.

Your licence number will be provided during the online transaction. We recommend noting your licence number if you plan to advertise before receiving the physical licence in the mail.

Licensing Account Details

Verify your Licensing Account information below.

Account Number:

Trade Name:

A grey rectangular box redacting the account number and trade name information.

Displaying a valid licence in all advertising is a requirement of the *SHORT-TERM REGULATION BYLAW*, failure to comply permits a \$250 fine per day. A licence is only valid once approved and paid.

3. Display printed licence in the accommodation space. Once paid, licences will arrive in the mail within 7-10 business days.

Bylaw and Licensing Services

Legislative and Regulatory Services Department

City of Victoria

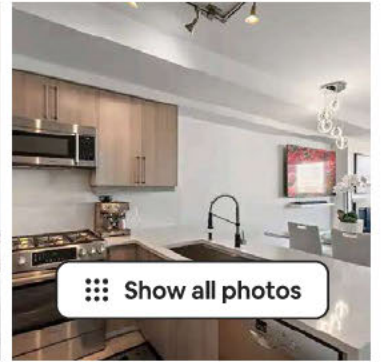
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0726

Appendix N

Luxurious Penthouse Family Friendly with Parking

[Share](#) [Save](#)



Entire condo in Victoria, Canada

6 guests · 3 bedrooms · 2.5 baths



5.0
★★★★★

36
[Reviews](#)



Hosted by Jonathan
Superhost · 9 years hosting



Self check-in
Check yourself in with the smartlock.



Furry friends welcome
Bring your pets along for the stay.



Great location
100% of recent guests gave the location a 5-star rating.

Some info has been automatically translated.
[Show original](#)

License # 00043670

This rare, two-floor Penthouse is located in downtown Victoria & comes with 1 secured u/g parking stall. Luxurious 2 bedrooms + den (or third bedroom), 2.5 bathrooms Penthouse overlooks downtown, the inner harbor & boasts a total of 1585 sq ft(148m2) of living spac...

[Show more](#) >

What this place offers



City skyline view



Harbour view



Public or shared beach access

\$599 CAD night

CHECK-IN 3/17/2024	CHECKOUT 3/20/2024
GUESTS 1 guest	

Reserve

You won't be charged yet

\$599 CAD x 3 nights \$1,797 CAD

Cleaning fee \$199 CAD

Airbnb service fee \$296 CAD

Taxes \$350 CAD

Total \$2,642 CAD




Only 16 hours left to book

The host will stop accepting bookings for your dates soon.

[Report this listing](#)

 Kitchen

 Wifi – 47 Mbps

 Dedicated workspace

 Free parking garage on premises – 1 space

 Pets allowed

 80" HDTV with Netflix, premium cable

 Elevator

Show all 74 amenities

3 nights in Victoria

Mar 17, 2024 - Mar 20, 2024

March 2024							April 2024				
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th
					1	2		1	2	3	4
3	4	5	6	7	8	9	7	8	9	10	11
10	11	12	13	14	15	16	14	15	16	17	18
17	18	19	20	21	22	23	21	22	23	24	25
24	25	26	27	28	29	30	28	29	30		
31											



Guest favourite

One of the most loved homes on Airbnb based on ratings, reviews, and reliability

Overall rating

- 5
- 4
- 3
- 2
- 1

Cleanliness
5.0



Accuracy
5.0



Check-in
5.0



Communication
5.0



Location
5.0



Value
5.0



Karmen

Seattle, Washington

★★★★★ · September 2023 · Stayed with kids

Jonathan was a great host! Not only did he provide a list of recommendations, he also helped us find a great bakery for my 2 year old's birthday. Incredibly helpful, communicative, and provided goodies for us in the house. The house is very clean and has a wonderful location. We'll definitely be back!

[Show more](#)

Lisa

Green Cove Springs, Florida

★★★★★ · September 2023 · Group trip

Jonathan went above and beyond to prepare everything to welcome us. Unfortunately, at the very last minute, we were unable to go to Canada because we misplaced our passports (in a hotel safe) during the multi-week road trip leading up to our Canada stay. We literally had to cancel the morning of our expected arrival. Jonathan was extremel...

[Show more](#)

Edna

Tepic, Mexico

★★★★★ · August 2023 · Group trip

excellent super place,, lots of welcome touches
is one of the best airbnb's we have been
to thank you

Matthew

San Francisco, California

★★★★★ · August 2023 · Group trip

Jonathan's place was simply amazing. The space was immaculately clean, well equipped with essentials, and luxurious. Even better than the penthouse was the host. Jonathan greeted us in person and gave us a full tour. What's more, he made a wonderful dinner reservation for my family and several recommendations throughout our stay. From start to...

[Show more](#)**Derek**

7 months on Airbnb

★★★★★ · August 2023 · Stayed a few nights

Jonathan's condo is fantastic, located downtown and walking distance to many restaurants and attractions. It is modern, very clean, stocked with snacks and drinks and has a wonderful rooftop patio where you can relax and enjoy the magnificent views....

[Show more](#)**Michael**

Singapore

★★★★★ · August 2023 · Stayed with kids

A pleasure staying at Jonathan's Airbnb, and I must say he was an exceptional host. His responsiveness was remarkable, addressing requests promptly and even going the extra mile by delivering extra keys on a Saturday night at short notice. The apartment itself boasts a stunning balcony view that offers breathtaking sunsets. The security...

[Show more](#)[Show all 36 reviews](#)

Where you'll be

Victoria, British Columbia, Canada

This hidden gem is centrally located in the core of downtown Victoria. It's location allows for privacy from neighboring buildings and is quiet despite being in the heart of the city. As this condo is located in the downtown core of a busy city, on the weekends there will be some noise from neighboring restaurants & city traffic. When all windows and...

[Show more >](#)

Meet your Host

Jonathan
Superhost

36
Reviews

5★
Rating

9
Years hosting

Lives in Victoria, Canada

Insta-gram: vi.oasis Hello! I live in the capital city of beautiful British Columbia, Victoria, Canada. I enjoy traveling, hosting and meeting new people. Air BnB is a great way to do all things. Looking forward to meeting you and...

[Show more >](#)

Jonathan is a Superhost

Superhosts are experienced, highly rated Hosts who are committed to providing great stays for guests.

Host details

Response rate: 100%
Responds within an hour

[Message Host](#)

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.

Things to know

House rules

Check-in after 4:00 p.m.

Checkout before 10:00 a.m.

6 guests maximum

[Show more >](#)

Safety & property

Nearby lake, river, other body of water

Carbon monoxide alarm

Smoke alarm

[Show more >](#)

Cancellation policy

This reservation is non-refundable.

Review the Host's full cancellation policy, which applies even if you cancel for illness or disruptions caused by COVID-19.

