

Our File No.: 04-1000-20-2016-390

January 5, 2017

s.22(1)

Dear s.22(1)

RE: Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")

I am writing regarding your request of November 17, 2016 under the *Freedom of Information and Protection of Privacy Act* for:

- 1) A list (by street address, but excluding unit number) of all multi-unit buildings that contain at least one unit that city staff have monitored, investigated or visited in relation to its use as a short-term rental property (Airbnb) from January 1, 2016 to October 25, 2016;
- 2) Any staff reports filed in relation to those actions from January 1, 2016 to October 25, 2016.

All responsive records are attached. Some information in the records has been severed, (blacked out) under s.15(1)(l) and s.22(1) of the Act. You can read or download these sections here:

http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2016-390); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at foi@vancouver.ca if you have any questions.

Yours truly,

A handwritten signature in black ink, consisting of a vertical line on the left, a horizontal line, and a large, sweeping curve that ends in a small hook.

Barbara J. Van Fraassen, BA
Director, Access to Information
City Clerk's Department, City of Vancouver
Email: Barbara.vanfraassen@vancouver.ca
Telephone: 604.873.7999

Encl.
:jb



Property Use Complaint

Case number: 101008033496

Case created: 2016-07-06, 10:52:00 AM

Incident Location

Address: 38 W 1ST AV, Vancouver, V5Y 0K3

Address2: s.22(1)

Location name: THE 1|THE ONE|THE1|THEONE

Contact Details

Name: s.22(1)

Address: [Redacted]

Address2: [Redacted]

Phone: [Redacted] s.22(1)

Alt. Phone: Preferred contact method: Either

Request Details

- 1. Type of concern (if multiple concerns, select primary and provide details in question 2): Airbnb or Other Short-term Rental
- 2. If Other selected or there are multiple issues, provide details: _____
- 3. If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): Via Email: A significant concern of residents - not only that it is being done but how and the volume.
Strata Council (Associa) aware and has posted notices, but not unit specific.
- 4. If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: _____
- 5. If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): _____
- 6. If a Rental Unit concern selected, was the landlord advised of the issue? _____
- 7. If Yes selected, what happened? _____
- 8. If Sign selected, provide sign size, wording or identifying details: _____
- 9. Caller's daytime phone number: s.22(1)
- 10. (Don't ask, just record - did caller indicate they want a call back?) No

Additional Details

Map and Photo

- no picture -

EN 120686

FYA to: P. Hayes

FYI to:



Property Use Complaint

Case number: 101008049744

Case created: 2016-07-08, 02:22:00 PM

Incident Location

Address: 38 W 1ST AV, Vancouver, V5Y 0K3

Address2: s.22(1)

Location name: THE 1|THE ONE|THE1|THEONE

Contact Details

Name: s.22(1)

Address: s.22(1)

Address2: s.22(1)

Phone: s.22(1)

Email: s.22(1)

Alt. Phone: s.22(1) Preferred contact method: Either

Request Details

- 1. Type of concern (if multiple concerns, select primary and provide details in question 2): Airbnb or Other Short-term Rental
- 2. If Other selected or there are multiple issues, provide details: _____
- 3. If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): _____
- 4. If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: _____
- 5. If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): _____
- 6. If a Rental Unit concern selected, was the landlord advised of the issue? _____
- 7. If Yes selected, what happened? _____
- 8. If Sign selected, provide sign size, wording or identifying details: _____
- 9. Caller's daytime phone number: s.22(1) _____
- 10. (Don't ask, just record - did caller indicate they want a call back?) No

Additional Details

Operating a short term rental at this suite. The suite number s.22(1) but that would not populate.

Map and Photo

EN 120610

FYA to: P.Hayes (do not route)

FYI to:



Property Use Complaint

Case number: 101007969571

Case created: 2016-06-24, 03:32:00 PM

Incident Location

Address: 66 W CORDOVA ST, Vancouver, V6B 0L2

Address2: s.22(1)

Contact Details

Name: s.22(1)

Address: [Redacted]

Phone: s.22(1)

Email: [Redacted]

Request Details

- 1. Type of concern: Illegal Suite
- 2. If Other selected or there are multiple issues, provide details: _____
- 3. If Auto Repairs selected, provide name and phone number of operator, if known: _____
- 4. If Business Licence selected, provide business name: _____
- 5. If Home-based Business selected, provide details e.g. business type, hours of operation, customers are coming on site: _____
- 6. If Pesticide selected, who applied it? _____
- 7. What pesticide was used and when was it applied? _____
- 8. If a Rental Unit issue selected, was the landlord advised of the issue? _____
- 9. If Yes selected, what happened? _____
- 10. If Sign selected, provide sign size, wording or identifying details: _____
- 11. Caller's daytime phone number: s.22(1)
- 12. (Don't ask, just record - did caller indicate they want a call back?) Yes

Additional Details

Strata have been dealing with Air BNB rental at Unit s.22(1) since November 2015. Strata are sending fines to the owner weekly but they still rent their suite out. Strata has run out of ideas how to handle this and would like to know if the cities by laws would cover this short term rental violation. There have been new people in and out of that unit almost every day, breaking doors using the common area BBQ. Strata has found the listings under a listing agent on Air BNB which lists s.22(1)

EN120237

FYA to: Bruce Peet

FYI to:



*no action taken
this is a strata
titled bldg. R. Hays
JUNE 24, 2016

CITY OF VANCOUVER,
PROPERTY USE OFFICE.

File => RE: SUITES [REDACTED] 88 W. 1ST AVE.
VANCOUVER, B.C.

DEAR SIR AND OR MADAME,

PLEASE CHECK THE ABOVE SUITES FOR OPERATING AIR B & B.
[REDACTED] AND AM CONSTANTLY BOTHERED
BY DAILY USE TENANTS - COMING AND GOING AT ALL HOURS.

I PURCHASED IN THIS BUILDING AT GREAT COST TO ME AND MY
[REDACTED] AND AM GREATLY DISAPPOINTED THAT ONE OF MY NEIGHBOURS IS
RENTING OUT ON A DAILY BASIS. THIS IS NOT A HOTEL!

THESE PEOPLE/TENANTS IN THESE SUITES ARE HERE ON VACATION,
TO HAVE A GOOD TIME, PARTYING AND ENJOYING THEIR STAY AT A
HIGH DISTURBANCE TO ME AND MY FAMILY. I RECENTLY LEARNED THIS
OWNER HAS OTHER AIR B & B OPERATIONS. THIS CANNOT CONTINUE.
PLEASE INVESTIGATE AND CLOSE DOWN THESE OPERATIONS.

[REDACTED]

THIS DOCUMENT HAS NOT BEEN SCANNED.
IF YOU WANT IT SCANNED REFER TO SCAN INDEX



Property Use Complaint

Case number: 101007498651

Case created: 2016-03-29, 10:08:00 AM

Incident Location

Address: 108 W 1ST AV, Vancouver, V5Y 0H4

Address2: s.22(1)

Location name:

Contact Details

Name: s.22(1)

Address:

Address2:

Phone: s.22(1)

Email:
Preferred contact method: Either

Alt. Phone:

Request Details

- 1. Type of concern: Home-based Business
- 2. If Other selected or there are multiple issues, provide details:
- 3. If Auto Repairs selected, provide name and phone number of operator, if known:
- 4. If Business Licence selected, provide business name:
- 5. If Home-based Business selected, provide details e.g. business type, hours of operation, customers are coming on site: Short term rental. Different vehicles in parking stall all the time. Different people constantly coming into the building. Advertised on AirBnB.
- 6. If Pesticide selected, who applied it?
- 7. What pesticide was used and when was it applied?
- 8. If a Rental Unit issue selected, was the landlord advised of the issue?
- 9. If Yes selected, what happened?
- 10. If Sign selected, provide sign size, wording or identifying details:
- 11. Caller's daytime phone number: s.22(1)
- 12. (Don't ask, just record - did caller indicate they want a call back?) Yes

Additional Details

Map and Photo

EN 117080

FYA to: P.Hayes (do not route)

FYI to:



Property Use Complaint

Case number: 101008049836

Case created: 2016-07-08, 02:29:00 PM

Incident Location

Address: 108 W 1ST AV, Vancouver, V5Y 0H4

Address2: §.22(1)

Location name:

Contact Details

Name: §.22(1)

Address: ,

Address2:

Phone: §.22(1)

Email:

Alt. Phone: Preferred contact method: Either

Request Details

- | | | |
|-----|---|--|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | People are seen coming in and out of the property. Neighbours have also seen this advertised on the web. |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | §.22(1) |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | No |

Additional Details

- no picture -

EN 120731

FYA to: Pattie Hayes

FYI to:



Property Use Complaint

Case number: 101008049853

Case created: 2016-07-08, 02:30:00 PM

Incident Location

Address: 108 W 1ST AV, Vancouver, V5Y 0H4

Address2: §.22(1)

Location name:

Contact Details

Name: §.22(1)

Address: ,

Address2:

Phone: §.22(1)

Email:

Alt. Phone:

Preferred contact method: Either

Request Details

- | | | |
|-----|---|--|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | Neighbours have seen this advertised on the web and people are constantly in and out of this unit. |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | §.22(1) |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | No |

Additional Details

- no picture -

EN120731

FYA to: Pattie Hayes

FYI to:



Property Use Complaint

Case number: 101008088595

Case created: 2016-07-15, 12:37:00 PM

Incident Location

Address: 108 W 1ST AV, Vancouver, V5Y 0H4 (s.22(1))

Address2: (s.22(1))

Location name:

Contact Details

Name: (s.22(1))

Address: (s.22(1))

Address2: (s.22(1))

Phone: (s.22(1))

Email: (s.22(1))

Alt. Phone: Preferred contact method: Either

Request Details

1. Type of concern (if multiple concerns, select primary and provide details in question 2): Airbnb or Other Short-term Rental

2. If Other selected or there are multiple issues, provide details:

3. If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement):

The citizen claims that the unit is often used as a hotel on the weekend and often into the week. This includes friendly travelers, but also groups using it for a parties/ large group gatherings. A few weeks ago there must have been at least 10 individuals staying in the one bedroom unit. Early this morning people were going back and forth from another unit they were also renting elsewhere in the building, causing disruptions and not respecting the fact people actually live on the floor. This unit switched from (s.22(1)) (s.22(1)) (s.22(1))

Many people who stay are eager to chat or ask for directions in the elevator etc, and are very open about the fact they are renting short term.

This seems like a flagrant misuse by the owner (s.22(1)) (can be seen cleaning the unit on occasion). To my understanding is a lso against city bylaws. Aside from this, it is becoming disruptive and makes homes feel less secure as these individuals are givenkeys with access to our floor, communal area, and even the

resident only parking garage. If use of this unit could be looked into it would be appreciated.

- | | | |
|-----|---|---------|
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | No |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | s 22(1) |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | No |

Additional Details

Map and Photo

- no picture -

EN 120731

FYA to: Alvin Martin

FYI to: Pattie Hayes



Property Use Complaint

Case number: 101007374864

Case created: 2016-02-29, 01:04:00 PM

Incident Location

Address: s.22(1) E 1ST AV, Vancouver, V5T 1A4 s.22(1)

Contact Details

Name: s.22(1)
Address: s.22(1)
Phone: s.22(1) Email: s.22(1)

Request Details

- 1. Type of concern: Other
- 2. If Other selected or there are multiple issues, provide details: s.22(1) is being advertised as an Airbnb. They are listing the room at airbnb.ca/rooms/s.22(1). Caller s.22(1) caller doesn't want to give out his unit number.
- 3. If Auto Repairs selected, provide name and phone number of operator, if known:
- 4. If Business Licence selected, provide business name:
- 5. If Home-based Business selected, provide details e.g. business type, hours of operation, customers are coming on site:
- 6. If Pesticide selected, who applied it?
- 7. What pesticide was used and when was it applied?
- 8. If a Rental Unit issue selected, was the landlord advised of the issue?
- 9. If Yes selected, what happened?
- 10. If Sign selected, provide sign size, wording or identifying details:
- 11. Caller's daytime phone number: s.22(1)
- 12. (Don't ask, just record - did caller indicate they want a call back?) Yes

EN 116368

FYA to: Pattie Hayes

FYI to:



Property Use Complaint

Case number: 101007374919

Case created: 2016-02-29, 01:09:00 PM

Incident Location

Address: s.22(1) E 1ST AV, Vancouver, (s.22(1))

Contact Details

Name: s.22(1)
Address: [Redacted]
Phone: s.22(1) Email: [Redacted]

Request Details

- 1. Type of concern: Other
- 2. If Other selected or there are multiple issues, provide details: s.22(1) is being advertised as an Airbnb. They are listing the room at [airbnb.ca/rooms/s.22\(1\)](http://airbnb.ca/rooms/s.22(1)) Caller is the s.22(1) caller doesn't want to give out his unit number. The owner's name is s.22(1)
- 3. If Auto Repairs selected, provide name and phone number of operator, if known:
- 4. If Business Licence selected, provide business name:
- 5. If Home-based Business selected, provide details e.g. business type, hours of operation, customers are coming on site:
- 6. If Pesticide selected, who applied it?
- 7. What pesticide was used and when was it applied?
- 8. If a Rental Unit issue selected, was the landlord advised of the issue?
- 9. If Yes selected, what happened?
- 10. If Sign selected, provide sign size, wording or identifying details:
- 11. Caller's daytime phone number: s.22(1)
- 12. (Don't ask, just record - did caller indicate they want a call back?) Yes

EN 116368

FYA to: Pattie Hayes

FYI to:



Property Use Complaint

Case number: 101007374946

Case created: 2016-02-29, 01:12:00 PM

Incident Location

Address: s.22(1) E 1ST AV, Vancouver, V5T 1A4 s.22(1)

Contact Details

Name: s.22(1)

Address:

Address2:

Phone: s.22(1)

Email:
Preferred contact method: Either

Request Details

- 1. Type of concern: Other
- 2. If Other selected or there are multiple issues, provide details: s.22(1) is being advertised as an Airbnb. They are listing the room at [airbnb.ca/rooms/s.22\(1\)](http://airbnb.ca/rooms/s.22(1)) Caller is s.22(1) caller doesn't want to give out his unit number. Owner's name is s.22(1) s.22(1)
- 3. If Auto Repairs selected, provide name and phone number of operator, if known:
- 4. If Business Licence selected, provide business name:
- 5. If Home-based Business selected, provide details e.g. business type, hours of operation, customers are coming on site:
- 6. If Pesticide selected, who applied it?
- 7. What pesticide was used and when was it applied?
- 8. If a Rental Unit issue selected, was the landlord advised of the issue?
- 9. If Yes selected, what happened?
- 10. If Sign selected, provide sign size, wording or identifying details:
- 11. Caller's daytime phone number: s.22(1)
- 12. (Don't ask, just record - did caller indicate they want a call back?) Yes

