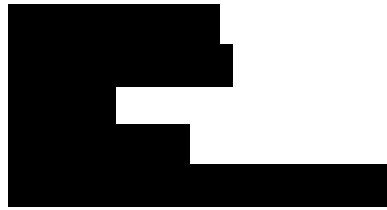


**Anne-Marie Jackson**



**June 17, 2021**

**The Corporation of the Town of Cobourg**  
Legislative Services Department Delegation  
55 King Street West  
Cobourg, ON K9A 2M2

To Whom It May Concern,

I am writing on behalf of myself and the residents of Blake Street in Cobourg, Ontario in regards to a short-term rental property in our neighbourhood.

In 2020, the property at [REDACTED] acquired a new owner, [REDACTED] who has converted the building into an unoccupied, short-term, multi-unit Air Bnb rental, which has posed a number of problems in our community.

We have seen a notable increase in transient visitors, an increase in on-street parking - often 4-5 vehicles at a time - parties with loud and disruptive guests, documented drug and criminal activity, and as a result, increased police activity.

[REDACTED] does not reside on the property and therefore, the number and identity of guests is not monitored. Guests are provided an access code for the key pad located on the door to the suites. Effectively, this property is operating as a 'boutique hotel' without any oversight by the owner.

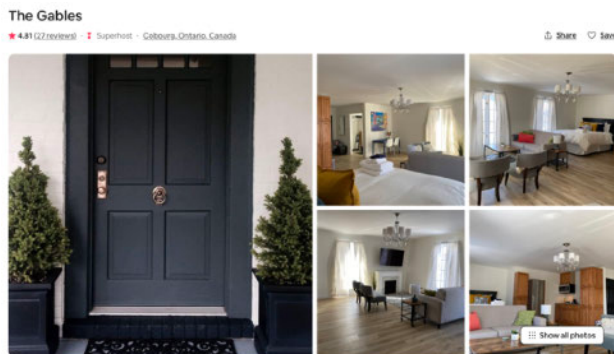
There are currently two suites in operation, and [REDACTED] has expressed a desire to add a third as well as paved parking surrounding the property. These properties cost \$100/ per night and \$185 /per night, respectively. During the COVID19 provincial lockdown, [REDACTED] continued to operate her Air Bnb with regular turnover, as well as groups, and with no regard for the safety of those within the neighbourhood or provincial laws.

At the time of this letter, [REDACTED] has refused to commit to the shared cost of a privacy fence for the safety of the children of Bob Best, the co-author of this document and the neighbour with whom [REDACTED] has an adjoining yard. This means guest have full access to [REDACTED] yard. In one incident, stolen property including a chainsaw and a big screen television

were left in the yard of [REDACTED] when guests were evicted from the Air Bnb suite. This was documented by Cobourg Police Department as well as other calls to the property over the past several months.

During documented criminal activity, drug activity and noise complaints where police were called, residents have made attempts to contact [REDACTED] to address their concerns through the Air Bnb 'Contact Your Neighbour' portal, but the attempts have gone unanswered. Complaints submitted to Air Bnb, are not addressed for 24-48 hours, if at all.

This property is managed through Air Bnb and [REDACTED] has four additional rental units on Air Bnb, for a total of **six current rental units**. The Air Bnb listings for the properties at 175 Blake are below in image (1) and image (2). Image (3) outlines all six properties Ms. Molenaar has listed on Air Bnb, five of which are in Cobourg.

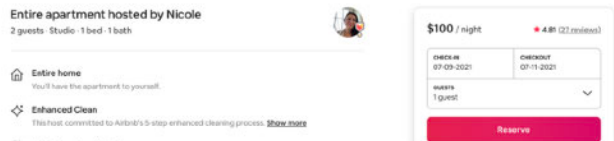


## 1. The Gables

\$100/ per night

<https://bit.ly/2Ti5lrD>

2 Guests



## 2. The Nave

\$185 / per night

<https://bit.ly/3ivsf9J>

6 Guests

### 3. All 6 Rental Units on Air Bnb (5 being in Cobourg)

The screenshot shows the Airbnb profile of Nicole, a Superhost and Verified host in Cobourg, Canada. She has 290 reviews with an average rating of 4.9 stars. Her profile includes three testimonials from guests: Astara (June 2021) praising the location of 'Heritage House', Pati (June 2021) praising 'The Nave', and Giovanni (June 2021) praising 'The Gables'. Below the profile, six rental listings are displayed in a grid:

- Downtown Heritage House Apartment - Steps to Beach!**: \$94 CAD, 114 reviews (5 stars).
- The Gables**: \$100 CAD, 27 reviews (5 stars).
- Heritage House - Steps to Beach!**: \$225 CAD, 62 reviews (5 stars).
- Private Access Heritage Home Suite - Steps to Beach**: \$70 CAD, 68 reviews (5 stars).
- The Nave**: \$185 CAD, 19 reviews (5 stars).
- COACH-HOUSE - in the HEART of HISTORIC Port Hope**: \$212 CAD, 75 reviews (5 stars).

#### Cobourg Rentals are located at:

King Street W, Cobourg, Ontario, K9A 2N4

Blake Street, Cobourg, Ontario, K9A 2K5

██████████ also owns and manages additional rental units through, Comfortable Lives Property Management Company (<https://comfortablelives.com>) run from her private residence

at [REDACTED] This website touts **13 additional rental units** locally. The company is describes on their website as:

“A short-term stay and event property management company within Northumberland County that specializes in hosting corporate and personal events, special occasions, and air BnB stays. We have currently 13 properties that have successfully, with glowing reviews, hosted over 500 bookings. Our integration in the community, dedication to detail, and understanding of the market has allowed us to provide unique and memorable events and stays.”

These stays range from \$80 to \$200 a night and allow, in some cases, up to 8 people at a time.

Property Name	Guests	Rooms	Beds	Baths	Price
Downtown Heritage House Apartment- Steps to Beach!	3	1	1	1	\$ 80.00
Coach-house - In The Heart Of Historic Port Hope	4	2	2	1	\$155.00 \$ 145.00
Heritage House- Steps to Beach!	8	3	3	3	\$ 200.00
Executive Home	4	2	2	3	\$ 150.00
Coach-house - In The Heart Of Historic Port Hope	4	2	2	1	\$155.00 \$ 145.00
Welcome To: The Burnham Bungalow	6	3	3	1	\$ 130.00
Downtown Heritage House Apartment- Steps to Beach!	3	1	1	1	\$ 80.00
Ground Level Suite - Private Access!	2	1	1	1	\$70.00 \$ 65.00
Ontario St Guest Room	2	1	1	1	\$ 59.00

[REDACTED] is just one example of the wide scope short-term rentals have in the Cobourg community and the impact a converted residential property can have on a neighbourhood. In the case of Blake Street, that impact has been detrimental to the residents and families who chose this quiet street as their home. We believe short-term rentals, which operate without supervision, prioritize profit over public safety and community wellbeing.

We request that the council consider regulations for short-term rentals, such as those put in place by the City of Oshawa on September 30, 2020. This ensures Short Term Rental Owners (S.T.R) must be licensed and adhere to guidelines which intend to limit and licence short term rental properties. We have included these below for your convenience:

- Enhance the enforcement of the Zoning By-law provision that requires a Short-Term Rental (S.T.R.) to be the principal resident of the S.T.R. Operator;
- Introduce a requirement to have a local contact available at all times to respond to issues and who is available to attend to the S.T.R. within a period of no greater than one (1) hour from the time of contact by telephone or email;
- Introduce insurance requirements;
- Enhance the enforcement of the Zoning By-law provision that restricts S.T.R. operations to less than twenty-eight (28) consecutive days and no more than one hundred and eighty (180) days in a calendar year;
- Limit the number of rooms to two (2) with a maximum of two (2) occupants in each when renting by the room;
- Enhance the enforcement of the Zoning By-law provision that prohibits any other rental use within a dwelling unit that contains an S.T.R.; and,
- Introduce a Visitor's Code that would provide information about relevant City by-laws to S.T.R. renters.

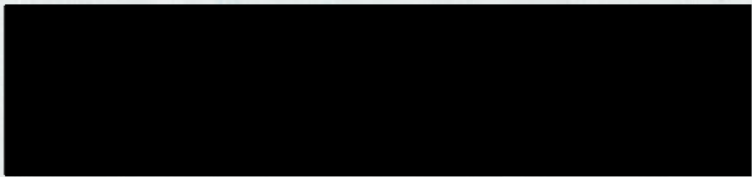
We believe that similar guidelines in Cobourg will help establish safe neighbourhoods for our residents, and the children and families who are in close proximity to short-term rentals accommodations.