[Show more >](#)

[Airbnb](#) > [Canada](#) > [British Columbia](#) > [Capital](#) > [Victoria](#)

Explore other options in and around Victoria

Surrey
Vacation rentals

Richmond
Vacation rentals

North Vancouver
Vacation rentals

Vancouver Island
Vacation rentals

Seattle
Vacation rentals

Burnaby
Vacation rentals

Squamish
Vacation rentals

Forks
Vacation rentals

Portland
Vacation rentals

Other types of stays on Airbnb

[Victoria vacation rentals](#)

[Victoria monthly stays](#)

[Pet-friendly vacation rentals in Victoria](#)

[Condo vacation rentals in Victoria](#)

[Family-friendly vacation rentals in Victoria](#)

[Vacation rentals with beach access in Victoria](#)

[Fitness-friendly vacation rentals in Victoria](#)

[Vacation rentals with outdoor seating in Victoria](#)

[Condo vacation rentals in British Columbia](#)

Support

[Help Centre](#)

[AirCover](#)

[Anti-discrimination](#)

[Disability support](#)

[Cancellation options](#)

[Report neighbourhood concern](#)

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[Airbnb your home](#)

[AirCover for Hosts](#)

[Hosting resources](#)

[Community forum](#)

[Hosting responsibly](#)

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[Investors](#)

[Gift cards](#)

[Airbnb.org emergency stays](#)

 [English \(CA\)](#)  [CAD](#)

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Appendix O



BYLAW OFFICER

OFFICER NAME		Bylaw Officer (BO) CARR			
DATE/TIME	2024-03-16 1:00 PM	CFS#	257145	LOCATION	409 595 Pandora Ave
INDIVIDUAL PRESENT	<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No		
NAME	Jonathan RENNISON			D.O.B. (YYYY-MM-DD)	

STATEMENT

On **Saturday, March 16, 2024**, at approximately 1:00 PM, Bylaw Officer (BO) CARR, and SLEIGHTHOLME were working in full uniform, at 409 595 Pandora Ave to conduct a short-term rental (STR) inspection. Upon arrival, CARR and SLEIGHTHOLME located the building and buzzed the last name RENNISON. A male answered and CARR announced herself and advised that she was there for an inspection. The male stated that he was the brother of Jonathan RENNISON and that he had a unit in the building as well. He also stated that he thought STRs were no longer allowed. CARR asked if he could buzz her in so that she could execute the inspection at the correct unit. RENNISON’s brother did so, and officers took the elevator up to unit 409. Officers identified themselves as bylaw officers for the City of Victoria and provided RENNISON with a copy of the ‘Bylaw Inspections’ handout. Officers explained that they would be putting on boot covers before entering the suite.

Upon entering, officers observed that the condo was in the process of being re-painted. Two additional people were present in the home. There were no personalized photographs on the walls, and many labels with directions for guests. A key hook was fixed to the wall with several additional keys with fobs. CARR then advised RENNISON that she would need to take photographs of the entire home. RENNISON agreed and CARR began taking photographs at the front entrance where she saw a bathroom, closet, small office/den (which is advertised as a room with a bed in the AirBnB add), storage under the stairs, and an electrical closet full of cleaning supplies, tools, and linens. Officers then moved into the main living space where there was a kitchen and living room which also had a lack of personal items and appeared to be ready to receive accommodation. It is worth noting that the previous 2 years the condo had been licenced under a non principal business licence.

Officers then moved to the top floor where there was a bathroom, 1 bedroom which was very clean and free of personal items. CARR then moved through the hallway, which was complete with many signs for guests, and moved to the primary bedroom. A backpack sat on the bed. RENNISON moved it out of the way when officers entered the bedroom. The primary had a closet and bathroom as well. The closet contained several shirts, and pairs of pants, but very few or no shoes. Much signage was visible in the room, as well as an entrance to the deck. It was noted that there did not appear to be any women’s clothing present in the home however, RENNISON listed the responsible person as his girlfriend, and wrote that her address was also 409 595 Pandora.

Officers then moved to the main floor to discuss the business plan. CARR noticed that RENNISON called one of the 2 additional people in the condo his mom and gestured to the younger female when mentioning his girlfriend. CARR asked RENNISON what had changed since last year when he held a non-principal licence for the condo. RENNISON stated that he sold a home in Sydney, and has now lived at 409 595 Pandora for roughly a year. He was trying to sell a property in North Saanich (9299 CANORA RD). He states that he splits his time between the home in North Saanich, and Pandora. RENNISON advised that the North Saanich home will be

torn down and built upon at some point this year. Currently on pause pending changes to federal building initiatives. Once the North Saanich address has been demolished, he will live full time at his Pandora Address. However, he currently splits time.

CARR then stated to RENNISON that he was currently advertising without a licence. To which RENNISON said "yes". CARR stated that he could receive an MTI for that. CARR does not have the enforcement file on this property. As such, she did not make a statement regarding enforcement actions. While going through the business plan (see the attachment in the file), RENNISON stated that he would like for it to be documented that he is the strata council president for the building and has access to all the cameras in the building which could prove that he lives at 409 595 Pandora. He then stated that he will appeal if his licence is denied.

RENNISON advised that he does not take bookings from September-February. During the spring and summer, he is at the Pandora location unless somebody books his property. He stated that he doesn't want to share space so will leave when people have booked. He stated that if the limit is to do so 4x a year, then he will only do so 4x a year. CARR thanked RENNISON for the inspection and departed from the condo.

Twenty-Six (26) photos were taken (attached to CFS).

Bylaw Officer (BO) CARR
Victoria Bylaw Services

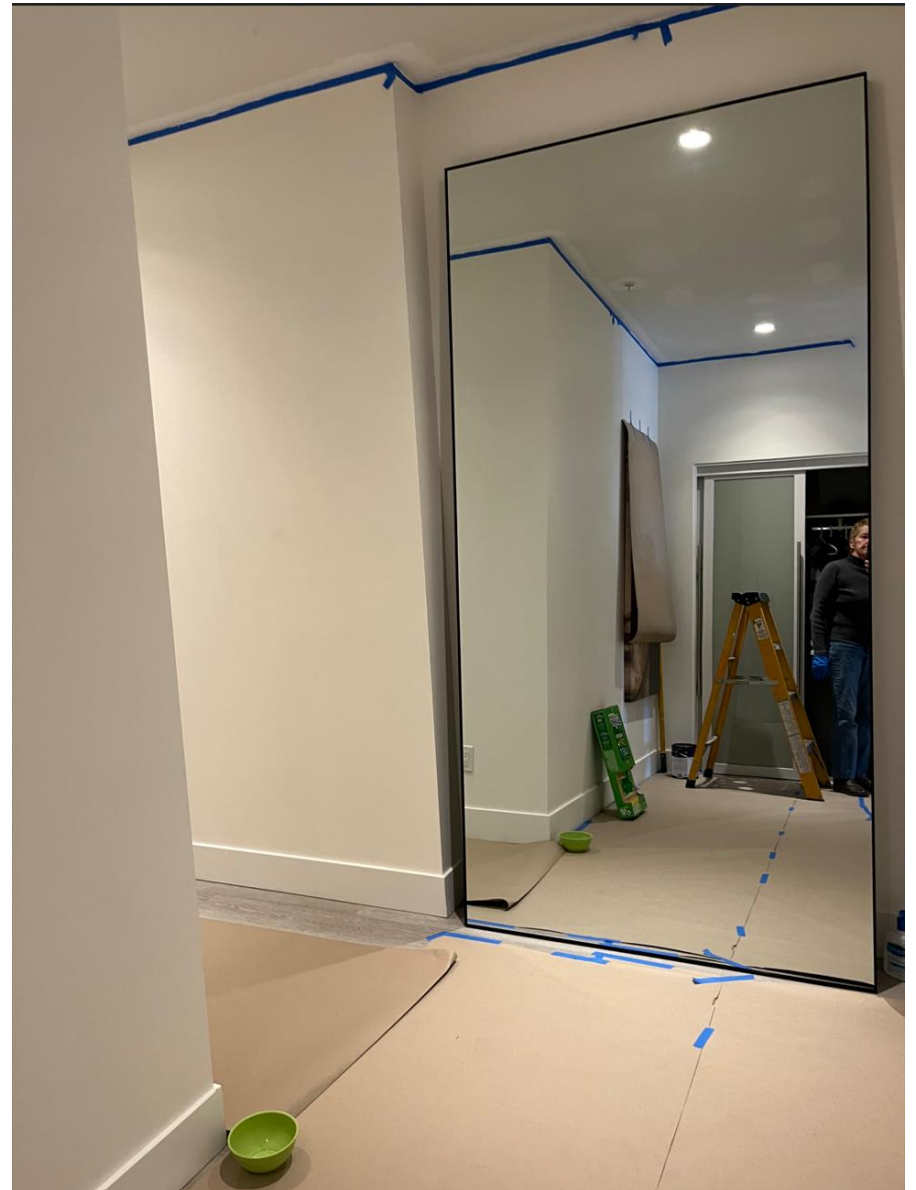
Appendix P

Inspection: 409-595 Pandora Avenue, 25 images.