EN 116368

FYA to: Pattie Hayes

FYI to:



Property Use Complaint

Case number: 101007374864

Case created: 2016-02-29, 01:04:00 PM

Incident Location

Address: s.22(1) E 1ST AV, Vancouver, V5T 1A4 s.22(1)

Contact Details

Name: s.22(1)

Address: s.22(1)

Phone: s.22(1) Email:

Request Details

- 1. Type of concern: Other
- 2. If Other selected or there are multiple issues, provide details: s.22(1) is being advertised as an Airbnb. They are listing the room at [airbnb.ca/rooms/s.22\(1\)](http://airbnb.ca/rooms/s.22(1)). Caller s.22(1) caller doesn't want to give out his unit number.
- 3. If Auto Repairs selected, provide name and phone number of operator, if known:
- 4. If Business Licence selected, provide business name:
- 5. If Home-based Business selected, provide details e.g. business type, hours of operation, customers are coming on site:
- 6. If Pesticide selected, who applied it?
- 7. What pesticide was used and when was it applied?
- 8. If a Rental Unit issue selected, was the landlord advised of the issue?
- 9. If Yes selected, what happened?
- 10. If Sign selected, provide sign size, wording or identifying details:
- 11. Caller's daytime phone number: s.22(1)
- 12. (Don't ask, just record - did caller indicate they want a call back?) Yes

EN 116368

FYA to: Pattie Hayes

FYI to:



Property Use Complaint

Case number: 101007498600

Case created: 2016-03-29, 10:03:00 AM

Incident Location

Address: 193 AQUARIUS MEWS, Vancouver, V6Z 2Z2

Address2: s.22(1)

Contact Details

Name: s.22(1)

Address: [Redacted]

Phone: s.22(1)

Email: [Redacted]

Request Details

- 1. Type of concern: Home-based Business
- 2. If Other selected or there are multiple issues, provide details: _____
- 3. If Auto Repairs selected, provide name and phone number of operator, if known: _____
- 4. If Business Licence selected, provide business name: _____
- 5. If Home-based Business selected, provide details e.g. business type, hours of operation, customers are coming on site: Short term rental. Different vehicles in parking stall all the time. Advertised on AirBnB.
- 6. If Pesticide selected, who applied it? _____
- 7. What pesticide was used and when was it applied? _____
- 8. If a Rental Unit issue selected, was the landlord advised of the issue? _____
- 9. If Yes selected, what happened? _____
- 10. If Sign selected, provide sign size, wording or identifying details: _____
- 11. Caller's daytime phone number: s.22(1)
- 12. (Don't ask, just record - did caller indicate they want a call back?) Yes

Additional Details

EN 117223

FYA to: Charlene Cranton

FYI to:



Property Use Complaint

Case number: 101007857285

Case created: 2016-06-06, 11:16:00 AM

Incident Location

Address: 193 AQUARIUS MEWS, Vancouver, V6Z 2Z2

Address2: s.22(1)

Location name:

Contact Details

Name: s.22(1)

Address: [Redacted]

Address2: [Redacted]

Phone: s.22(1)

Email:

Alt. Phone: Preferred contact method: Either

Request Details

- | | | |
|-----|--|------------------------------------|
| 1. | Type of concern: | Other |
| 2. | If Other selected or there are multiple issues, provide details: | Short term rental less then 7 days |
| 3. | If Auto Repairs selected, provide name and phone number of operator, if known: | |
| 4. | If Business Licence selected, provide business name: | |
| 5. | If Home-based Business selected, provide details e.g. business type, hours of operation, customers are coming on site: | |
| 6. | If Pesticide selected, who applied it? | |
| 7. | What pesticide was used and when was it applied? | |
| 8. | If a Rental Unit issue selected, was the landlord advised of the issue? | |
| 9. | If Yes selected, what happened? | |
| 10. | If Sign selected, provide sign size, wording or identifying details: | |
| 11. | Caller's daytime phone number: | s.22(1) |
| 12. | (Don't ask, just record - did caller indicate they want a call back?) | No |

EN119545

FYA to: Mike Bidwell

FYI to:



Property Use Complaint

Case number: 101008008925

Case created: 2016-07-01, 05:22:00 PM

Incident Location

Address: 193 AQUARIUS MEWS, Vancouver, V6Z 2Z2

Address2: s.22(1)

Location name:

Contact Details

Name: s.22(1)

Address:

Address2:

Phone: s.22(1)

Email:
Preferred contact method: Either

Alt. Phone:

Request Details

- | | | |
|-----|---|--|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | Citizen called to complain that the owner of unit# s.22(1) are renting these units as an air B N B |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | s.22(1) |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | No |

Additional Details

- no picture -

EN 120432

FYA to: R. Modicamore (do not route)

FYI to: M. Bidwell



Property Use Complaint

Case number: 101007932573

Case created: 2016-06-17, 09:22:00 PM

Incident Location

Address: 431 PACIFIC ST, Vancouver, V6Z 2P6

Address2: s.22(1)

Contact Details

Name: s.22(1)

Phone: [Redacted]

Email:

Request Details

- | | | |
|-----|--|---------------|
| 1. | Type of concern: | Illegal Suite |
| 2. | If Other selected or there are multiple issues, provide details: | _____ |
| 3. | If Auto Repairs selected, provide name and phone number of operator, if known: | _____ |
| 4. | If Business Licence selected, provide business name: | _____ |
| 5. | If Home-based Business selected, provide details e.g. business type, hours of operation, customers are coming on site: | _____ |
| 6. | If Pesticide selected, who applied it? | _____ |
| 7. | What pesticide was used and when was it applied? | _____ |
| 8. | If a Rental Unit issue selected, was the landlord advised of the issue? | _____ |
| 9. | If Yes selected, what happened? | _____ |
| 10. | If Sign selected, provide sign size, wording or identifying details: | _____ |
| 11. | Caller's daytime phone number: | s.22(1) |
| 12. | (Don't ask, just record - did caller indicate they want a call back?) | Yes |

Additional Details

s.22(1) He suspects s.22(1) is being used for short term rentals through Air BNB.

EN120015

FYA to:Mike Bidwell

FYI to:



Property Use Complaint

Case number: 101007799210

Case created: 2016-05-27, 03:51:00 PM

Incident Location

Address: 535 SMITHE ST, Vancouver, V6B 6H1

Address2: s.22(1)

Contact Details

Name: s.22(1)

Address: [Redacted]

Address2: s.22(1)

Phone: s.22(1)

Email: s.22(1)

Alt. Phone:

Preferred contact method: Either

Request Details

- 1. Type of concern: Illegal Suite
- 2. If Other selected or there are multiple issues, provide details: _____
- 3. If Auto Repairs selected, provide name and phone number of operator, if known: _____
- 4. If Business Licence selected, provide business name: _____
- 5. If Home-based Business selected, provide details e.g. business type, hours of operation, customers are coming on site: _____
- 6. If Pesticide selected, who applied it? _____
- 7. What pesticide was used and when was it applied? _____
- 8. If a Rental Unit issue selected, was the landlord advised of the issue? _____
- 9. If Yes selected, what happened? _____
- 10. If Sign selected, provide sign size, wording or identifying details: _____
- 11. Caller's daytime phone number: s.22(1)
- 12. (Don't ask, just record - did caller indicate they want a call back?) No

Additional Details

Unit s.22(1) For access to apartment building, you can contact the concierge on-site (8am-4pm Mon-Fri) 604-363-3594. Concierge name s.22(1) Caller says this suite has been identified for being used for AIRBNB, less than 30 day stays. The owner has been advised via letters about the issue but owner has ignored and been penalized by the strata. The strata now would like the City to help out. Illegal suite. Case number provided to caller.

EN 119105

FYA to: Mike Bidwell

FYI to:



Property Use Complaint

Case number: 101007400037

Case created: 2016-03-05, 03:37:00 PM

Incident Location

Address: 833 SEYMOUR ST, Vancouver, V6B 0G4

Address2: s.22(1)

Contact Details

Name: s.22(1)

Phone: [Redacted]

Email:

Alt. Phone:

Preferred contact method: Either

Request Details

- | | | |
|-----|--|--|
| 1. | Type of concern: | Home-based Business |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Auto Repairs selected, provide name and phone number of operator, if known: | |
| 4. | If Business Licence selected, provide business name: | |
| 5. | If Home-based Business selected, provide details e.g. business type, hours of operation, customers are coming on site: | Citizen thinks the unit owner is running a BNB in it. Citizen has confirmation from Strata Council it is. Nothing has been done about th is. |
| 6. | If Pesticide selected, who applied it? | |
| 7. | What pesticide was used and when was it applied? | |
| 8. | If a Rental Unit issue selected, was the landlord advised of the issue? | |
| 9. | If Yes selected, what happened? | |
| 10. | If Sign selected, provide sign size, wording or identifying details: | |
| 11. | Caller's daytime phone number: | s.22(1) |
| 12. | (Don't ask, just record - did caller indicate they want a call back?) | Yes |

EN 116566

FYA to: Charlene Cranton

FYI to:



Property Use Complaint

Case number: 101007617114

Case created: 2016-04-22, 07:47:00 AM

Incident Location

Address: 833 SEYMOUR ST, Vancouver, V6B 0G4

Contact Details

Name: [Redacted]

Address: [Redacted]

Address2: [Redacted]

Phone: [Redacted]

Email: [Redacted]

Alt. Phone: Preferred contact method: Either

Request Details

- 1. Type of concern: Other
- 2. If Other selected or there are multiple issues, provide details: Air Bnb
- 3. If Auto Repairs selected, provide name and phone number of operator, if known:
- 4. If Business Licence selected, provide business name:
- 5. If Home-based Business selected, provide details e.g. business type, hours of operation, customers are coming on site:
- 6. If Pesticide selected, who applied it?
- 7. What pesticide was used and when was it applied?
- 8. If a Rental Unit issue selected, was the landlord advised of the issue?
- 9. If Yes selected, what happened?
- 10. If Sign selected, provide sign size, wording or identifying details:
- 11. Caller's daytime phone number:
- 12. (Don't ask, just record - did caller indicate they want a call back?) No

Additional Details

In this building there a couple of Air bnbs. He doesnt know the unit numbers but there is one on the [Redacted] There are about 12 teenagers in a 2 bedroom unit. There is a full time concierge there that will be able to talk to the inspector and let him in.

EN116566

FYA to: Charlene Cranton

FYI to:



Property Use Complaint

Case number: 101007621337

Case created: 2016-04-22, 04:05:00 PM

Incident Location

Address: 833 SEYMOUR ST, Vancouver, V6B 0G4

Contact Details

Name: s.22(1)
Address: [Redacted]
Phone: s.22(1) Email: s.22(1)

Request Details

1.	Type of concern:	Other
2.	If Other selected or there are multiple issues, provide details:	AirBnB suites at 833 Seymour St. Building manager says there are over 20 suites that are being used for AirBnB and that they have changed their bylaws to prevent this and despite their bylaw change owners are still using the units as AirBnB suites. Please take a look into this matter.
3.	If Auto Repairs selected, provide name and phone number of operator, if known:	
4.	If Business Licence selected, provide business name:	
5.	If Home-based Business selected, provide details e.g. business type, hours of operation, customers are coming on site:	
6.	If Pesticide selected, who applied it?	
7.	What pesticide was used and when was it applied?	
8.	If a Rental Unit issue selected, was the landlord advised of the issue?	
9.	If Yes selected, what happened?	
10.	If Sign selected, provide sign size, wording or identifying details:	
11.	Caller's daytime phone number:	
12.	(Don't ask, just record - did caller indicate they want a call back?)	No

EN 116566

FYA to: Charlene Cranton

FYI to:



Property Use Complaint

Case number: 101008018531

Case created: 2016-07-04, 12:18:00 PM

Incident Location

Address: 1036 CARDERO ST, Vancouver, V6G 2H1

Address2:

Location name:

Contact Details

Name: s.22(1)

Address:

Address2: s.22(1)

Phone:

Email: s.22(1)

Alt. Phone: Preferred contact method: Either

Request Details

- | | | |
|-----|---|--|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | sign outside- the Mad Catter guest house- short term rentals |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | s.22(1) |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | Yes |

Additional Details

Map and Photo

EN 120706

FYA to: Rino Modicamore

FYI to:



Property Use Complaint

Case number: 101008015082

Case created: 2016-07-04, 08:14:00 AM

Incident Location

Address: 1075 JERVIS ST, Vancouver, V6E 2C2

Address2:

Location name:

Contact Details

Name: s.22(1)

Address:

Address2:

Phone: s.22(1)

Email:

Alt. Phone: Preferred contact method: Either

Request Details

- | | | |
|-----|---|--|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | Citizen has noticed an increased number of tenants occupying the s.22(1) s.22(1) |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | s.22(1) |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | No |

Additional Details

Map and Photo

- no picture -

EN120585

FYA to: R. Modicamore (do not route)

FYI to:



Property Use Complaint

Case number: 101007522978

Case created: 2016-04-02, 11:26:00 AM

Incident Location

Address: 1082 SEYMOUR ST, Vancouver, V6B 1X9

Address2: s.22(1)

Contact Details

Name: s.22(1)

Address: [Redacted]

Address2: s.22(1)

Phone: s.22(1)

Email:

Request Details

1.	Type of concern:	Illegal Suite
2.	If Other selected or there are multiple issues, provide details:	
3.	If Auto Repairs selected, provide name and phone number of operator, if known:	
4.	If Business Licence selected, provide business name:	
5.	If Home-based Business selected, provide details e.g. business type, hours of operation, customers are coming on site:	
6.	If Pesticide selected, who applied it?	
7.	What pesticide was used and when was it applied?	
8.	If a Rental Unit issue selected, was the landlord advised of the issue?	
9.	If Yes selected, what happened?	
10.	If Sign selected, provide sign size, wording or identifying details:	
11.	Caller's daytime phone number:	s.22(1)
12.	(Don't ask, just record - did caller indicate they want a call back?)	Yes

Additional Details

Listed on Air BnB. Lots of Noise coming from the Unit. s.22(1) The smell of weeds is prevalent. She has noticed that the rentals are usually just for a few days at time.