Please see below a list of 35 residents from Blake Street and the surrounding properties of the Air Bnb, who provided their signatures in support of this declaration and feel their lives are impacted by the short-term rental at [REDACTED].

Thank you for your time and consideration.

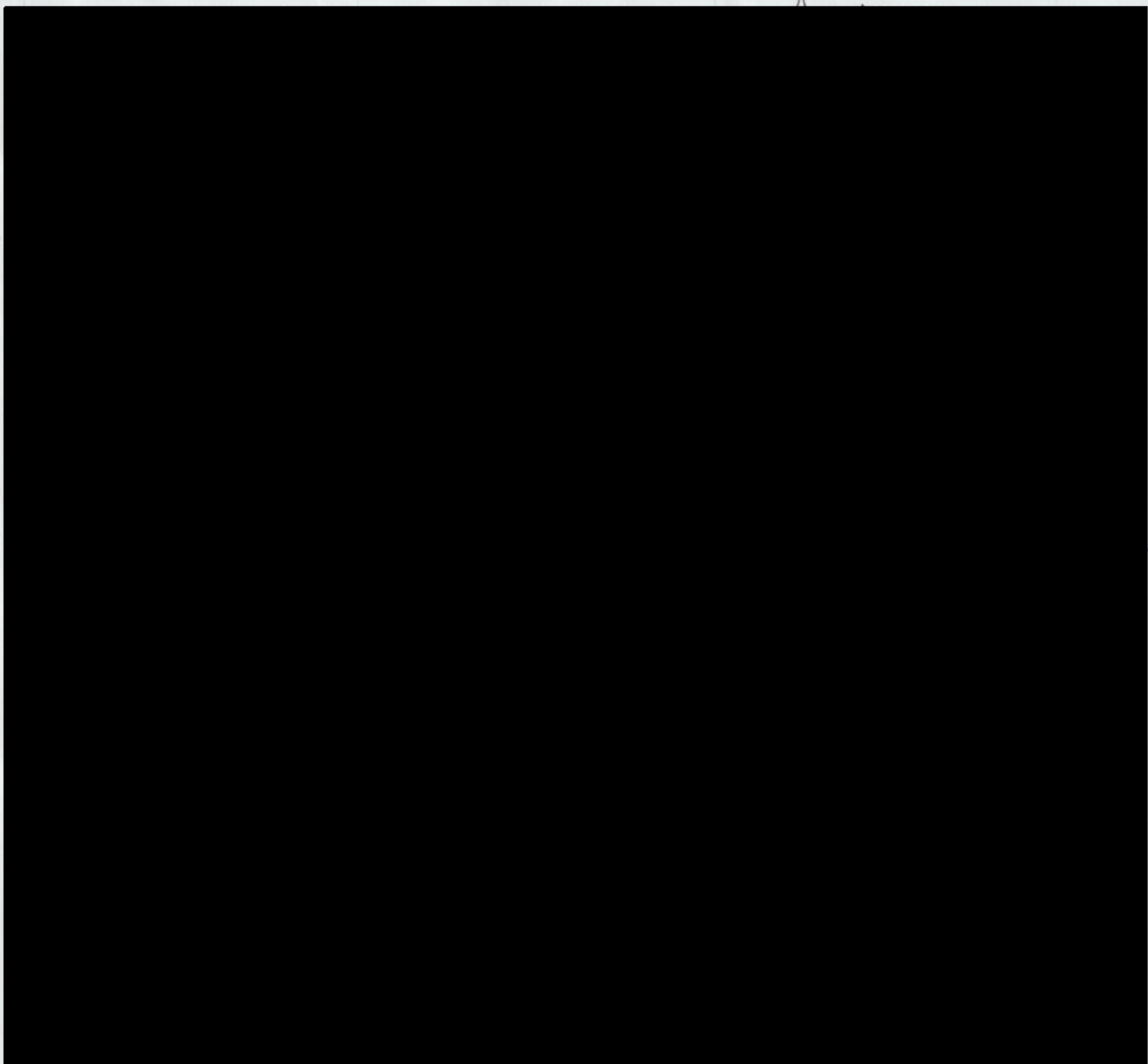
Regards,

[REDACTED]  
\_\_\_\_\_  
Anne-Marie Jackson  
Owner, [REDACTED]