Image 1: Exterior front door.



Images 2: Interior front entrance ('A' on floor plan).



Images 3-4: Front entry with signage ('A' on floor plan).

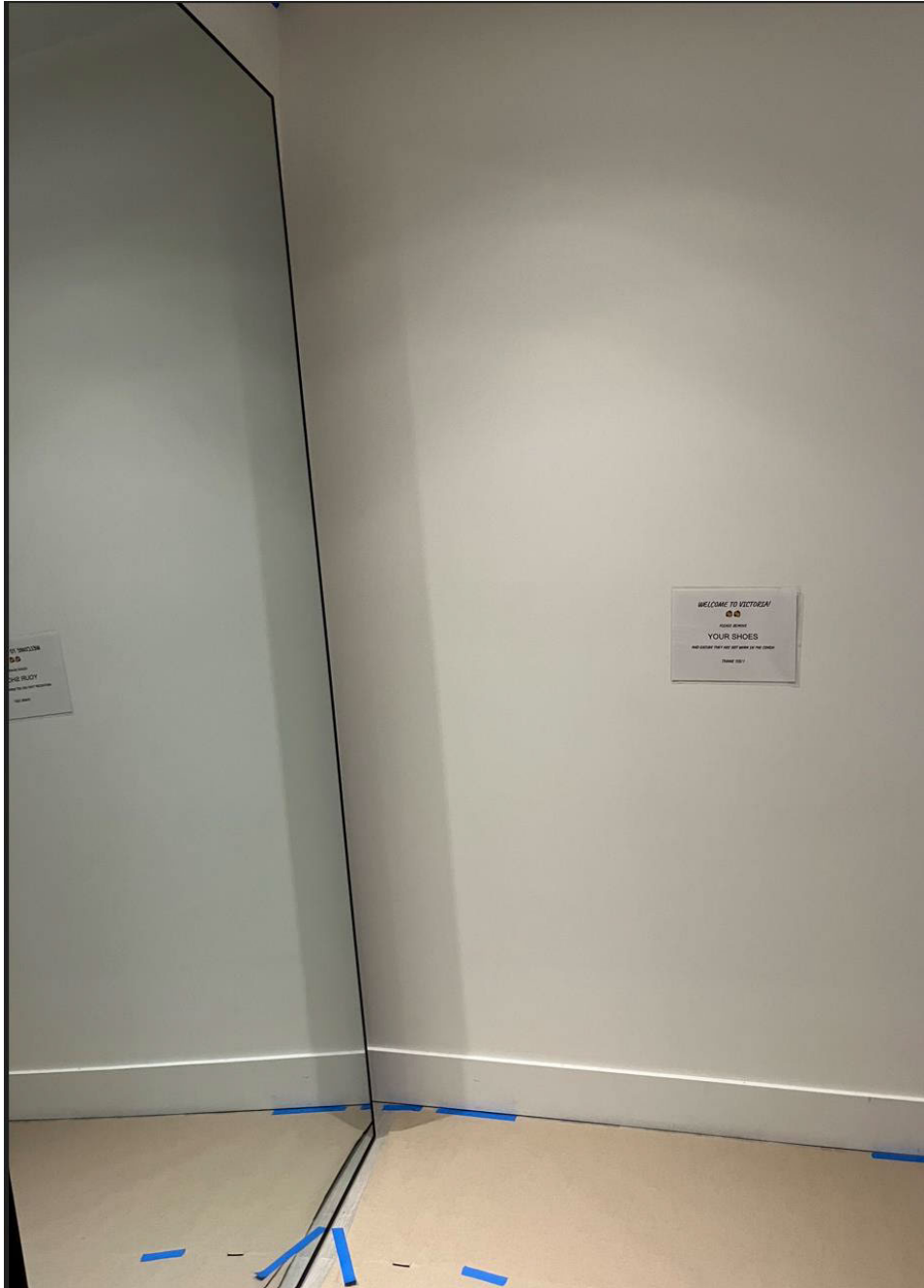
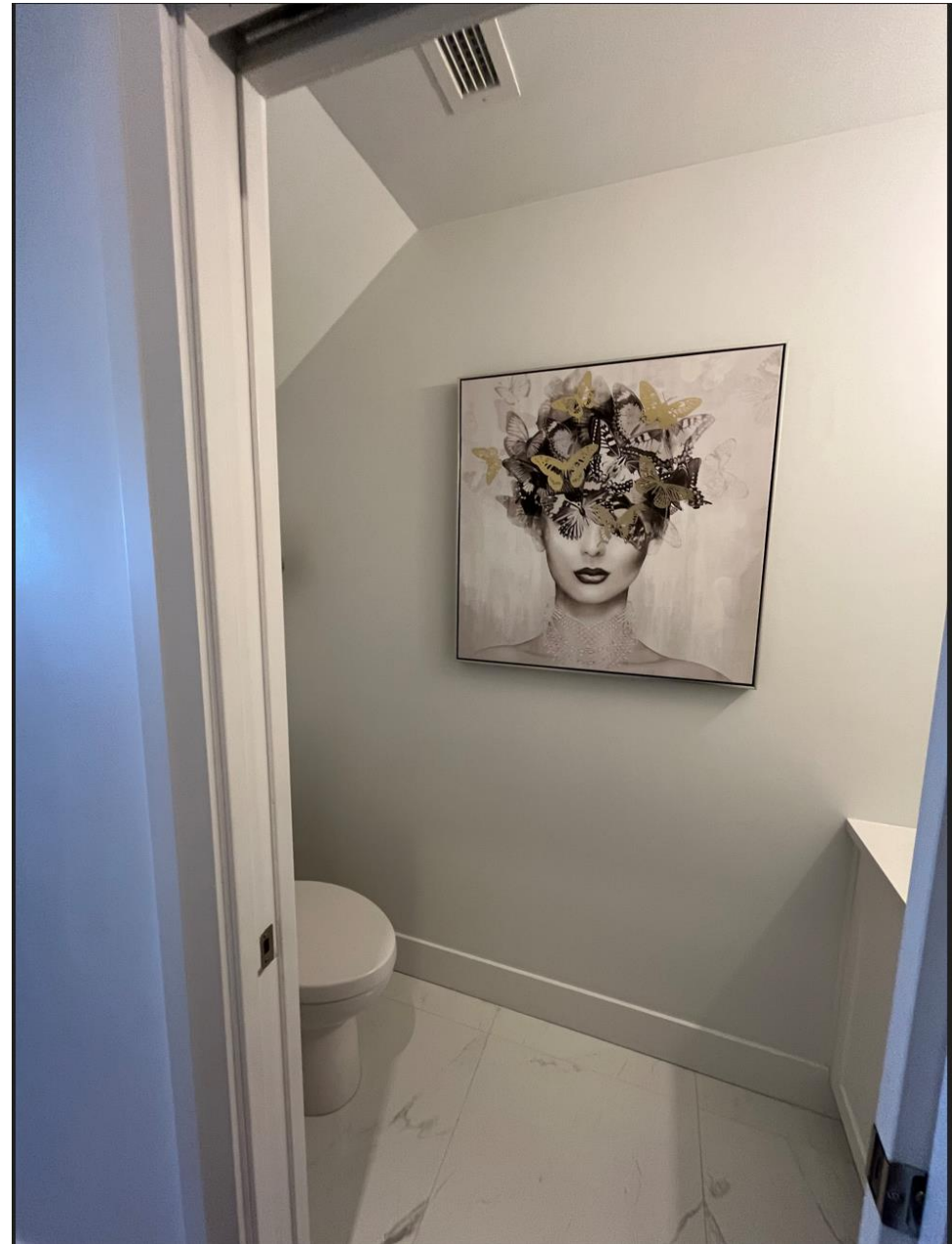


Image 5: Key holder and signage.