Map and Photo

- no picture -

EN 117310

FYA to: Charlene Cranton

FYI to:



Property Use Complaint

Case number: 101007857247

Case created: 2016-06-06, 11:13:00 AM

Incident Location

Address: 1099 MARINASIDE CRESCENT, Vancouver, V6Z 2Z3

Contact Details

Name: s.22(1)
Address: [Redacted]
Phone: s.22(1) Email:
Alt. Phone: Preferred contact method: Either

Request Details

- | | | |
|-----|--|------------------|
| 1. | Type of concern: | Business Licence |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Auto Repairs selected, provide name and phone number of operator, if known: | |
| 4. | If Business Licence selected, provide business name: | |
| 5. | If Home-based Business selected, provide details e.g. business type, hours of operation, customers are coming on site: | |
| 6. | If Pesticide selected, who applied it? | |
| 7. | What pesticide was used and when was it applied? | |
| 8. | If a Rental Unit issue selected, was the landlord advised of the issue? | |
| 9. | If Yes selected, what happened? | |
| 10. | If Sign selected, provide sign size, wording or identifying details: | |
| 11. | Caller's daytime phone number: | s.22(1) |
| 12. | (Don't ask, just record - did caller indicate they want a call back?) | No |

Additional Details

Unit s.22(1) Short term rental s.22(1) is the owner

Map and Photo

EN119544

FYA to:Mike Bidwell

FYI to:

Property Use Complaint

Case number: 101008008908

Case created: 2016-07-01, 05:16:00 PM

Incident Location

Address: 1099 MARINASIDE CRESCENT, Vancouver, V6Z 2Z3

Address2:

Location name:

Contact Details

Name: s.22(1)

Address:

Address2:

Phone: s.22(1)

Email:

Alt. Phone:

Preferred contact method: Either

Request Details

1. Type of concern (if multiple concerns, select primary and provide details in question 2): **Airbnb or Other Short-term Rental**
2. If Other selected or there are multiple issues, provide details: Citizen called to complain about citizen s.22(1) as an Air B&B
3. If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): Citizen called to complain about citizen s.22(1) as an Air B N B
4. If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name:
5. If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site):
6. If a Rental Unit concern selected, was the landlord advised of the issue?
7. If Yes selected, what happened?
8. If Sign selected, provide sign size, wording or identifying details:
9. Caller's daytime phone number: s.22(1)
10. (Don't ask, just record - did caller indicate they want a call back?) No

Additional Details

Map and Photo

- no picture -

EN 120431

FYA to: R. Modicamore (do not route)

FYI to: M. Bidwell

2016-03-23 10:00:00



Property Use Complaint

Case number: 101007578756

Case created: 2016-04-13, 09:46:00 PM

Incident Location

Address: 1157 NELSON ST, Vancouver, V6E 1J3

Address2: s.22(1)

Contact Details

Name: s.22(1)

Address: [Redacted]

Phone: s.22(1)

Email:
Preferred contact method: Either

Request Details

- 1. Type of concern: Other
- 2. If Other selected or there are multiple issues, provide details: AirBnb. Unit s.22(1) keeps being rented out this way.
- 3. If Auto Repairs selected, provide name and phone number of operator, if known:
- 4. If Business Licence selected, provide business name:
- 5. If Home-based Business selected, provide details e.g. business type, hours of operation, customers are coming on site:
- 6. If Pesticide selected, who applied it?
- 7. What pesticide was used and when was it applied?
- 8. If a Rental Unit issue selected, was the landlord advised of the issue?
- 9. If Yes selected, what happened?
- 10. If Sign selected, provide sign size, wording or identifying details:
- 11. Caller's daytime phone number: s.22(1)
- 12. (Don't ask, just record - did caller indicate they want a call back?) Yes

Additional Details

Caller doesn't have prove of this other than the pics in the ad but airbnb does not provide addresses in their ads.

EN 117641

FYA to: Mike Bidwell

FYI to:



Property Use Complaint

Case number: 101007570702

Case created: 2016-04-12, 01:14:00 PM

Incident Location

Address: 1388 NELSON ST, Vancouver, V6E 1J9

Contact Details

Name: [Redacted] s.22(1)
Address: [Redacted]
Address2: [Redacted] s.22(1)
Phone: [Redacted] Email:

Request Details

1.	Type of concern:	Other
2.	If Other selected or there are multiple issues, provide details:	Air BnB at [Redacted] Nelson St.
3.	If Auto Repairs selected, provide name and phone number of operator, if known:	
4.	If Business Licence selected, provide business name:	
5.	If Home-based Business selected, provide details e.g. business type, hours of operation, customers are coming on site:	
6.	If Pesticide selected, who applied it?	
7.	What pesticide was used and when was it applied?	
8.	If a Rental Unit issue selected, was the landlord advised of the issue?	
9.	If Yes selected, what happened?	
10.	If Sign selected, provide sign size, wording or identifying details:	
11.	Caller's daytime phone number:	[Redacted] s.22(1)
12.	(Don't ask, just record - did caller indicate they want a call back?)	Yes

Additional Details

EN 117562
FYA to: Mike Bidwell
FYI to:

Property Use Complaint

Case number: 101008020680

Case created: 2016-07-04, 02:33:00 PM

Incident Location

Address: 1395 W 14TH AV, Vancouver, V6H 1R2

Address2:

Location name: GRANGE|THE GRANGE|THEGRANGE

Contact Details

Name: s.22(1)

Address:

Address2: s.22(1)

Phone:

Email:

Alt. Phone:

Preferred contact method: Either

Request Details

1. Type of concern (if multiple concerns, select primary and provide details in question 2): Airbnb or Other Short-term Rental

2. If Other selected or there are multiple issues, provide details:

3. If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement):

www.airbnb.ca/rooms/ s.22(1)

s.22(1)

s.22(1) Suite s.22(1) this building. Citizen believes this has been going on since May. There was a s.22(1) and new owners installed new locks, and the building management changed as well.

4. If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name:

5. If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site):

6. If a Rental Unit concern selected, was the landlord advised of the issue?

7. If Yes selected, what happened?

8. If Sign selected, provide sign size, wording or identifying details:

9. Caller's daytime phone number: s.22(1)
10. (Don't ask, just record - did caller indicate they want a call back?) No
-

Additional Details

s.22(1)

Map and Photo

- no picture -

EN 120633
FYA to: John Tong
FYI to:

Property Use Complaint

Case number: 101008062569

Case created: 2016-07-11, 01:34:00 PM

Incident Location

Address: 1395 W 14TH AV, Vancouver, V6H 1R2

Address2:

Location name: GRANGE|THE GRANGE|THEGRANGE

Contact Details

Name: § 22(1)

Address:

Address2: § 22(1)

Phone:

Email:

Alt. Phone:

Preferred contact method: Either

Request Details

- | | | |
|-----|---|---|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | She said noise from dogs and nightly rentals from unit § 22(1) up to 6 people, so concerned with safety. She said urine in halls too. Main concern is safety and security in her own unit. |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | Yes |
| 7. | If Yes selected, what happened? | Owners and management ignoring issues. |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | § 22(1) |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | Yes |

Additional Details

Map and Photo

- no picture -

EN 120633

FYA to: john Tong

FYI to:

Dhanoa, Kamaljit

From: CS PUI Branch Supervisor
Sent: Friday, August 12, 2016 11:55 AM
To: Hemstalk, Clint
Cc: DOMINO (CITYVAN); Tong, John
Subject: FW: The Grange - 1395 West 14th Avenue, Vancouver

Hi Clint, please extend our order dated July 22 to expire Nov 23, 2016.

Thanks,
Tom

From: Tong, John
Sent: Wednesday, August 10, 2016 9:31 AM
To: CS PUI Branch Supervisor
Subject: FW: The Grange - 1395 West 14th Avenue, Vancouver

3 months extension on the S/M order requested as this management company just took over.
Tenants complained about the dirty carpet but just in some area.

John tong

From: kcallaway@touchstoneproperty.com [mailto:kcallaway@touchstoneproperty.com]
Sent: Tuesday, August 02, 2016 3:14 PM
To: Tong, John
Cc: dzielunska@touchstoneproperty.com
Subject: The Grange - 1395 West 14th Avenue, Vancouver

Hi John

Further to our telephone conversation, we wish to request an extension to the date noted on the order from the City of Vancouver in regard to this property.

This property was sold to the landlord that we represent on June 20, 2016 and we are the new property management company for this building.

Just to give you an idea of what is happening with this building

One of the units has been used as an AirBNB. This is not acceptable to the landlord and we have issued the tenant with a one months notice to vacate for cause.

Date of termination is: August 31, 2016.

Also, we notified all tenants on June 20, 2016 that we were the new property managers and to date have not received any complaint from unit § 22(1). Of course we will take the necessary action to resolve all issues.

With regard to the waste issue, please note that I have contacted our waste contractor and they have no record of waste on the floor around either bin. Both the garbage and organics bins are picked up once a week on a regular basis. I have asked our roaming building manager to review this every time he goes to the building.

I am getting quotes for carpet replacement and we are having all the carpets steam cleaned next week. For all the other issues on the notice, I have contacted the tenant and left a voicemail asking § 22(1) contact me. I have a plumber ready to go and our handyman can paint where required.

We therefore, request a minimum of three month (3) extension to this date.

We would like to bring this building back to its former glory and want our tenants to be happy living in this beautiful building.

Please feel free to contact me anytime.

Kind Regards

Kathy Callaway B.A.

Office Manager/Assistant Property Manager

107-4585 Canada Way, Burnaby, V5G 4L6

Office: 604-688-4340 Direct: 604-630-5593

kcallaway@touchstoneproperty.com

TOUCHSTONE PROPERTY MANAGEMENT LTD

MANAGING PROPERTIES SINCE 1998

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IR Number	UI 58740	EN Number	EN 120633/ 121088	Date of Inspection (yyyy/mm/dd)	2016/07/19
Main Address	1395 W 14th		Specifics and/or Suite #	§22(1)	
Secondary Address					
Tenant	§22(1)		Number of Storeys	2 + B	
Owner	1395 W 14th Ave. Hldg Ltd		Permit Number		
Agent	Touchstone PPTY Management Ltd (604)688-4340		Approved Use of Building/Land	MD	
District Zone	RM-3		Present Use of Building/Land	same	
Business License	16-103031 AH				

Reason for Inspection Complaint dated July 11, 2016 - Z&D (air BnB); S/M (common area)

Narrative/Observations

Inspection today revealed the following:

Z&D

- §22(1) - insufficient evidence of "Air BnB" being operated. Left a message to "Touchstone Property Management Ltd" that "short term rental less than a month" are not allowed at this property. No response.

S/M

Common Area

- Halls and stairs - carpets were soiled and stained. Various areas were worn and were ripped. (repair/replace/clean)
- Laundry room - paint peeling on walls and ceilings. (Repair/paint)
 - garbage bin was overflowing. (Empty bin regularly)
- §22(1) washroom - drain pipe was leaking under the sink. (Repair/replace)
 - paint peeling on wall. (repair/paint)
- Kitchen - faucet was leaking. (repair/replace)
 - vinyl floor covering was ripped and was lifted. (repair/replace)

Front Yard

- a 60ft tall pine tree seemed dried with branches breaking off.

Requirements

S/M - building to be maintained in good condition.

Recommendations

S/M - 30 day order to the RO and property management company to rectify.
Dried tree in front yard - to Landscaping Tech. for further investigation.

Photos Taken? Yes No

Date Report Made: July 21, 2016

John Tong

IR Number UI 58740 EN Number EN 121088 Date of Inspection (yyyy/mm/dd) 2016/07/19

Inspector's Name

For Manager or Supervisor Use Only

File: Approval / Use Enforcement Project / Permit

FYA to: Donna Buchannon

FYI to: Lee Beaulieu re. dead tree

Tom Hamilton

Manager / Supervisor



Photo	Description
	<p>Carpet worn out at the stairs on main floor to 2nd Storey.</p>
	<p>Carpet worn out and ripped On main storey. Stairway To basement.</p>



Photo	Description
	<p>Carpet was soiled.</p>
	<p>Laundry room garbage bin Overflow.</p>


Photo	Description
	<p>Laundry room paint peeling From the wall.</p>
	<p>Laundry room Paint peeling From the ceiling.</p>





Photo	Description
	<p>s.22(1) - washroom sink leaking from the drain.</p>
	<p>Kitchen faucet leaking.</p>

Photo	Description
	<p>Kitchen floor under the fridge - vinyl floor covering Broken and ripped.</p>
	<p>Front yard dried pine tree With dried branches falling.</p>



Property Use Complaint

Case number: 101008049771

Case created: 2016-07-08, 02:24:00 PM

Incident Location

Address: 1618 QUEBEC ST, Vancouver, V6A 0C5

Address2: [REDACTED]

Location name:

Contact Details

Name: [REDACTED]

Address: [REDACTED]

Address2: [REDACTED]

Phone: [REDACTED]

Alt. Phone: [REDACTED] Preferred contact method: Either

Request Details

- 1. Type of concern (if multiple concerns, select primary and provide details in question 2): Airbnb or Other Short-term Rental
- 2. If Other selected or there are multiple issues, provide details: _____
- 3. If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): Operating this unit as a short term rental property and people are seen coming in and out of this unit at different times
- 4. If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: _____
- 5. If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): _____
- 6. If a Rental Unit concern selected, was the landlord advised of the issue? _____
- 7. If Yes selected, what happened? _____
- 8. If Sign selected, provide sign size, wording or identifying details: _____
- 9. Caller's daytime phone number: [REDACTED]
- 10. (Don't ask, just record - did caller indicate they want a call back?) No

Additional Details

- no picture -

EN 120732

FYA to: P.Hayes (do not route)

FYI to:

Property Use Complaint

Case number: 101008513491 Case created: 2016-10-06, 05:39:00 PM

Incident Location

Address: 1618 QUEBEC ST, Vancouver, V6A 0C5
 Address2: s.22(1)

Contact Details

Name: s.22(1)
 Address: [Redacted]
 Address2: s.22(1)
 Phone: [Redacted] Email: [Redacted]
 Alt. Phone: [Redacted] Preferred contact method: Either

Request Details

- | | |
|--|--|
| 1. Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. If Other selected or there are multiple issues, provide details: | |
| 3. If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | Citizen is concerend regarding theft and wear and tear on the building property. Citizen doesn't know if his insurance would cover theft from an AirBnB place. s.22(1) has reported this to Strata and they said their hands are tied. |
| 4. If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. If Yes selected, what happened? | |
| 8. If Sign selected, provide sign size, wording or identifying details: | |
| 9. Caller's daytime phone number: | |
| 10. (Don't ask, just record - did caller indicate they want a call back?) | No |

Additional Details

--- (PUP35, Oct 7 2016 2:30PM) Citizen also emailed: To whom it may concern, This message is in reference to Vancouver #311 Complaint ID: 8513491 My name is s.22(1) and I live in Unit s.22(1) in the CENTRAL building. I am writing because the unit s.22(1) appears to be used as a full-time Airbnb short-term rental. I have observed different people/groups coming and going at all times of day and night and this

commercial operation is affecting the peaceful enjoyment of my apartment. Please find below a link to the Airbnb website with what appears to be the unit ^{s.22(1)} AirBnB posting.