Resident Signatures:

Name	Address	Signature
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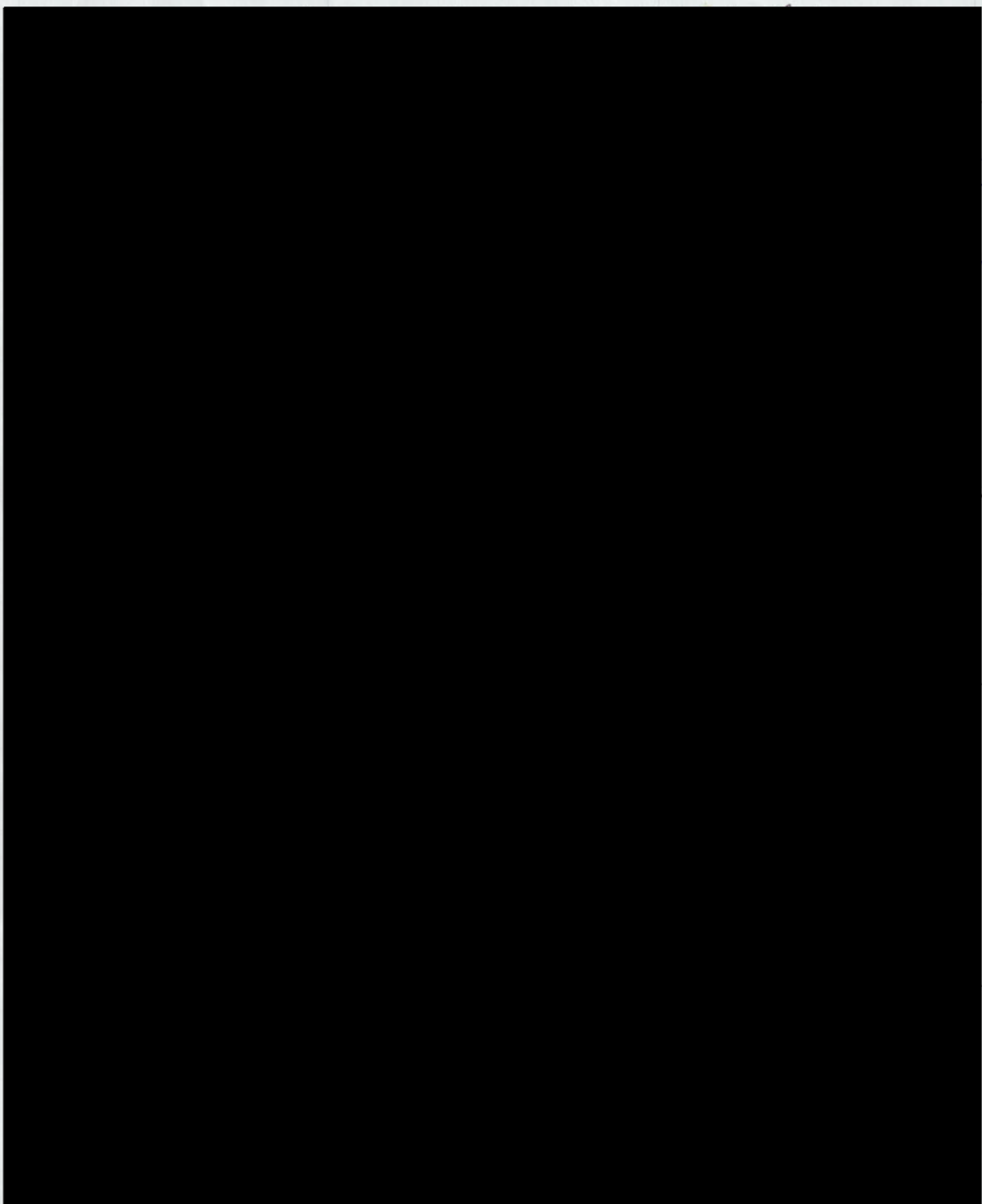


7

Name

Address

Signature



Name	Address	Signature