Image 6: Main floor bathroom ('B' on floor plan).



Images 7-8: Storage room with signage ('C' on floor plan).

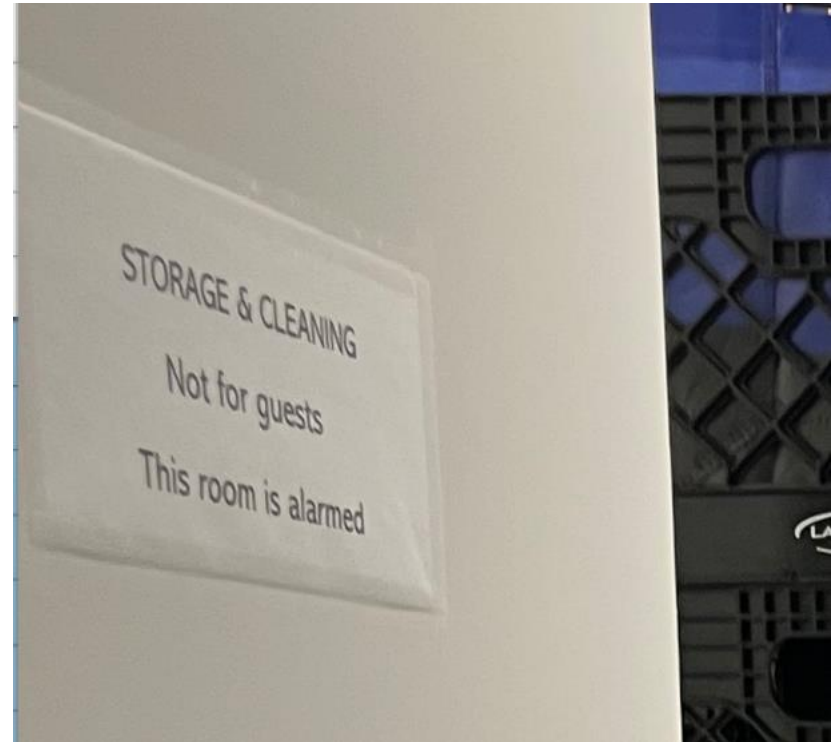
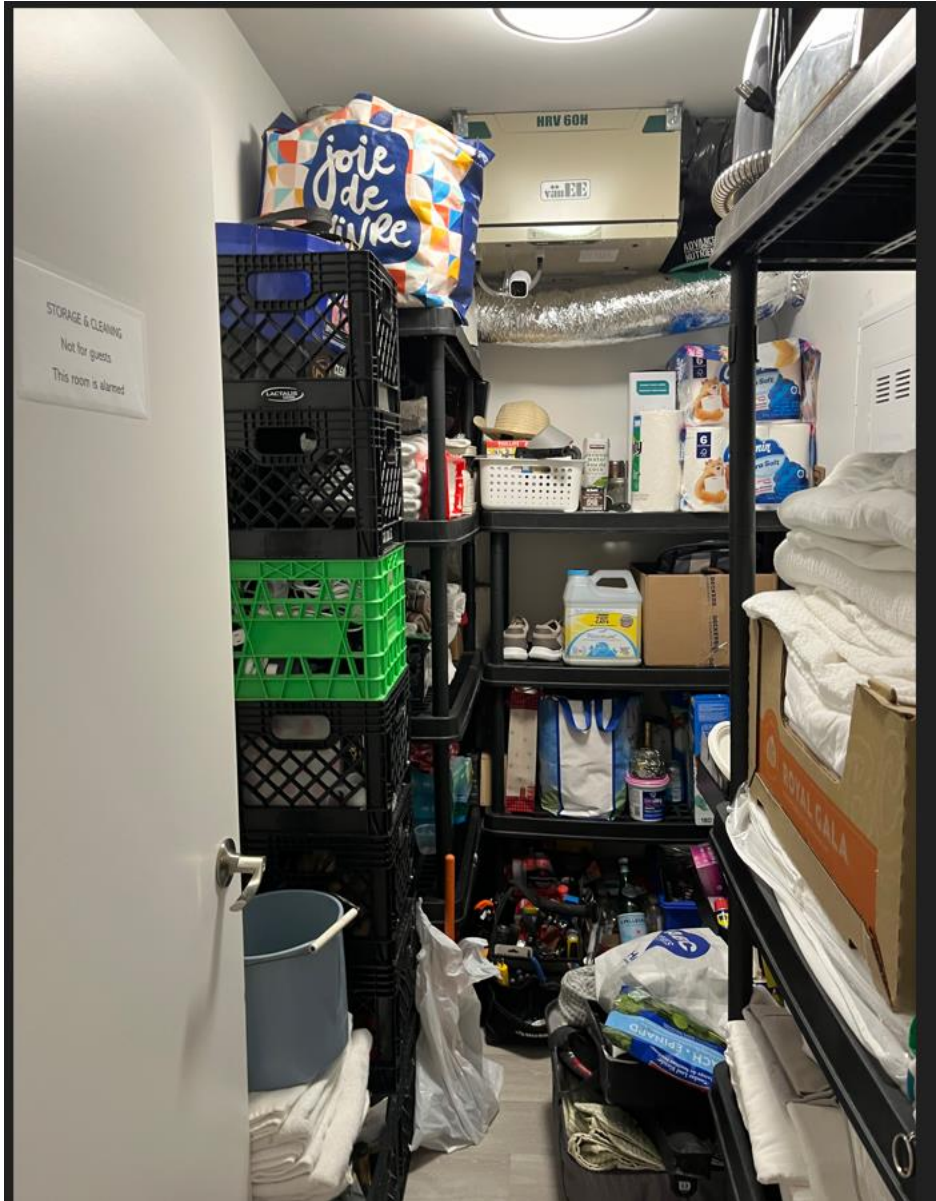


Image 9: Den ('D' on floor plan).



Image 10: Storage under stairwell with signage.