[^{s.22\(1\)}](https://www.airbnb.ca/rooms/) (note balcony exposure: ^{s.22(1)}
^{s.22(1)}) I have reported this possible strata bylaw violation to the
CENTRAL strata council. Short-term rentals also appear to be against City of Vancouver bylaws. Thank-you, ^{s.22(1)}

EN

FYA to: Pattie Hayes

FYI to:



Property Use Complaint

Case number: 101008008185

Case created: 2016-07-01, 02:08:00 PM

Incident Location

Address: 1689 E 13TH AV, Vancouver, V5N 0A5

Address2: [Redacted]

Location name:

Contact Details

Name: [Redacted]

Address: [Redacted]

Address2:

Phone: [Redacted]

Email:
Preferred contact method: Either

Request Details

- 1. Type of concern (if multiple concerns, select primary and provide details in question 2): Airbnb or Other Short-term Rental
- 2. If Other selected or there are multiple issues, provide details: _____
- 3. If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): Satey of the building, noise. FOB access to building, opens all electronic locks in building, includes elevator and underground parking, storage area.
- 4. If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: _____
- 5. If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): _____
- 6. If a Rental Unit concern selected, was the landlord advised of the issue? _____
- 7. If Yes selected, what happened? _____
- 8. If Sign selected, provide sign size, wording or identifying details: _____
- 9. Caller's daytime phone number: [Redacted]
- 10. (Don't ask, just record - did caller indicate they want a call back?) No

Additional Details

Large numbers of different people noticed coming and going in the building, with luggage, unfamiliar. Spoken to

Map and Photo

- no picture -

EN **120488**
FYA to: **Alvin Martin**
FYI to:



Property Use Complaint

Case number: 101007974745

Case created: 2016-06-26, 12:57:00 PM

Incident Location

Address: 1744 BARCLAY ST, Vancouver, V6G 1K3

Contact Details

Name: [REDACTED]

Phone: [REDACTED]

Email:

Request Details

- | | | |
|-----|--|------------|
| 1. | Type of concern: | Other |
| 2. | If Other selected or there are multiple issues, provide details: | Air BnB |
| 3. | If Auto Repairs selected, provide name and phone number of operator, if known: | |
| 4. | If Business Licence selected, provide business name: | |
| 5. | If Home-based Business selected, provide details e.g. business type, hours of operation, customers are coming on site: | |
| 6. | If Pesticide selected, who applied it? | |
| 7. | What pesticide was used and when was it applied? | |
| 8. | If a Rental Unit issue selected, was the landlord advised of the issue? | |
| 9. | If Yes selected, what happened? | |
| 10. | If Sign selected, provide sign size, wording or identifying details: | |
| 11. | Caller's daytime phone number: | [REDACTED] |
| 12. | (Don't ask, just record - did caller indicate they want a call back?) | Yes |

Additional Details

Units [REDACTED] at 1744 Barclay St are Air BnB units. Citizen claims that the owner of the building handed out notices indicating that Air BnB is illegal however the [REDACTED] owners of units [REDACTED] still persist in renting out their units. He is calling on behalf of his [REDACTED] who is too scared to call. He also mentioned that Unit [REDACTED] has bed bugs. He would like the matter dealt with asap.

EN120273, 120274

FYA to: Rino Modicamore

FYI to:



Property Use Complaint

Case number: 101007716183

Case created: 2016-05-12, 09:21:00 AM

Incident Location

Address: 1775 QUEBEC ST, Vancouver, V5T 0E7

Address2: [Redacted]

Contact Details

Name: [Redacted]

Address: [Redacted]

Address2: [Redacted]

Phone: [Redacted] Email: [Redacted]

Request Details

- | | | |
|-----|--|------------------|
| 1. | Type of concern: | Business Licence |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Auto Repairs selected, provide name and phone number of operator, if known: | |
| 4. | If Business Licence selected, provide business name: | Rental unit |
| 5. | If Home-based Business selected, provide details e.g. business type, hours of operation, customers are coming on site: | |
| 6. | If Pesticide selected, who applied it? | |
| 7. | What pesticide was used and when was it applied? | |
| 8. | If a Rental Unit issue selected, was the landlord advised of the issue? | Yes |
| 9. | If Yes selected, what happened? | |
| 10. | If Sign selected, provide sign size, wording or identifying details: | |
| 11. | Caller's daytime phone number: | [Redacted] |
| 12. | (Don't ask, just record - did caller indicate they want a call back?) | Yes |

Additional Details

Citizen insisted that the city takes complaints related to short term rentals in strata. He said that unit [Redacted] is in violation of two city zoning regulations (unlicensed and and renting for less than 30 consecutive days). In scripting it does not clarify if we will not take short term rental complaints for stratas. Citizen also mentioned that they have mailed out 8 bylaw infractions but it seems that the property has been leased by owner and the tenant is doing the short term rentals without owner knowing. He also said that they are running a prostitution circle from the unit and i have advised that he would have to report that to VPD.

EN 118641

FYA to: Pattie Hayes

FYI to:



Property Use Complaint

Case number: 101008049864

Case created: 2016-07-08, 02:32:00 PM

Incident Location

Address: 1775 QUEBEC ST, Vancouver, V5T 0E7

Address2: [Redacted]

Location name:

Contact Details

Name: [Redacted]

Address: ,

Address2: [Redacted]

Phone: [Redacted]

Email:
Preferred contact method: Either

Request Details

- | | | |
|-----|---|--|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | Neighbours have seen this advertised online and people are constantly coming in and out of this unit |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | [Redacted] |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | No |

Additional Details

- no picture -

EN 120733

FYA to: Pattie Hayes

FYI to:



Property Use Complaint

Case number: 101007750960

Case created: 2016-05-18, 05:23:00 PM

Incident Location

Address: 2020 W 8TH AV, Vancouver, V6J 1W5

Address2: § 22(1)

Contact Details

Name: § 22(1)

Address: § 22(1)

Phone: § 22(1) Email:

Request Details

- 1. Type of concern: Other
- 2. If Other selected or there are multiple issues, provide details: Air BnB
 ==
 § 22(1) of 2020 W 8th.
 ==
- 3. If Auto Repairs selected, provide name and phone number of operator, if known: _____
- 4. If Business Licence selected, provide business name: _____
- 5. If Home-based Business selected, provide details e.g. business type, hours of operation, customers are coming on site: _____
- 6. If Pesticide selected, who applied it? _____
- 7. What pesticide was used and when was it applied? _____
- 8. If a Rental Unit issue selected, was the landlord advised of the issue? _____
- 9. If Yes selected, what happened? _____
- 10. If Sign selected, provide sign size, wording or identifying details: _____
- 11. Caller's daytime phone number: § 22(1)
- 12. (Don't ask, just record - did caller indicate they want a call back?) Yes

Additional Details

She found out when the renters § 22(1) was lost and was asking for direction. She took them to the unit and spoke with the § 22(1)

The Property Management company will also be dealing with the owners but the advised the strata to call the city.

EN 118854

FYA to: John Tong

FYI to:



Property Use Complaint

Case number: 101007747981

Case created: 2016-05-18, 12:15:00 PM

Incident Location

Address: 8031 NUNAVUT LANE, Vancouver, V5X 0C9

Address2: [Redacted]

Contact Details

Name: [Redacted]

Address: [Redacted]

Address2: [Redacted]

Phone: [Redacted]

Email: [Redacted]

Request Details

1.	Type of concern:	Other
2.	If Other selected or there are multiple issues, provide details:	Air BNB
3.	If Auto Repairs selected, provide name and phone number of operator, if known:	
4.	If Business Licence selected, provide business name:	
5.	If Home-based Business selected, provide details e.g. business type, hours of operation, customers are coming on site:	
6.	If Pesticide selected, who applied it?	
7.	What pesticide was used and when was it applied?	
8.	If a Rental Unit issue selected, was the landlord advised of the issue?	
9.	If Yes selected, what happened?	
10.	If Sign selected, provide sign size, wording or identifying details:	
11.	Caller's daytime phone number:	[Redacted]
12.	(Don't ask, just record - did caller indicate they want a call back?)	Yes

Additional Details

Unit [Redacted] is renting out with Air BNB. Strata told citizen they can't do anything about it and they rely on the City to enforce the bylaw.

EN 118842

FYA to: Loris Volpe

FYI to:



Property Use Complaint

Case number: 101007748108

Case created: 2016-05-18, 12:23:00 PM

Incident Location

Address: 8031 NUNAVUT LANE, Vancouver, V5X 0C9

Address2: [Redacted]

Contact Details

Name: [Redacted]

Address: [Redacted]

Address2: [Redacted]

Phone: [Redacted]

Email: [Redacted]

Request Details

1.	Type of concern:	Other
2.	If Other selected or there are multiple issues, provide details:	Air BNB
3.	If Auto Repairs selected, provide name and phone number of operator, if known:	
4.	If Business Licence selected, provide business name:	
5.	If Home-based Business selected, provide details e.g. business type, hours of operation, customers are coming on site:	
6.	If Pesticide selected, who applied it?	
7.	What pesticide was used and when was it applied?	
8.	If a Rental Unit issue selected, was the landlord advised of the issue?	
9.	If Yes selected, what happened?	
10.	If Sign selected, provide sign size, wording or identifying details:	
11.	Caller's daytime phone number:	[Redacted]
12.	(Don't ask, just record - did caller indicate they want a call back?)	Yes

Additional Details

Unit [Redacted] is renting out with Air BNB. Strata told citizen they can't do anything about it and they rely on the City to enforce the bylaw.

EN

FYA to:

FYI to:

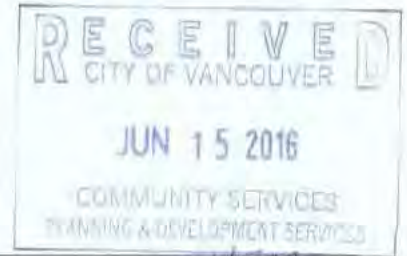
June 8, 2016

s.22(1)



COPY

Sent via Mail & cc. City of Vancouver



Dear Sir/Madam;

Re: **Bylaw Violation – Short Term Rental**
s.22(1) – 8031 Nunavut Lane, Vancouver, BC “MC² North”

We write at the direction of the Strata Council EPS 3172 regarding a complaint received in relation to your strata lot.

Specifically, Strata Council is in receipt of complaints from member(s) of the Strata Corporation to the effect that your strata lot is currently being advertised on airbnb.ca for short-term rentals.

Please be advised that short-term rentals are prohibited by the City of Vancouver bylaws as stated below:

10.21.6 No person shall use or permit to be used any dwelling unit for a period of less than one month unless such unit forms part of a hotel or is used for bed and breakfast accommodation.

Further, based on this complaint, Strata Council advises you of its preliminary conclusion that there is a contravention of the Strata Corporation’s bylaws below which state:

Use of property

- 3 (1) **An Owner, tenant, occupant or visitor must not use a Strata Lot, the common property or common assets in a way that**
 - (a) **causes a nuisance or hazard to another person,**
 - (d) **is illegal, or**
 - (e) **is contrary to a purpose for which the Strata Lot or common property is intended as shown expressly or by necessary implication on or by the Strata Plan.**

We hasten to add that this conclusion is preliminary to the extent that you are entitled to provide answer as outlined in this paragraph and such conclusion is necessarily subject to whatever information emerges from your exercise of that statutory right. Specifically, before assessing any fines for the Bylaw or Rule violation(s) cited in this letter, Strata Council is bound to proceed through an evaluation stage and allow you a reasonable opportunity to answer this complaint and/or request a hearing pursuant to section 135 of the **Strata Property Act**. For the Strata Council to be able to discharge its duties under all governing legislation (including but not limited to the **Strata Property Act**), it must ask that you provide your answer and/or any request for a hearing no later than **June 22, 2016**. In providing your answer and/or request, it will be incumbent upon you to address the complaint directly and

provide Strata council with any facts which you say it must consider in its evaluation of the complaint including any request for an accommodation based on a disability or other grounds stipulated in the **BC Human Rights Code**.

You will appreciate that in the absence of a persuasive answer to the complaint the Strata Council of BCS2313 is statutorily bound to act in the best interests of all members of the Strata Corporation and has no discretion in the matter of the enforcement of the Strata Corporation's bylaws. To this end and in that event, the Strata Council will be obliged to place you on notice of the following, namely that:

- a) We bring these reports to your attention in the event that at tenant or agent of your suite is conducting this activity without your knowledge. We trust that as Owner of the Strata Lot, you will address this activity immediately.
- b) Strata Council must contemplate the assessment of fines against your unit for the violations cited in this letter in accordance with Bylaw #23 which permits the levying of fines as follows:

Maximum fine

- 23 (1) *The Strata Corporation may fine an owner or tenant a maximum of*
- (a) *\$200 for each contravention of a bylaw, and*
 - (b) *\$50 for each contravention of a rule.*

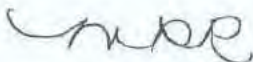
If it is your intention to dispute the complaints cited above, kindly log into the MC² North Community Website at www.awmalliance.com and submit a Bylaw Violation Response/Dispute form located in the Management Office section of the site. Your failure to provide a response by the above noted deadline will leave the Council with no alternative but to treat your silence as an admission and consider further action, such as fines or reimbursement of the costs of remedying the contravention, based on the information at hand without further notice.

We thank you for your prompt attention to the above. Should you have any questions further to the above, please contact the undersigned at meghan@awmalliance.com.