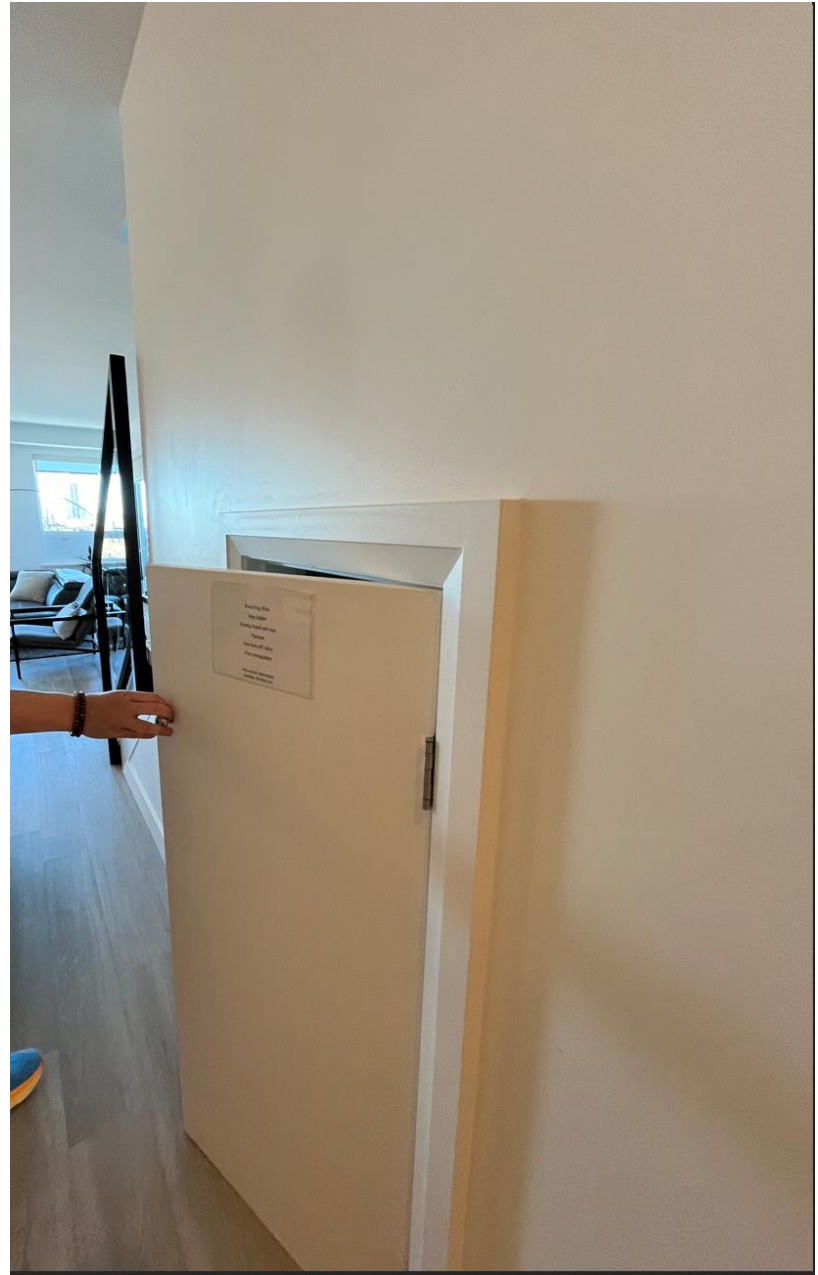


Image 11: Kitchen ('E' on floor plan).



Image 12: Living room ('F' on floor plan).

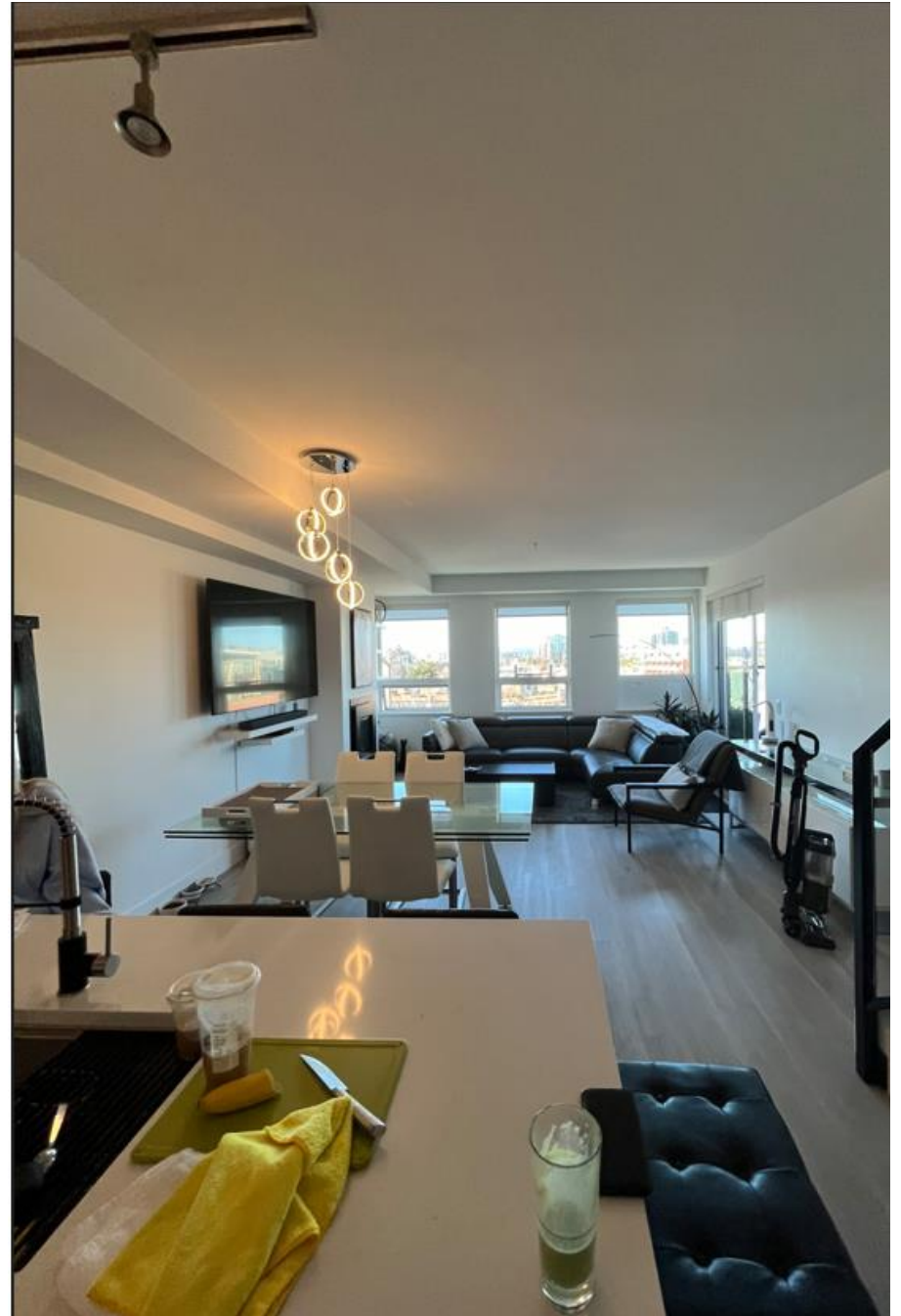


Image 13: Stairwell ('G' on floor plan).



Image 14: Upper-level hallway ('H' on floor plan).