Regards,

Strata Corporation EPS 3172

Per:



Meghan Ritchie
Regional Director
AWM – Alliance Real Estate Group Ltd.

Strata Property Act – Section 135

Complaint, right to answer and notice of decision

135 (1) The strata corporation must not

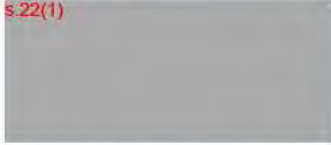
- (a) impose a fine against a person,
- (b) require a person to pay the costs of remedying a contravention, or
- (c) deny a person the use of a recreational facility

for a contravention of a bylaw or rule unless the strata corporation has

- (d) received a complaint about the contravention,
 - (e) given the owner or tenant the particulars of the complaint, in writing, and a reasonable opportunity to answer the complaint, including a hearing if requested by the owner or tenant, and
 - (f) if the person is a tenant, given notice of the complaint to the person's landlord and to the owner.
- (2) The strata corporation must, as soon as feasible, give notice in writing of a decision on a matter referred to in subsection (1) (a), (b) or (c) to the persons referred to in subsection (1) (e) and (f).
- (3) Once a strata corporation has complied with this section in respect of a contravention of a bylaw or rule, it may impose a fine or other penalty for a continuing contravention of that bylaw or rule without further compliance with this section.

June 8, 2016

s.22(1)



COPY

Sent via Mail & cc. City of Vancouver



Dear Sir/Madam;

Re: **Bylaw Violation – Short Term Rental**
s.22(1) **8031 Nunavut Lane, Vancouver, BC "MC² North"**

We write at the direction of the Strata Council EPS 3172 regarding a complaint received in relation to your strata lot.

Specifically, Strata Council is in receipt of complaints from member(s) of the Strata Corporation to the effect that your strata lot is currently being advertised on airbnb.ca for short-term rentals.

Please be advised that short-term rentals are prohibited by the City of Vancouver bylaws as stated below:

10.21.6 No person shall use or permit to be used any dwelling unit for a period of less than one month unless such unit forms part of a hotel or is used for bed and breakfast accommodation.

Further, based on this complaint, Strata Council advises you of its preliminary conclusion that there is a contravention of the Strata Corporation's bylaws below which state:

Use of property

- 3 (1) **An Owner, tenant, occupant or visitor must not use a Strata Lot, the common property or common assets in a way that**
- (a) **causes a nuisance or hazard to another person,**
 - (d) **is illegal, or**
 - (e) **is contrary to a purpose for which the Strata Lot or common property is intended as shown expressly or by necessary implication on or by the Strata Plan.**

We hasten to add that this conclusion is preliminary to the extent that you are entitled to provide answer as outlined in this paragraph and such conclusion is necessarily subject to whatever information emerges from your exercise of that statutory right. Specifically, before assessing any fines for the Bylaw or Rule violation(s) cited in this letter, Strata Council is bound to proceed through an evaluation stage and allow you a reasonable opportunity to answer this complaint and/or request a hearing pursuant to section 135 of the **Strata Property Act**. For the Strata Council to be able to discharge its duties under all governing legislation (including but not limited to the **Strata Property Act**), it must ask that you provide your answer and/or any request for a hearing no later than **June 22, 2016**. In providing your answer and/or request, it will be incumbent upon you to address the complaint directly and

provide Strata council with any facts which you say it must consider in its evaluation of the complaint including any request for an accommodation based on a disability or other grounds stipulated in the **BC Human Rights Code**.

You will appreciate that in the absence of a persuasive answer to the complaint the Strata Council of BCS2313 is statutorily bound to act in the best interests of all members of the Strata Corporation and has no discretion in the matter of the enforcement of the *Strata Corporation's* bylaws. To this end and in that event, the Strata Council will be obliged to place you on notice of the following, namely that:

- a) We bring these reports to your attention in the event that at tenant or agent of your suite is conducting this activity without your knowledge. We trust that as Owner of the Strata Lot, you will address this activity immediately.
- b) Strata Council must contemplate the assessment of fines against your unit for the violations cited in this letter in accordance with Bylaw #23 which permits the levying of fines as follows:

Maximum fine

- 23 (1) *The Strata Corporation may fine an owner or tenant a maximum of*
- (a) *\$200 for each contravention of a bylaw, and*
 - (b) *\$50 for each contravention of a rule.*

If it is your intention to dispute the complaints cited above, kindly log into the MC² North Community Website at www.awmalliance.com and submit a Bylaw Violation Response/Dispute form located in the Management Office section of the site. Your failure to provide a response by the above noted deadline will leave the Council with no alternative but to treat your silence as an admission and consider further action, such as fines or reimbursement of the costs of remedying the contravention, based on the information at hand without further notice.

We thank you for your prompt attention to the above. Should you have any questions further to the above, please contact the undersigned at meghan@awmalliance.com.

Regards,

Strata Corporation EPS 3172

Per:



Meghan Ritchie
Regional Director
AWM – Alliance Real Estate Group Ltd.

Strata Property Act – Section 135

Complaint, right to answer and notice of decision

135 (1) The strata corporation must not

- (a) impose a fine against a person,
- (b) require a person to pay the costs of remedying a contravention, or
- (c) deny a person the use of a recreational facility

for a contravention of a bylaw or rule unless the strata corporation has

- (d) received a complaint about the contravention,
- (e) given the owner or tenant the particulars of the complaint, in writing, and a reasonable opportunity to answer the complaint, including a hearing if requested by the owner or tenant, and
- (f) if the person is a tenant, given notice of the complaint to the person's landlord and to the owner.

- (2) The strata corporation must, as soon as feasible, give notice in writing of a decision on a matter referred to in subsection (1) (a), (b) or (c) to the persons referred to in subsection (1) (e) and (f).
- (3) Once a strata corporation has complied with this section in respect of a contravention of a bylaw or rule, it may impose a fine or other penalty for a continuing contravention of that bylaw or rule without further compliance with this section.



Property Use Complaint

Case number: 101008458542

Case created: 2016-09-26, 09:34:00 AM

Incident Location

Address: 27 ALEXANDER ST, Vancouver, V6A 1B2

Address2: [Redacted]

Contact Details

Name: [Redacted]

Address: [Redacted]

Address2: [Redacted]

Phone: [Redacted]

Email: [Redacted]

Alt. Phone: [Redacted]

Preferred contact method: Either

Request Details

- | | | |
|-----|---|---|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | Home aways is where they are listed at |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | There is alot of people coming and going. |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | [Redacted] |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | No |

EN123366

FYA to: Bruce Peet

FYI to:

Property Use Complaint

Case number: 101008322020 Case created: 2016-08-29, 07:26:00 PM

Incident Location

Address: 111 W GEORGIA ST, Vancouver, V6B 1T8
 Address2: s.22(1)

Contact Details

Name: s.22(1)
 Address: [Redacted]
 Address2: s.22(1)
 Phone: [Redacted] Email: s.22(1)
 Alt. Phone: [Redacted] Preferred contact method: None

Request Details

- | | |
|--|--|
| 1. Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. If Other selected or there are multiple issues, provide details: | |
| 3. If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | An airbnb unit in our strata building which is not allowed:
Suite s.22(1) 111 West Georgia St, Vancouver.
They are renting it at \$499/night on airbnb.
Here is the listing:
https://www.airbnb.ca/rooms/s.22(1) |
| 4. If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. If Yes selected, what happened? | |
| 8. If Sign selected, provide sign size, wording or identifying details: | |
| 9. Caller's daytime phone number: | s.22(1) |
| 10. (Don't ask, just record - did caller indicate they want a call back?) | No |

Additional Details

Info received via email



Property Use Complaint

Case number: 101007513030

Case created: 2016-03-31, 12:45:00 PM

Incident Location

Address: 188 KEEFER PLACE, Vancouver, V6B 0J1

Contact Details

Name: s.22(1)

Address: [Redacted]

Phone: s.22(1)

Email: [Redacted]

Request Details

- 1. Type of concern: Business Licence
- 2. If Other selected or there are multiple issues, provide details: _____
- 3. If Auto Repairs selected, provide name and phone number of operator, if known: _____
- 4. If Business Licence selected, provide business name: unknown
- 5. If Home-based Business selected, provide details e.g. business type, hours of operation, customers are coming on site: _____
- 6. If Pesticide selected, who applied it? _____
- 7. What pesticide was used and when was it applied? _____
- 8. If a Rental Unit issue selected, was the landlord advised of the issue? _____
- 9. If Yes selected, what happened? _____
- 10. If Sign selected, provide sign size, wording or identifying details: _____
- 11. Caller's daytime phone number: s.22(1)
- 12. (Don't ask, just record - did caller indicate they want a call back?) No

Additional Details

Unit s.22(1) in the building is operating a short term rental in the suite he is renting out. He is not the owner, but a tenant only and is in turn renting it out as an air B and B. Owner was notified of this and has done nothing about it. This has been going on for over a year. The person operating the air B and B also commented that he had 6 other suites he is doing the same thing with, some in this building.

Map and Photo

- no picture -

EN 117285

FYA to: Bruce Peet

FYI to:



Property Use Complaint

Case number: 101007525472

Case created: 2016-04-03, 11:38:00 AM

Incident Location

Address: 188 KEEFER ST, Vancouver, V6A 0E3

Contact Details

Name: [Redacted]
Phone: [Redacted]

Email:
Preferred contact method: Either

Request Details

- | | | |
|-----|--|--|
| 1. | Type of concern: | Other |
| 2. | If Other selected or there are multiple issues, provide details: | Tenant renting out unit for short-term rentals when not zoned for it |
| 3. | If Auto Repairs selected, provide name and phone number of operator, if known: | |
| 4. | If Business Licence selected, provide business name: | |
| 5. | If Home-based Business selected, provide details e.g. business type, hours of operation, customers are coming on site: | |
| 6. | If Pesticide selected, who applied it? | |
| 7. | What pesticide was used and when was it applied? | |
| 8. | If a Rental Unit issue selected, was the landlord advised of the issue? | |
| 9. | If Yes selected, what happened? | |
| 10. | If Sign selected, provide sign size, wording or identifying details: | |
| 11. | Caller's daytime phone number: | [Redacted] |
| 12. | (Don't ask, just record - did caller indicate they want a call back?) | Yes |

Additional Details

Citizen is reporting that there is a unit in the building [Redacted] at Unit [Redacted] 188 Keefer Place that has been issuing short term rentals when the building is not zoned for that. She claims that the actual owner lives in [Redacted] however the tenant has been renting out the unit for a wide variety of individuals v isiting from out of town. The courtyard is shared with her townhouse unit as well as the 3 towers and she is worried for the safety of her children and others as strangers are constantly renting the apartment and have access to common ammenities. She would like to have the matter investigated. You may reach [Redacted]

EN 117322

FYA to: Bruce Peet

FYI to:



Property Use Complaint

Case number: 101008332022

Case created: 2016-08-31, 01:18:00 PM

Incident Location

Address: 188 KEEFER PLACE, Vancouver, V6B 0J1

Contact Details

Name: [Redacted]

Address: [Redacted]

Address2: [Redacted]

Phone: [Redacted]

Email: [Redacted]

Alt. Phone: [Redacted] Preferred contact method: Either

Request Details

- 1. Type of concern (if multiple concerns, select primary and provide details in question 2): Airbnb or Other Short-term Rental
- 2. If Other selected or there are multiple issues, provide details: _____
- 3. If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): _____

[Redacted] 188 KEEFER PLACE, Vancouver, BC

[Redacted]

[Redacted] they are also renting it out on vrbo (same as airbnb).

[Redacted]

VRBO (2 listings of the same unit):

[Redacted]

- 4. If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: _____
- 5. If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): _____
- 6. If a Rental Unit concern selected, was the landlord advised of the issue? _____
- 7. If Yes selected, what happened? _____
- 8. If Sign selected, provide sign size, wording or identifying details: _____
- 9. Caller's daytime phone number: [Redacted]
- 10. (Don't ask, just record - did caller indicate they want a call) _____

back?)

No

EN122826

FYA to: Darren Mitchell

FYI to: Bruce Peet



Property Use Complaint

Case number: 101008453429

Case created: 2016-09-24, 10:09:00 AM

Incident Location

Address: 509 CARRALL ST, Vancouver, V6B 2J8

Contact Details

Name: §.22(1)

Address: §.22(1)

Address2: §.22(1)

Phone: §.22(1)

Email: §.22(1)

Alt. Phone: Preferred contact method: Either

Request Details

- 1. Type of concern (if multiple concerns, select primary and provide details in question 2): Airbnb or Other Short-term Rental
- 2. If Other selected or there are multiple issues, provide details: _____
- 3. If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): Email rec'd

§.22(1)

		s.22(1)
4.	If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name:	
5.	If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site):	
6.	If a Rental Unit concern selected, was the landlord advised of the issue?	
7.	If Yes selected, what happened?	
8.	If Sign selected, provide sign size, wording or identifying details:	
9.	Caller's daytime phone number:	s.22(1)
10.	(Don't ask, just record - did caller indicate they want a call back?)	Yes

Additional Details

<https://vancouver.fluidsurveys.com/media/assets/survey-uploads/41703/77473482-BKIfAqdzZX/Screen%20Shot%202016-09-23%20at%2009.09.34%20PM.png>

Email:

[q1.0] Part 1: Your message | I want to:
Report an issue

[q1.1] Part 1: Your message | About:
Illegal AirBnB continues after tenancy hearing:

s.22(1)

[q1.2] Part 1: Your message | Share details:

s.22(1)

[photo]

Upload a photo of the issue or service: (Optional)

Screen Shot 2016-09-23 at 9.09.34 PM.png

s.22(1)

[q2.0] Part 2: About you | Name:

s.22(1)

[q2.1] Part 2: About you | Email:

s.22(1)

[q2.2] Part 2: About you | Phone:

s.22(1)

[q2.3] Part 2: About you | Address:

s.22(1)

Map and Photo

- no picture -

EN123343

FYA to: Bruce Peet

FYI to:



Property Use Complaint

Case number: 101008316512

Case created: 2016-08-29, 09:14:00 AM

Incident Location

Address: 651 MOBERLY ROAD, Vancouver, V5Z 4B2

Contact Details

Name: s.22(1)
Address: [Redacted]
Phone: s.22(1) Email:
Alt. Phone: Preferred contact method: Either

Request Details

- 1. Type of concern (if multiple concerns, select primary and provide details in question 2): Airbnb or Other Short-term Rental
- 2. If Other selected or there are multiple issues, provide details: _____
- 3. If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): Advertised on Air B and B - has booking confirmation for a booking for less than 30 days - one night only. No business licence on Amanda
- 4. If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: _____
- 5. If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): _____
- 6. If a Rental Unit concern selected, was the landlord advised of the issue? _____
- 7. If Yes selected, what happened? _____
- 8. If Sign selected, provide sign size, wording or identifying details: _____
- 9. Caller's daytime phone number: s.22(1)
- 10. (Don't ask, just record - did caller indicate they want a call back?) No

Additional Details

Has been renting suite out since August - no strata - private residential building.