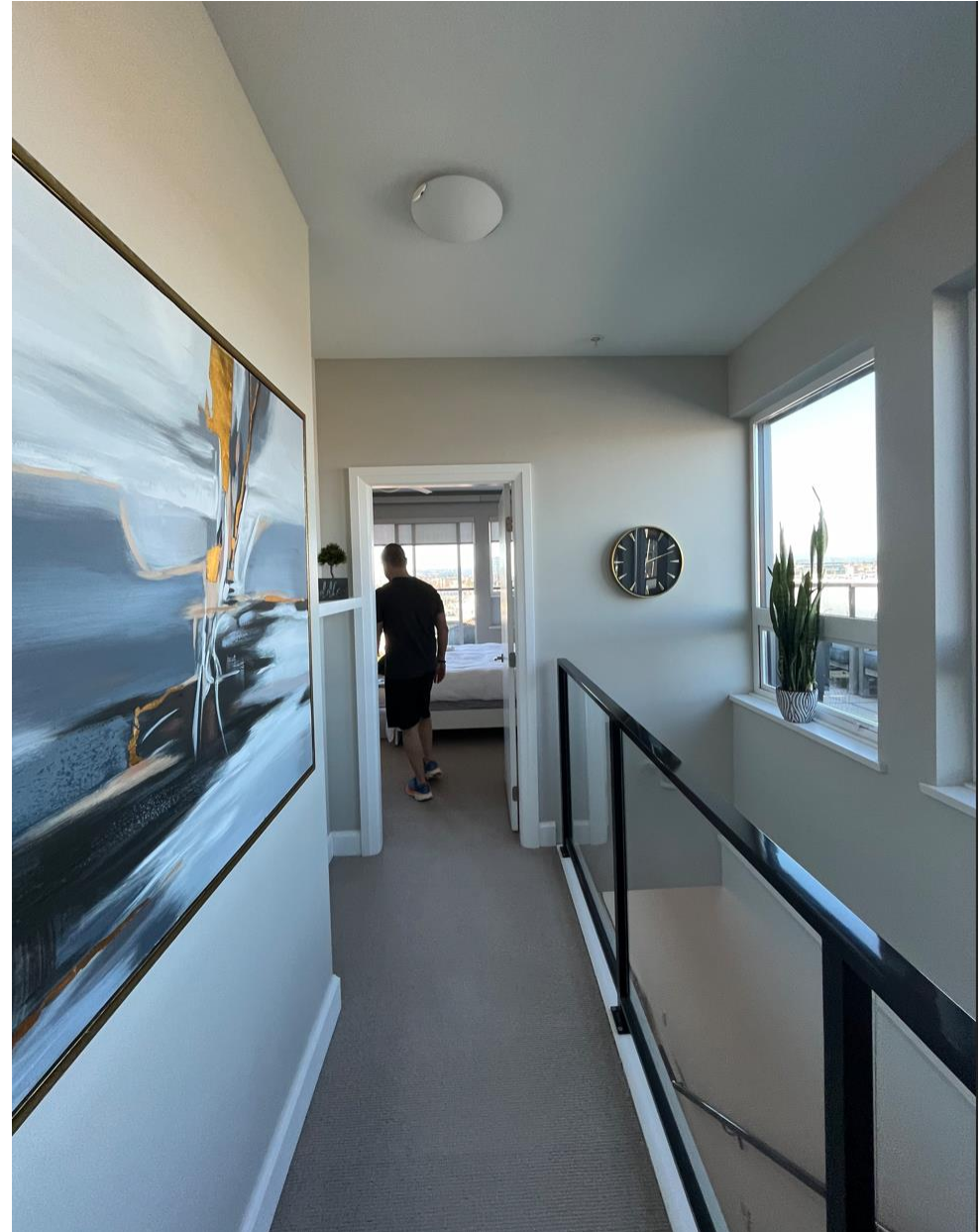


Image 15: Primary bedroom ('1' on floor plan).



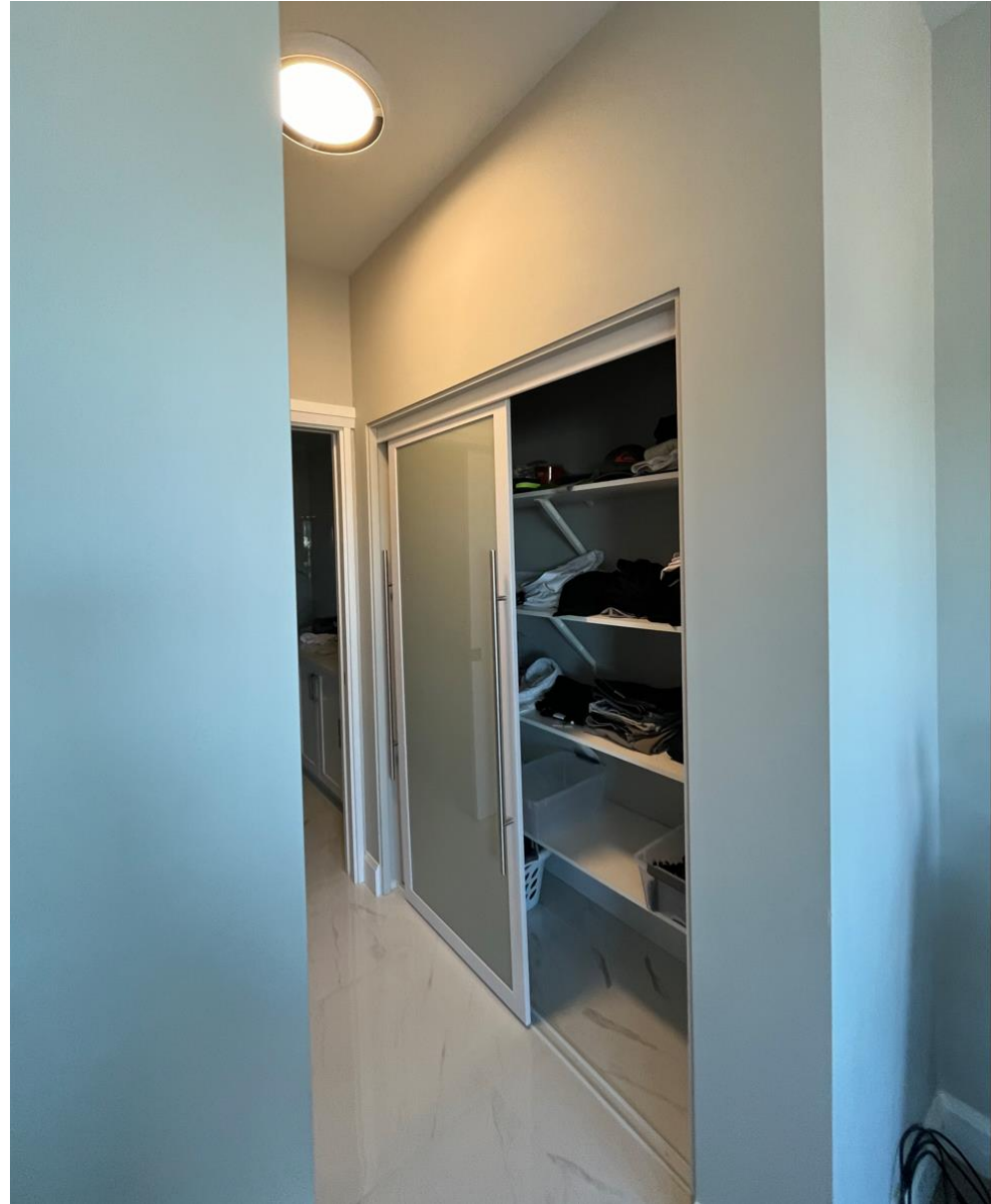
Image 16: Primary deck with signage ('1' on floor plan).



Image 17: Primary closet and ensuite ('J' on floor plan).



Image 18: Primary closet ('J' on floor plan).



Images 19-21: Access to deck with signage ('K' on floor plan).

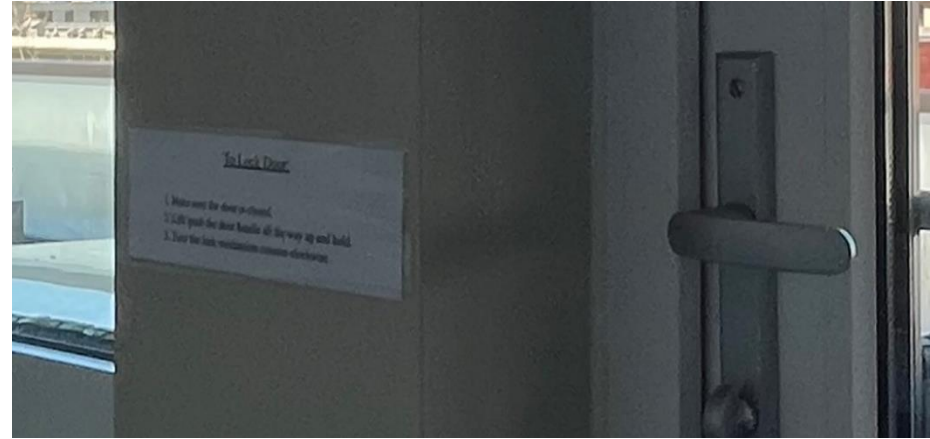


Image 22: Upper-level bathroom ('L' on floor plan).



Image 23: upper-level signage.