EN 122677

FYA to: Pattie Hayes

FYI to:



Property Use Complaint

Case number: 101008360860

Case created: 2016-09-06, 02:35:00 PM

Incident Location

Address: 651 MOBERLY ROAD, Vancouver, V5Z 4B2

Contact Details

Name: [REDACTED]
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]
Alt. Phone: [REDACTED] Preferred contact method: Either

Request Details

- 1. Type of concern (if multiple concerns, select primary and provide details in question 2): Airbnb or Other Short-term Rental
2. If Other selected or there are multiple issues, provide details: Business or home business - [REDACTED] using home address - no business licence listed on Amanda.
3. If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): Please see case #8316512. Original case was returned from Property Use to be redirected to Real Estate. Justin Beverage from Real Estate confirmed land is owned by city but building is privately owned by Moberly Investments. Therefore case is being directed back to Property Use. Air B and B listed for less than 30 days.
4. If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name:
5. If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site):
6. If a Rental Unit concern selected, was the landlord advised of the issue?
7. If Yes selected, what happened?
8. If Sign selected, provide sign size, wording or identifying details:
9. Caller's daytime phone number: [REDACTED]
10. (Don't ask, just record - did caller indicate they want a call back?) Yes

Additional Details

Contact for Real Estate is Justin Beveridge @ 604.873.7409. Please note suite number is [REDACTED]

EN122874

FYA to: Pattie Hayes

FYI to:

Kolbinson, Rita

From: Hayes, Pattie
Sent: Monday, September 12, 2016 9:54 AM
To: DOMINO (CITYVAN)
Subject: FW: 651 Moberly Road - Case 8360860
Attachments: § 22(1) 651 Airbnb Conversation.pdf, § 22(1) 651 Airbnb Host Profile.pdf, § 22(1) 651 Airbnb Property Profile with Pictures.pdf, § 22(1) 651 Moberly Application For Tenancy.pdf, § 22(1) 651 Moberly Tenancy Agreement.pdf, § 22(1) 651 Airbnb Confirmation.pdf, § 22(1) 651 Guest Information.pdf

Importance: High

No action taken after speaking with the Property Mgr. Chris Watson. He is taking his tenant to arbitration to try and remove § 22(1) from the bldg. And he has also made § 22(1) aware that it is not permitted by the City nor is it permitted under the lease that § 22(1) signed with him.

From: Moberly Apartments [mailto:moberly@outlook.com]
Sent: Friday, September 09, 2016 2:33 PM
To: Hayes, Pattie
Cc: Moberly Investments; arden@rentvancover.com
Subject: 651 Moberly Road - Case 8360860
Importance: High

Pattie Hayes
City of Vancouver
604 873 7870 (office)

Pattie,

Please find attached the following documents.

§ 22(1) 651 Moberly Tenancy Agreement

This document is a lease between Moberly Investments Ltd. (the "Owner/Landlord") and § 22(1) (the "Tenant") for suite § 22(1) at 651 Moberly Road, Vancouver, BC (the "Property"). Clause 16 of this agreement allows for the subletting of the suite, but only with the landlord permission. The Owner/Landlord has not given the tenant written (or verbal) permission to sublet suite § 22(1) at 651 Moberly Road.

§ 22(1) 651 Airbnb Host Profile

This is the profile § 22(1) created by/for § 22(1) required by all Airbnb Hosts. The picture on this document is that of the tenant, § 22(1). Please note that § 22(1) is now using § 22(1) middle name § 22(1) on Airbnb. [https://www.airbnb.ca/users/§ 22\(1\)](https://www.airbnb.ca/users/§ 22(1))

§ 22(1) 651 Airbnb Property Profile with Pictures

This is the profile § 22(1) created by/for § 22(1) advertising the Property. The pictures on this document are of the Property, suite § 22(1) 651 Moberly Road, Vancouver, BC. [https://www.airbnb.ca/rooms/§ 22\(1\)](https://www.airbnb.ca/rooms/§ 22(1))

§ 22(1) 651 Airbnb Confirmation

Confirmed Airbnb travel reservation § 22(1) specifying the address of 651 Moberly Road, Vancouver, BC between § 22(1) (guest) and § 22(1) (Airbnb Host / Moberly Investments Ltd. Tenant). Please note that 651 Moberly Road is a market rental apartment building and owned in entirety by Moberly Investments Ltd.

§ 22(1) **651 Airbnb Conversation**

This is a virtual conversation between § 22(1) and § 22(1) confirming suite § 22(1) at 651 Moberly Road is the property being rented through Airbnb.

§ 22(1) **651 Guest Information**

This document was given to § 22(1) by § 22(1) during the check in process. Please note the phone number provided is the same phone number on the Application for Tenancy (attached for reference).

I trust this should be enough information for the City of Vancouver to move forward with action against § 22(1) § 22(1) for violating the Vancouver Bylaw that require hotel or bed and breakfast licensing for anyone renting accommodations for less than 30 days; as well as operating a business without a business license. Please let me know if there is anything else or information that requires clarification. I understand the quality of the attached scans is not great, but I have better originals if and when required.

Also, I will have next week a notarized statement signed by § 22(1) (the guest) confirming that § 22(1) paid \$157 for one nights accommodation in suite § 22(1) at 651 Moberly Road on the 28th of August, 2016.

Regards,
Chris Watson
Moberly Investments Ltd.
604 872 7777



Where to?

Questions about your stay?

Your host, [REDACTED] is here to help. Reach out to them if you need anything.

View Itinerary (/reservation/itinerary?code=[REDACTED])

Change or Cancel (/reservation/change?code=[REDACTED])

[Empty text input field]

Send Message

SAFETY TIP

For your safety and protection, only communicate and pay directly through Airbnb. Visit our Help Center (/help/article/209) to learn more about the benefits of booking through Airbnb.




Call me if you have any difficulty with the washing machine or if I need to top up the card more
Yesterday at 18:21



The machines also require a laundry credit card specific to the building that I will need to preload for you to use. How many loads are you wanting to do?
Yesterday at 16:57 via Airbnb SMS

[REDACTED]


Suite [REDACTED] It's a locked area not in the suite & property mgmt don't want non residents access common area. Hence, I will assist in opening the secured area. 

Yesterday at 16:56 via Airbnb SMS

Hi [REDACTED] I will meet you at 651 Moberly at 5 PM. Is there a suite number? I prefer to do my own laundry as I am not comfortable with others doing it. I didn't want to impose on my [REDACTED] so thought laundry facilities are available. See you soon. [REDACTED]

Yesterday at 16:11

[REDACTED]


Hi [REDACTED] that time of arrival should be fine. Just message me when you are enroute as you get closer to arriving in the area so I can guide you to the suite as the building number is difficult to locate from the street looking north (towards the mountains & water). It can be better seen only after [REDACTED]. [REDACTED] The entrance is [REDACTED]. If you organize your laundry in a bag for when you arrive, I can put it in the secured laundry area so it will be clean for the evening. 

Last Friday at 16:17

Hi [REDACTED] I will be getting into Vancouver a little later. Are we able to meet around 5:30? Also, I have been travelling and would like to do some laundry. Is there laundry facilities in the suite? Thanks, [REDACTED]

Last Friday at 14:11

[REDACTED]

You can meet me at the property and I can show you some of the amenities. Feel free to SMS or call me on the day when you know when you will be in the area and I can help answer any questions you may have. 

17 Aug 2016

Hi [REDACTED], Thank you for your quick response! I'm not sure on specific dates yet, will let you know. I will be travelling for the [REDACTED] and won't have much access to phone or email, but will check periodically. When and where should I meet you on the 28th? Thanks,

[REDACTED]
17 Aug 2016

[REDACTED]

I would be delighted to host you. [REDACTED]

[REDACTED] a stroll down the street or sitting outdoors in the park. There is also a queen size bed, an optional blow up single 2 level mattress in the event you would like to lie back & watch cable or have another guest over. There is a full kitchen with pots, pans, cooking utensils, dishes, a fridge/stove, & wine for an additional price. The space can serve as an office, entertainment area, as well as a home to relax in & watch the birds during sunrise & sunset feedings.

16 Aug 2016

RESERVATION CONFIRMED 16/08/2016

How many days would you ideally like to stay? When are you returning from [REDACTED]?

16 Aug 2016

Hi [REDACTED]! I am coming to Vancouver to see [REDACTED] lives in [REDACTED] and I think you close! I am looking for longer stay if possible, but one night would do for the day as we are going to [REDACTED]

16 Aug 2016

[REDACTED]



(/users/show/[REDACTED])



[REDACTED]

Vancouver, Canada
6 verifications • 4 reviews

[REDACTED]

+ More

Email

[REDACTED]

Phone number

[REDACTED]

Trip details

[REDACTED]

Check in
Sun, 28th Aug



Check out
Mon, 29th Aug

Guests

1 guest

Confirmation codeAddress

[REDACTED] 651 Moberly Rd, Vancouver, BC V5Z 4B2, Canada

View Itinerary (/reservation/itinerary?code=[REDACTED])

Payment

\$110 CAD x 1 night	\$110 CAD
Cleaning fee	\$30 CAD
Service fee	\$17 CAD
<hr/>	
Total	\$157 CAD

Protect your payments. Never pay for a reservation outside the Airbnb website. ⓘ

English ▼

CAD ▼

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Where to?

s.22(1)



Hey, I'm [redacted]!

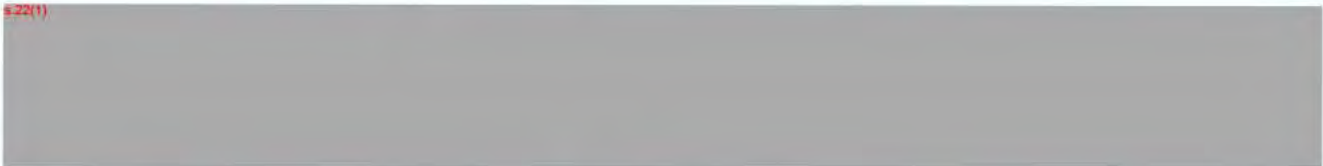
s.22(1)

Vancouver, Canada (/s/Vancouver--Canada) · Member since

s.22(1)

Report this user

s.22(1)



2

Reviews

/users/show,

s.22(1)

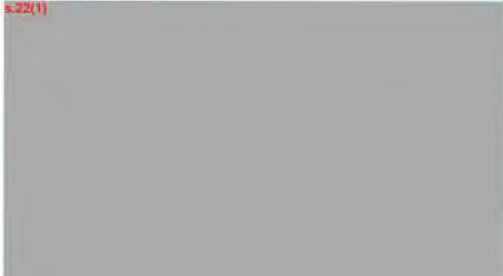


Verified

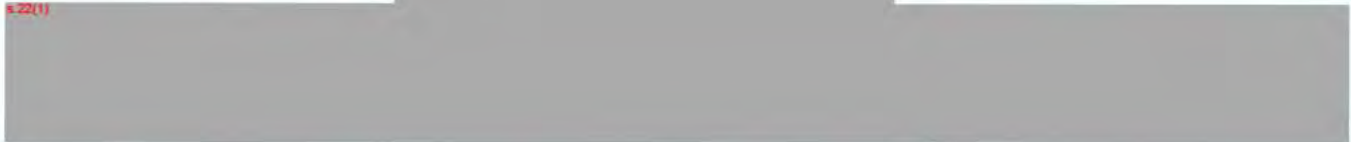
Reviews (2)

Reviews From Guests

s.22(1)



s.22(1)



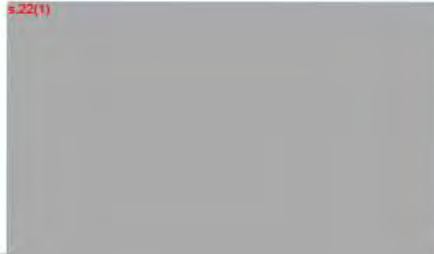
s.22(1)



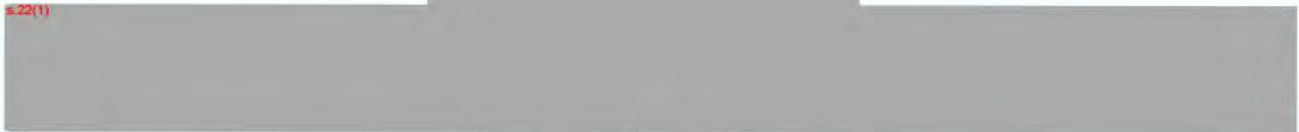
+ More

Reviews From Hosts

s.22(1)



s.22(1)



+ More

English



CAD

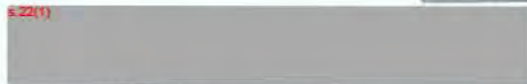


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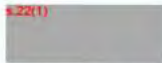
      
(https://www.facebook.com/airbnb) (https://plus.google.com/airbnb) (https://twitter.com/airbnb) (https://www.linkedin.com/company/airbnb) (https://www.pinterest.com/airbnb) (https://www.youtube.com/airbnb) (https://www.instagram.com/airbnb)

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Become a Host (/rooms/new?from_nav=1&link=1)



Vancouver, BC, Canada



Entire home/apt

3 Guests

2 Bedrooms

1 Bed

\$100 CAD

Per Night

Check In

Check Out

Guests

dd-mm-yyyy

dd-mm-yyyy

1

Request to Book

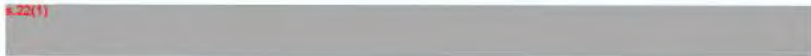
Your credit card won't be charged

Save to Wish List

15 travellers saved this place

Report this listing

About this listing



Contact Host

The Space

Accommodates: 3
Bathrooms: 1
Bed type: Real Bed
Bedrooms: 2
Beds: 1

Check In: 3PM - 10PM
Check Out: 12PM (noon)
Property type: Condominium
(/s/Vancouver-Canada? type=condominium)
Room type: Entire home/apt

House Rules

Amenities

Kitchen

Internet

Kitchen

Internet

TV

Essentials

Shampoo

Heating

Air Conditioning

Washer

TV

Essentials

+ More

Suitable for Events

Smoking Allowed

Wheelchair Accessible

Elevator in Building

Indoor Fireplace

Buzzer/Wireless Intercom

Doorman











Pool

Hot Tub

Log In (/signup_login)

Sign Up (/login)

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-  Cable TV
-  Hair Dryer
-  Breakfast
-  Laptop Friendly Workspace
- Pets Allowed
- Family/Kid-Friendly

Prices

Extra people: \$20 CAD / night after 2 guests	Monthly discount: (/s/Vancouver-Canada?sublets=monthly) 15%
Cleaning Fee: \$30 ^{CAD}	Cancellation: Flexible (/home/cancellation_policies#flexible)
Security Deposit: \$250 ^{CAD}	Weekend Price: \$150 CAD / night
Weekly discount: 5%	

Description

The Space

s.22(1)

Guest Access

s.22(1)

s.22(1)

House Rules

No smoking
 Not suitable for pets
 Check-in time is 3PM - 10PM.

s.22(1)

Please remove your shoes inside the door.