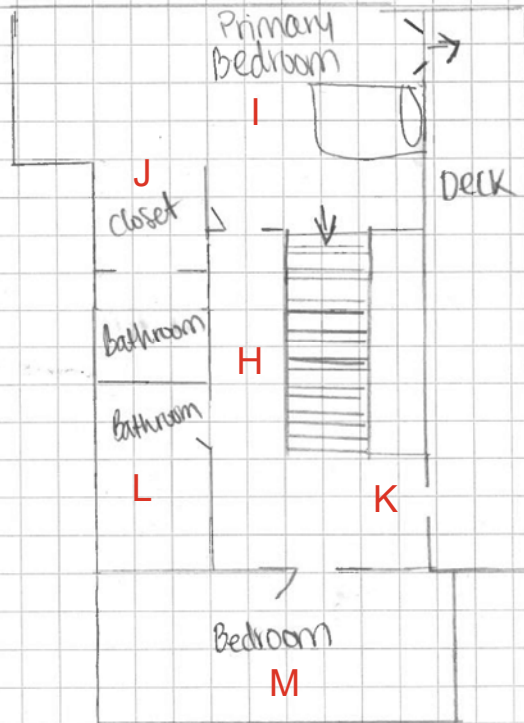
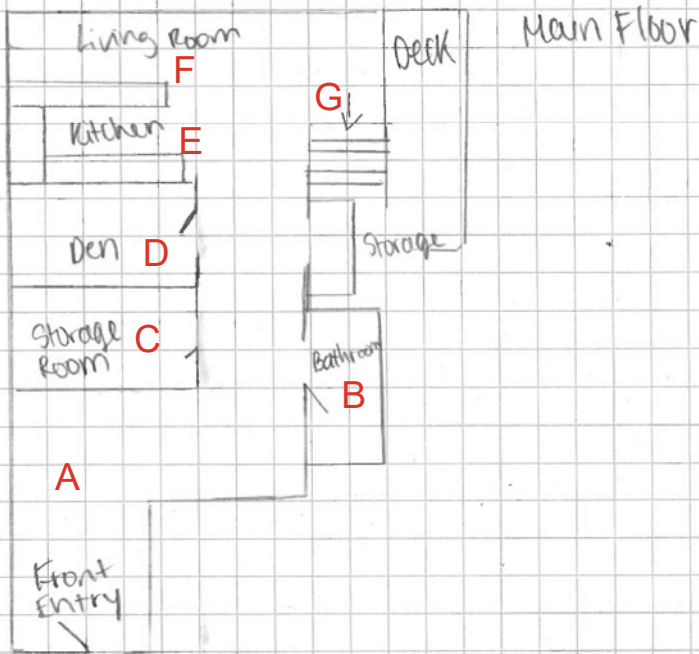


Image 24-25: Bedroom with signage ('M' on floor plan).



Appendix Q

469 595 Pandora
Inspected 2024-03-16
Bo Carr



Appendix R

Luxurious, Ocean View 2 Story Penthouse - Downtown - Secure Parking

10/10 Exceptional

3 bedrooms, 2+ bathrooms, Sleeps 6, 2100 sq ft

Popular amenities: Kitchen, Washer, Dryer, Pet friendly, Free WiFi, Air conditioning

Check out the area: Chinatown (2 min walk), Victoria Harbour (15 min walk), Victoria Clipper Ferry Terminal (19 min walk), Victoria, BC (YYJ-Victoria Intl.) (29 min drive)

Price: \$441 avg per night

Calendar (April 2024):

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Luxurious, Ocean View 2 Story Penthouse - Downtown - Secure Parking

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Check out the area: Chinatown (2 min walk), Victoria Harbour (15 min walk), Victoria Clipper Ferry Terminal (19 min walk), Victoria, BC (YYJ-Victoria Intl.) (29 min drive)

Price: \$441 avg per night

Calendar (June 2024):

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

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Overview Amenities Policies Location Host Save

Condo

Luxurious, Ocean View 2 Story Penthouse - Downtown - Secure Parking

10/10 Exceptional
See all 27 reviews >

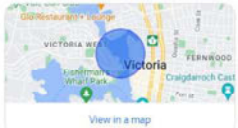
3 bedrooms 2+ bathrooms Sleeps 6 2100 sq ft

Popular amenities

- Kitchen
- Washer
- Dryer
- Pet friendly
- Free WiFi
- Air conditioning

See all property amenities >

Check out the area



- Chinatown 2 min walk
- Victoria Harbour 15 min walk
- Victoria Clipper Ferry Terminal 19 min walk
- Victoria, BC (YYJ-Victoria Intl.) 29 min drive

View in a map See more >

Victoria, BC

Earn OneKeyCash each time you stay at a place that feels like home

[Sign in](#)

\$441 avg per night

Add dates for total pricing


Start date → End date

July 2024 August 2024

S	M	T	W	T	F	S	S	M	T	W	T	F	S	
		1	2	3	4	5	6					1	2	3
7	8	9	10	11	12	13	4	5	6	7	8	9	10	
14	15	16	17	18	19	20	11	12	13	14	15	16	17	
21	22	23	24	25	26	27	18	19	20	21	22	23	24	
28	29	30	31				25	26	27	28	29	30	31	

Clear dates [Submit](#)

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Overview Amenities Policies Location Host Save

Condo

Luxurious, Ocean View 2 Story Penthouse - Downtown - Secure Parking

10/10 Exceptional
See all 27 reviews >

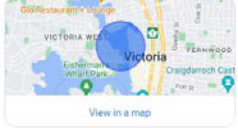
3 bedrooms 2+ bathrooms Sleeps 6 2100 sq ft

Popular amenities

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- Dryer
- Pet friendly
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- Air conditioning

See all property amenities >

Check out the area



- Chinatown 2 min walk
- Victoria Harbour 15 min walk
- Victoria Clipper Ferry Terminal 19 min walk
- Victoria, BC (YYJ-Victoria Intl.) 29 min drive

View in a map See more >

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\$441 avg per night

Add dates for total pricing

Start date → End date


September 2024 October 2024

S	M	T	W	T	F	S	S	M	T	W	T	F	S	
1	2	3	4	5	6	7				1	2	3	4	5
8	9	10	11	12	13	14	6	7	8	9	10	11	12	
15	16	17	18	19	20	21	13	14	15	16	17	18	19	
22	23	24	25	26	27	28	20	21	22	23	24	25	26	
29	30						27	28	29	30	31			

Clear dates [Submit](#)

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Schedule (Sharepo... BC Assessment - In... CRD Regional Map Short-Term Rentals... CORP SEARCH BYL - Bylaw Service... STR DATABASE schedule-d Short-Term Rental... PM TRACKER.cdx Internal Plan Search... STR Presentation fo... Other favorites



Overview Amenities Policies Location Host Save

Condo

Luxurious, Ocean View 2 Story Penthouse - Downtown - Secure Parking

10/10 Exceptional
See all 27 reviews >

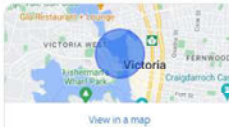
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See all property amenities >

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See more >

Victoria, BC

Earn OneKeyCash each time you stay at a place that feels like home

Sign in

\$441 avg per night

Add dates for total pricing

Start date → End date

November 2024							December 2024						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
					1	2	1	2	3	4	5	6	7
3	4	5	6	7	8	9	8	9	10	11	12	13	14
10	11	12	13	14	15	16	15	16	17	18	19	20	21
17	18	19	20	21	22	23	22	23	24	25	26	27	28
24	25	26	27	28	29	30	29	30	31				

Clear dates Submit

Spaces

- Deck or patio
- Porch or lanai
- Kitchen
- Balcony
- Separate dining area

See all rooms and beds details

https://www.vrbo.com/25974267?dateless=true&pwa=1&fr=HSR&pwa_ts=1711478007491&referrerUrl=HR0CHM6Ly93d3cudnliby5jb20vSG90ZWwtU2VhcmNo&useRewards=true&adults=2®io...