+ More

Safety Features

Smoke Detector	Fire Extinguisher
First Aid Kit	

Availability

1 night minimum stay	View Calendar
----------------------	-------------------------------

Guidebook

s.22(1)	Guidebook (/things-to-do-in-vancouver)	Things to do in Vancouver (/things-to-do-in-vancouver)
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See all 9 photos

1 Review

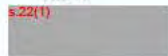
Search reviews

s.22(1)



+ More

s.22(1)



Your Host

s.22(1)

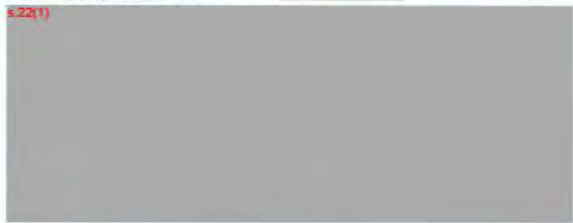


s.22(1)



Vancouver, Canada - Member since s.22(1)

s.22(1)



2

Reviews

(/users/show/s.22(1))



Contact Host

Social Connections

Are you or your friends connected with this host?

s.22(1)



Neighbourhood

Fairview (/locations/neighborhoods/s.22(1))

Fairview

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



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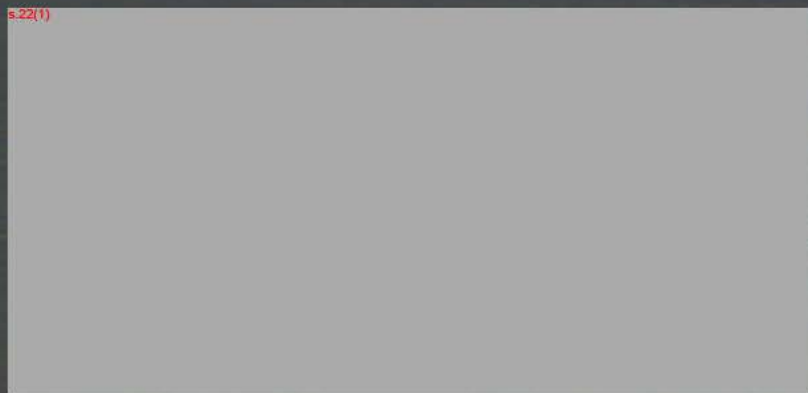
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[Sign Up \(/login\)](#)

s.22(1)


Share:     

Save to Wish List

s.22(1)



5/9: The view from the kitchen into the living room/dining room

Show photo list 

s.22(1)

Share: 

Save to Wish List



s.22(1)

6/9: The galley kitchen enables you to host & entertain guests while cooking up a storm in a full kitchen

Show photo list -

02567680img=https%3A%2F%2Fwww.airbnb.ca%2Frooms%2F1439288

Share: Save to Wish List



7/9: The full bathroom featuring a selection of spa balneotherapy products & candles for added relaxation

Show photo list

Share:     |  Save to Wish List



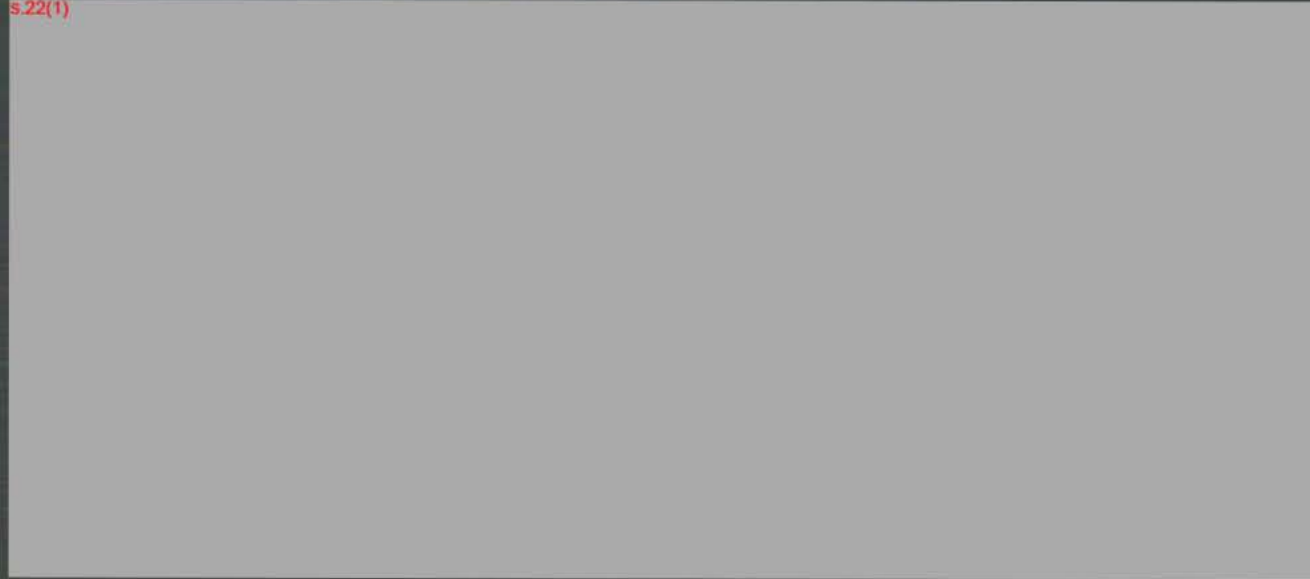
8/9: The view from the entrance down the hallway with the den & bathroom on the right

Show photo list ▾



Share:     Save to Wish List

s.22(1)



9/9: The backyard with s.22(1)

Show photo list ▾

s.22(1)

Share:  Save to Wish List

s.22(1)



1/9: The view from the bedroom & suite entrance

Show photo list ▾

Share:     Save to Wish List

s.22(1)



2/9: The living room features a filing cabinet for any business documents, clothing, and wall to wall windows for natural light. Your private garden view is great for lounging on the patio in a zero gravity chair.

Show photo list ▾

Share:     |  Save to Wish List

s.22(1)



4/9: The dining room with with Ridel crystal wine & martini glasses & a selection of sommelier chosen fine wines.

Show photo list ▾



APPLICATION FOR TENANCY

FORM 10-1

NOTE TO LANDLORD: If pages one and two are separated, enter the Applicant's name(s) and date of application below.

s.22(1)



s.22(1)



The landlord agrees:

- that the security deposit and pet damage deposit must each not exceed one half of the monthly rent payable for the rental unit;
 - to keep the security deposit and pet damage deposit during the tenancy and pay interest on it in accordance with the regulation; and
 - to repay the security deposit and pet damage deposit, and interest to the tenant within 15 days of the end of the tenancy agreement, unless the tenant agrees in writing to allow the landlord to keep in amount as payment for unpaid rent or damage, or the landlord applies for dispute resolution under the Act within 15 days of the end of the tenancy agreement to claim some or all of the security deposit or pet damage deposit. The 15 days period starts on the later of the date the tenancy ends, or the date the landlord receives the tenant's forwarding address in writing.
- (d) If the landlord does not comply with (c), the landlord may not make a claim against the security deposit or pet damage deposit, and must pay the tenant double the amount of the security deposit, pet damage deposit, or both.
- (e) The tenant may agree to use the security deposit and interest as rent only if the landlord gives written consent.

At the end of the tenancy the landlord may retain from a security deposit or a pet damage deposit any unpaid amount that an arbitrator has ordered the tenant to pay to the landlord.

2. CONDITION INSPECTIONS. In accordance with sections 23 and 26 of the Act and Part 3 of the regulation, the landlord and tenant must inspect the condition of the rental unit together when the tenant is entitled to possession, when the tenant starts keeping a pet during the tenancy, if a condition inspection was not completed at the start of the tenancy, and at the end of the tenancy. The landlord and tenant may agree on a different day for the condition inspection. The right of the landlord or the landlord to claim against a security deposit or a pet damage deposit, or both, for damage to residential property is extinguished if that party does not comply with sections 24 and 25 of the Act.

3. PAYMENT OF RENT. The tenant must pay the rent on time, unless the tenant is permitted under the Act to deduct from the rent. If the rent is unpaid, the landlord may issue a notice to end a tenancy to the tenant, which may take effect not earlier than 10 days after the date the tenant receives the notice. The landlord must give the tenant a receipt for rent paid in cash.

Rent must be received by the landlord on or before the first calendar day of each month, unless the parties agree in writing in advance to a different date.

The landlord must return to the tenant on or before the last day of the tenancy any post-dated cheques for rent that remain in the possession of the landlord. If the landlord does not have a forwarding address for the tenant and the tenant has vacated the rental unit without notice to the landlord, the landlord must forward any post-dated cheques for rent to the tenant when the tenant provides a forwarding address in writing.

4. ARREARS. Late payment, returned or non-sufficient funds (N.S.F.) cheques are subject to an administrative fee of not more than \$25.00 each, plus the amount of any service fees charged by a financial institution to the landlord. Although these fees are payable by the tenant to the landlord, failure to pay the rent on the due date is a breach of a material term of this Agreement. The obligation of the tenant under this Agreement and any requirements to be paid on the date that it is due. For example, an access that the tenant does not have the rent money or will not have the rent money until a later date is not an acceptable excuse in law.

5. UTILITIES PAYMENT. Utilities that are not included in the rent or are not paid to the landlord are the responsibility of the tenant who must apply for hook up and must maintain current payment of the utility account. The discontinuation of utility service resulting from the tenant's cancellation or failure to maintain payment of his utility account is a breach of a material term of this Agreement. The landlord has the right to end the tenancy if the tenant fails to correct the breach within a reasonable time after receiving written notice to do so. Any utilities charges to be paid to the landlord that remain unpaid more than 30 days after the tenant receives a written demand for payment will be treated as unpaid rent and the landlord may issue a Notice to End a Residential Tenancy.

6. RENT INCREASES: Once a year the landlord may increase the rent for the existing tenant. The landlord may only increase the rent 12 months after the date that the existing rent was established with the tenant or 12 months after the date of the last legal rent increase for the tenant, even if there is a new landlord or a new tenant by way of an assignment. The landlord must use the approved Notice of Rent Increase form available from any Residential Tenancy office or Government Agent. The landlord must give the tenant 3 whole months' notice, in writing, of a rent increase. For example, if the rent is due on the 1st of the month and the tenant is given notice any time in January, including January 1st, there must be 3 whole months before the increase begins. In this example, the months are February, March and April, so the increase would begin on May 1st. The landlord may increase the rent only in the amount set out by the Regulation. If the tenant thinks the rent increase is more than is allowed by the Regulation, the tenant may talk to the landlord or contact the Residential Tenancy office for assistance. Either the landlord or the tenant may obtain the percentage amount prescribed for a rent increase from the Residential Tenancy office.

The landlord and tenant may agree in writing to a rent increase greater than the percentage amount permitted by the Regulation.

7. ADDITIONAL OCCUPANTS. No person, other than those listed in paragraph 2 above, may occupy the rental unit. A person not listed in paragraph 2 above who resides in the rental unit for a period in excess of fourteen consecutive days in any calendar year will be considered to be occupying the rental unit contrary to this Agreement and without right or permission of the landlord. This person will be considered a trespasser. A tenant anticipating an additional person to occupy the rental unit must promptly apply in writing for permission from the landlord for such person to become an approved occupant. Failure to apply and obtain the necessary approval of the landlord in writing is a breach of a material term of this Agreement, giving the landlord the right to end the tenancy after proper notice.

8. USE OF RENTAL UNIT. The tenant and his guest must use the rental unit for private residential purposes only and not for any illegal, unlawful, commercial, political, or business purposes. No public meetings or assemblies may be held in the rental unit. No business or commercial advertising may be placed on or at the rental unit or the residential property. When the landlord supplies window coverings, the tenant's drapes and curtains may not be used without the landlord's prior written consent. The tenant will not make or cause any structural alteration to be made to the rental unit or residential property. Painting, papering or decorating of the rental unit or residential property will be done only with the landlord's prior written consent and with landlord approved colours. Hooks, nails, tapes or other devices for hanging pictures or plants or for affixing anything to the rental unit or residential property will be of a type approved by the landlord and used only with the landlord's prior written consent. The tenant may not install a washer, dryer, dishwasher or similar equipment without the landlord's prior written consent. Any appliance or equipment supplied by the landlord must not be repaired or removed without the landlord's prior written consent.

9. MOVING. The tenant's property must be moved in or out of the residential property through designated doors, at the risk of the tenant. The tenant will be liable for any costs of moving, including any costs resulting from injury, or from damage to the tenant's property, the residential property, or rental unit.

If the tenant requests and the landlord agrees to a move to a different rental unit within the residential property, the landlord may charge the tenant the greater of \$15 or 3% of the rent in the tenant's current rental unit as a one-time moving fee.

10. ASSIGN OR SUBLET. The tenant may assign or sublet the rental unit to another person with the written consent of the landlord. If this tenancy agreement is for a fixed length of 6 months or more, the landlord must not unreasonably withhold consent. Under an assignment or sublet the tenant must assume all of the rights and obligations under this tenancy agreement, at the same rent. The landlord must not charge a fee or receive a benefit, directly or indirectly, for giving this consent. If a landlord unreasonably withholds consent to assign or sublet or charges a fee, the tenant may apply for dispute resolution under the Act.