Schedule (Sharepo... BC Assessment - In... CRD Regional Map Short-Term Rentals... CORP SEARCH BYL - Bylaw Service... STR DATABASE schedule-d Short-Term Rental... PM TRACKER.cdx Internal Plan Search... STR Presentation fo... Other favorites

Overview Amenities Policies Location Host Save

Spaces

- Deck or patio
- Porch or lanai
- Kitchen
- Balcony
- Separate dining area

See all rooms and beds details

About this property

Luxurious, Ocean View 2 Story Penthouse - Downtown - Secure Parking

License # 00043670

This rare, two-floor Penthouse is located in downtown Victoria and comes with secured underground parking. This luxurious furnished 2 bedroom + den (or third bedroom), 2.5 bathrooms Penthouse overlooks downtown and the inner harbor and boasts a total of 1205 sq ft (140m²) of living space, making it the largest unit in the building.

This one-of-a-kind unit features a 400 sq ft primary patio with a full dining table, 2 tanning recliners, couches and a fireplace, plenty of room to enjoy outdoor dining. The primary bedroom has a separate patio for two to enjoy the sunsets, wine and ocean views. The main floor patio has a gas BBQ.

This hidden gem is centrally located in the core of downtown Victoria. Its location allows for privacy from neighboring buildings and is quiet despite being in the heart of the city. Steps away from bistros, coffee shops, shopping and Canada's oldest Chinatown. Minutes away from the harbor, theater district, The Empress Hotel and Parliament. As this condo is located in the downtown core of a busy city, on the weekends there will be some noise from neighboring restaurants city traffic. When all windows and doors are closed, the noise is very quiet.

This building was originally built in 1987 for the Ministry of Forests Service and was revitalized into a condo building only 5 years ago in 2017. It was then completely renovated in 2021 with premium fixtures and finishes throughout, heated floors featured in all bathrooms. Fabulous layout with the bedrooms completely separate and the two floors gives a feeling of a townhouse versus a condo. Fantastic livability in this unit.

Features:

- Elevator
- Gym
- Seamless secure access

\$441 avg per night

Add dates for total pricing

Start date End date

Travelers
2 travelers

Price details


Check availability

Contact host

Appendix R

https://www.airbnb.ca/rooms/576485902646496037?source_impression_id=p3_1709663567_Yz%2FtAkti7OaJY50&guests=1&adults=1#availability...

Schedule (Sharepoi... BC Assessment - In... CRD Regional Map Short-Term Rentals... CORP SEARCH BYL - Bylaw Service... STR DATABASE schedule-d Short-Term Rental... Other favorites



Entire condo in Victoria, Canada
6 guests · 3 bedrooms · 2.5 baths

Guest favourite One of the most loved homes on Airbnb, according to guests

Hosted by Jonathan
Superhost · 9 years hosting

- Dedicated workspace**
A room with wifi that's well-suited for working.
- Self check-in**
Check yourself in with the smartlock.
- Jonathan is a Superhost**
Superhosts are experienced, highly rated Hosts.

Some info has been automatically translated. [Show original](#)

License # 00043670

This rare, two-floor Penthouse is located in downtown Victoria & comes with 1 secured u/g parking stall. Luxurious 2 bedrooms + den (or third bedroom), 2.5 bathrooms

Add dates for prices

Select dates

Add your travel dates for exact pricing

CHECK-IN Add date CHECKOUT Add date

March 2024							April 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2		1	2	3	4	5	6
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17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28	29	30				
31													

[Clear dates](#) **Close**

Windows taskbar: Type here to search, 5°C Mostly sunny, 11:01 AM 2024-03-05



Show all photos

Entire condo in Victoria, Canada

6 guests · 3 bedrooms · 2.5 baths



Guest favourite

One of the most loved homes on Airbnb, according to guests



Hosted by Jonathan

Superhost · 9 years hosting



Dedicated workspace

A room with wifi that's well-suited for working.



Self check-in

Check yourself in with the smartlock.



Jonathan is a Superhost

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Some info has been automatically translated. [Show original](#)

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This rare, two-floor Penthouse is located in downtown Victoria & comes with 1 secured u/g parking stall. Luxurious 2 bedrooms + den (or third bedroom), 2.5 bathrooms

Add dates for prices

Select dates

Add your travel dates for exact pricing

CHECK-IN

Add date

CHECKOUT

Add date

May 2024							June 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4							1
5	6	7	8	9	10	11	2	3	4	5	6	7	8
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19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	29
							30						

Clear dates

Close



Show all photos

Entire condo in Victoria, Canada

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Add dates for prices

Select dates

Add your travel dates for exact pricing

CHECK-IN Add date | CHECKOUT Add date

July 2024							August 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6				1	2	3	
7	8	9	10	11	12	13	4	5	6	7	8	9	10
14	15	16	17	18	19	20	11	12	13	14	15	16	17
21	22	23	24	25	26	27	18	19	20	21	22	23	24
28	29	30	31				25	26	27	28	29	30	31

[Clear dates](#) **Close**



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Select dates

Add your travel dates for exact pricing

CHECK-IN

Add date

CHECKOUT

Add date

September 2024						October 2024							
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
4	2	3	4	5	6	7			1	2	3	4	5
8	9	10	11	12	13	14	6	7	8	9	10	11	12
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22	23	24	25	26	27	28	20	21	22	23	24	25	26
29	30						27	28	29	30	31		

[Clear dates](#)

Close

Some info has been automatically translated. [Show original](#)

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Show all photos

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Superhosts are experienced, highly rated Hosts.

Add dates for prices

Select dates

ADD YOUR TRAVEL DATES FOR EXACT PRICING

November 2024							December 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2	1	2	3	4	5	6	7
3	4	5	6	7	8	9	8	9	10	11	12	13	14
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17	18	19	20	21	22	23	22	23	24	25	26	27	28
24	25	26	27	28	29	30	29	30	31				

Clear dates Close

Some info has been automatically translated. [Show original](#)

License # 00043670

This rare, two-floor Penthouse is located in downtown Victoria & comes with 1 secured u/g parking stall. Luxurious 2 bedrooms + den (or third bedroom), 2.5 bathrooms

Marissa Peluso

From: Lauren Carr
Sent: March 17, 2024 8:09 AM
To:
Subject: Follow Up

Good morning, Jonathan.

I'm emailing to follow up with our conversation from our inspection on 2024-03-16. I left a message with the phone number you provided on your application as well.

Looking for some clarification regarding your living situation. You stated that you split time between 595 Pandora, and 9299 Canora. However, my notes show that you advised that home has either been demolished or not fit for living/renting. Could you please clarify/correct me if this is incorrect?

Regards,

Lauren Carr
Bylaw Officer
Bylaw & Licensing Services
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6
Tel: 2364648178



The City of Victoria is located on the homelands of the Songhees and Esquimalt People.

Appendix T

NOTE Mar 17, 2024 1:45 PM LAUREN CARR
PHONE CALL WITH RENNISON - 2024-03-17

On March 17, 2024 at approximately 11:30 AM, BO CARR called Jonathan RENNISON at to follow up with him. During the initial inspection, RENNISON stated that his home in North Saanich was in bad shape and in no condition to rent. He stated that he splits time between his Pandora condo and North Saanich home. However, CARR was confused how he was staying in the North Saanich home if it was in such bad shape.

RENNISON clarified during the phone call that it was not in such bad shape but was going to be demolished once a federal housing initiative came through. He stated that when people book his condo, he'll go back to stay at the North Saanich home. He did not want to share space and be at the condo when guests were there.

The information from the phone call was reflected in the officer statement



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FILTERS:

Apartment

Victoria

Listings

Amenities

For Sale

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See All Photos

Short-term Rental Listing Overview

🏠 3

📊 2.5

👤 6

★ 5

Luxurious Penthouse Family Friendly with Parking

Market: Victoria Market Score: 71 Type: Apartment Price Tier: Luxury

\$140.5K

Revenue Potential



273

Days Available



\$109.2K

Annual Revenue



56%

Occupancy



\$709

Average Daily Rate



How has this listing performed historically?

🔒 Advanced

Occupancy Rate over the Last 12 mo.

What key amenities does this listing offer?

Map