11. CONDUCT. In order to promote the safety, well-being, enjoyment and comfort of other occupants and tenants of the residential property and the landlord, the tenant or the tenant's guest must not disturb, harass, or annoy another occupant of the residential property, the landlord or a neighbour. In addition, noise or behavior, in the reasonable opinion of the landlord may disturb the comfort of any occupant of the residential property or other person, must not be made by the tenant or the tenant's guest, nor must any noise be repeated or persisted after a request to discontinue such noise or behaviour has been made by the landlord. The tenant or the tenant's guest must not cause or allow loud conversation or noise to disturb the quiet enjoyment of another occupant of the residential property or other person at any time, and in particular between the hours of 10:00 p.m. and 9:00 a.m.

If any tenant or tenant's guest causes another tenant to vacate his rental unit because of such noise or other disturbance, harassment, or annoyance or because of illegal activity by the tenant or tenant's guest, the tenant must identify and save harmless the landlord for all costs, losses, damages, or expenses caused thereby. The landlord may end the tenancy pursuant to the Act as one of his remedies.

12. PETS. Unless specifically permitted in writing in advance by the landlord, the tenant must not keep or allow on the residential property any animal, including a dog, cat, reptile or exotic animal, domestic or wild, for bearing or otherwise. Where the landlord has given his permission in advance in writing, the tenant must ensure that the pet does not disturb any person in the residential property or neighbouring property, and further the tenant must ensure that no damage occurs to the rental unit or residential property as a result of having or keeping the pet. This is a material term of this Agreement. If any damage occurs caused by the pet, the tenant will be liable for such damage and will pay the landlord sufficient money to compensate the landlord in respect of damages, expenses, legal fees, or any other reasonable costs incurred by the landlord. Further, if the landlord gives notice to the tenant to correct any breach and the tenant fails to comply within a reasonable time, the landlord has a right to end the tenancy along with making the appropriate claims against the tenant. Having regard to the potential noise factors, health requirements and risks, the tenant will not encourage or feed wild birds or animals at or near the residential property.

Any term in this tenancy agreement that prohibits or restricts the size of a pet, or that governs the tenant's obligations regarding the keeping of a pet on the residential property is subject to the rights and restrictions under the *Guide Animal Act*.

13. OCCUPANTS AND INVITED GUESTS. The landlord must not stop the tenant from having guests under reasonable circumstances in the rental unit. The landlord must not impose restrictions on guests and must not require or accept any extra charge for daytime visits or overnight accommodation of guests. If the number of occupants in the rental unit is unreasonable, the landlord may discuss the issue with the tenant and may serve a notice to end a tenancy. Disputes regarding the notice may be resolved through dispute resolution under the Act.

14. STORAGE. All property of the tenant kept on the residential property must be kept in such condition in proper storage areas and is at the tenant's risk for loss, theft or damage from any cause whatsoever. Hazardous or dangerous items must not be kept or stored on or in the residential property or rental unit. It is a material term of this Agreement that boxes stored inside the rental unit must be limited in type and quantity so as not to present a potential fire or health hazard, or to impede access to, egress from or normal movement within any area of the rental unit.

15. VEHICLES. Only vehicles listed in the tenancy application and no other vehicles may be parked, but not stored, on the residential property. The parking areas are to be occupied by vehicles which are in operating condition, currently licensed and insured for on-road operation. Motor vehicle or other repairs must not be done in the rental unit or on the residential property.

16. BICYCLES. Bicycles are to be stored in designated areas only. They must not be kept, left or stored on a balcony or in a hallway. They must not be moved through a lobby or hallway, or placed in an elevator.

17. LIQUID FILLED ITEMS. The tenant must not bring in to the rental unit or on the residential property any waterbed, aquarium, or other property that can be considered to be liquid filled, without the landlord's prior written consent. The landlord's consent will be subject to the tenant providing the landlord with written evidence that the tenant has in place tenant liability insurance with a minimum coverage of \$1,000,000.

18. WASTE MANAGEMENT. Garbage, waste boxes or papers must not be placed or left in hallways, a parking area, driveway, patio or other common area of the residential property, except those areas designated for disposal. All garbage must be drained, bagged, or wrapped, and tied securely before being placed in a chute or approved receptacle. Spillage will be cleaned up immediately by the person responsible. Any large item to be discarded, such as furniture, must not be abandoned or placed in garbage collection areas, but must be removed from the residential property by the tenant at the tenant's expense. The tenant must comply with the residential property recycling methods.

19. CARPETS AND WINDOW COVERINGS. The tenant is responsible for periodic cleaning of carpets and window coverings provided by the landlord. While professional cleaning is recommended at all times, if the carpets and window coverings are new or professionally cleaned at the start of the tenancy, the tenant will pay for professional cleaning at the end of the tenancy.

20. FLOORS. All non-carpeted floors must be kept clean and properly cared for by the tenant. The tenant will, within one month of the commencement of the rental period, carpet all traffic areas that were previously bare floor, to the landlord's reasonable satisfaction. Any furniture located on bare floor must have protective devices on the base or legs to protect the floor from damage.

21. COMMON AREAS. The tenant must not misuse or damage common areas of the residential property, but must use them prudently and safely and must conform to all notices, rules or regulations posted on or about the residential property concerning the use of common areas, including restriction of their law to minors only and restriction on use by children. All such use will be at the sole risk of the tenant or the tenant's guests.

22. OUTSIDE. Rugs, mats, signs and displays must not be shaken out of windows, doors, or in common areas of the residential property. Nothing may be thrown from or placed on, hung on, or affixed to the inside or outside of windows, doors, balconies, or the exterior parts of the residential property. An awning, antenna, satellite dish, cable, or wire must not be installed on the residential property. A barbecue must not be used on or in the rental unit or stored on a balcony without the prior written consent of the landlord.

23. REPAIRS. Landlord's Obligations: The landlord must provide and maintain the residential property in a reasonable state of disrepair and repair, suitable for occupation by a tenant. The landlord must comply with health, safety and housing standards required by law. If the landlord is required to make a repair to comply with the above obligations, the tenant may discuss it with the landlord. If the landlord refuses to make the repair, the tenant may seek an arbitrator's order under the Act for the completion and costs of the repair.

Tenant's Obligations: The tenant must maintain reasonable health, cleanliness and sanitary standards throughout the rental unit and the other residential property to which the tenant has access. The tenant must take the necessary steps to repair damage to the residential property caused by the tenant or neglect of the tenant or a person permitted on the residential property by that tenant. The tenant is not responsible for repairs for reasonable wear and tear to the residential property. If the tenant does not comply with the above obligations within a reasonable time, the landlord may discuss the matter with the tenant and may seek a monetary order through dispute resolution under the Act for the cost of repairs, serve a notice to end a tenancy, or both.

The tenant must ensure that the rental unit is appropriately ventilated, exhaust fans are regularly used, and must follow reasonable housekeeping practices, to minimize the presence or accumulation of moisture, thus preventing the occurrence of mould or mildew.

Emergency Repairs: The landlord must post and maintain in a conspicuous place on the residential property, or give to the tenant in writing, the name and telephone number of the designated contact person for emergency repairs. If emergency repairs are required, the tenant must make at least two attempts to telephone the designated contact person, and then give the landlord reasonable time to complete the repairs. If the emergency repairs are still required, the tenant may undertake the repairs, and claim reimbursement from the landlord, provided a statement of account and receipts are given to the landlord. If the landlord does not reimburse the tenant as required, the tenant may deduct the cost from rent. The landlord may take over completion of the emergency repairs at any time. Emergency repairs must be urgent and necessary for the health and safety of persons or preservation or use of the residential property and are limited to repairing major leaks in pipes or the roof, damaged or blocked water or sewer pipes or plumbing fixtures, the primary heating system, damaged or defective locks that give access to a rental unit, or the electrical systems.

24. HAZARDS. The tenant will immediately notify the landlord or landlord contact person in the event of a discovery of a fire, or the escape of water, gas or other substance starting from the rental unit or elsewhere in the residential property. In addition, the tenant will immediately warn any other occupants in the residential property threatened by such hazard.

25. LIABILITY AND INSURANCE. The tenant agrees to carry sufficient insurance to cover his property against loss or damage from any cause and his third party liability and the tenant agrees that the landlord will not be responsible for any loss or damage to the tenant's property. The tenant will be responsible for any claim, expense, or damage resulting from the tenant's failure to comply with any term of this Agreement and this responsibility will survive the ending of this Agreement.

The tenant will not do, or permit to be done, anything that may void the landlord's insurance covering the residential property or rental unit, or that may cause the landlord's insurance premiums to be increased. Unless the landlord is in breach of a lawful duty, the tenant releases the landlord from any liability in connection with the use by the tenant or tenant's guest of the rental unit or the residential property.

26. LOCKS. The landlord must not change locks or other means of access to residential property unless the landlord provides each tenant with new keys or other means of access to the residential property. The landlord must not change locks or other means of access to a rental unit unless the tenant agrees and is given new keys. The tenant must not change locks or other means of access to common areas of residential property, unless the landlord agrees in writing to the change, or to his rental unit, unless the landlord agrees in writing to, or an arbitrator has ordered, the change.

The door to the tenant's rental unit must be kept closed, and in the tenant's absence locked. Subject to the Act in lock or security device, such as a door chain or alarm system, may be installed or changed or altered, and extra keys must not be made for any lock in the residential property or rental unit, except with the prior written consent of the landlord. The entry to any part of the residential property or rental unit by unauthorized possession of a key or otherwise by any person will be treated by the landlord as a breach of a material term of this Agreement. The tenant will be responsible for any cost incurred to regain entrance to the residential property or rental unit including any damage and all necessary repairs, in the event the tenant locks himself out of the residential property or rental unit.

27. ENTRY OF RENTAL UNIT BY THE LANDLORD. For the duration of this tenancy agreement, the rental unit is the tenant's home and the tenant is entitled to quiet enjoyment, reasonable privacy, freedom from unreasonable disturbance, and exclusive use of the rental unit. The landlord may enter the rental unit only if one of the following applies:

- at least 24 hours and not more than 30 days before the entry, the landlord gives the tenant a written notice which states the purpose for entering, which must be reasonable, and the date and the time of the entry, which must be between 8 a.m. and 5 p.m. unless the tenant agrees otherwise;
- there is an emergency and the entry is necessary to protect life or property;
- the tenant gives the landlord permission to enter at the time of entry or not more than 30 days before the entry;
- the tenant has abandoned the rental unit;
- the landlord has an order of an arbitrator or court, saying the landlord may enter the rental unit;
- the landlord is providing housekeeping or related services and the entry is for that purpose and at a reasonable time.

The landlord may inspect the rental unit monthly in accordance with (a) above.





Airbnb Ireland
The Watermarque Building
South Lotts Road
Ringsend, Dublin 4
Ireland

VAT Number: s.22(1)

Receipt: 1 night in Vancouver, Canada

Booked by s.22(1)
Tuesday, August 16th, 2016

Accepted
s.22(1)

Check In
Aug 28, 2016

>

Check Out
Aug 29, 2016

Entire home/apt

s.22(1)

651 Moberly Road
Vancouver, BC V5Z 4B2
Canada

s.22(1)

1 Traveller on this trip

s.22(1)

Charges	
\$110 CAD x 1 night	\$110 CAD
Cleaning fees ⓘ	\$30 CAD
Service Fee ⓘ	\$17 CAD
Total	\$157 CAD

Payment	
Charged to s.22(1) August 17, 2016	\$157 CAD
Balance	\$0 CAD
Add billing details	

Cost per traveler
This trip was \$157 CAD per person, per night, including taxes and other fees.

Security Deposit
A Host requires a Security Deposit of \$250 CAD to book this listing. The Guest is responsible for the amount of the Security Deposit, but it will not be charged unless the host makes a claim.

Need help?

Visit the Help Centre for any questions.
(<https://www.airbnb.ca/help>)

Tuesday, August 16th, 2016

Cancellation policy: Flexible. Certain fees and taxes may be non-refundable. See here for more details.
(https://www.airbnb.ca/home/cancellation_policies#flexible)

Airbnb Payments UK Ltd. ("Airbnb Payments") is a limited collection agent of your Host. This means that upon your payment of the Total Fees to Airbnb Payments, your payment obligation to your Host is satisfied. Refund requests will be processed in accordance with: (i) the Host's cancellation policy (available on the Listing); or (ii) Airbnb Payment's Guest Refund Policy Terms, available at <https://www.airbnb.ca/terms>. Questions or complaints: contact Airbnb Payments at +44 203 318 1111.

Explanation of Security Deposit

If the Host reports damages to Airbnb within the 48-hour window following checkout, Airbnb Customer Service will be in contact with both you and your Host to make sure both parties are represented fairly. Additional details regarding the Security Deposit are available <https://www.airbnb.ca/help/article/1/140>.

Airbnb Payments UK Ltd.

40 Compton St.

London

EC1V 0AP

United Kingdom

Need help? Visit the Help Center, email us or call (800) 024 7626.

Extra linen: are available under the bathroom sink. There you will find a bath pillow for those who enjoy to soak in the bath. There are spa products available for you to use. Most soaps we make available are hand made. There are also candles and matches if you would like to relax by candle light.

Cleaning supplies including AJAX, wood, oven cleaner, and CLR are under the kitchen sink. Help yourself. Both the kitchen and bathroom have disinfectant pumps of bleach or peroxide in the event you would like to be ultra confident nothing was missed. J clothes are available under the kitchen sink. A vacuum cleaner is available in the main hall closet along with our electronic Bobie in the living room for a quick sweep.

Laundry service: If you would like to do laundry while staying, please let us know as there is a washer & dryer on site. It requires a common area key that we can open for you. Laundry soap is available in the closet across from the bathroom.

Additional guest bed: There is a single double layer automated air mattress in the lower filling cabinet along with sheets in the hall closet across from the bathroom. Beverages, breakfast cereals & snacks are also available under the microwave and inside the fridge in the event you are hungry upon arrival. This includes exclusive teas, coffees, a coffee late making kit is on the lower shelf under the microwave.

Telephone number is s.22(1) Long distance service is available for those who wish to use it. There is an additional charge for long distance based on usage. Please notify us if you decide to use this service.

Internet password is s.15(1)(b) & can be found beside the router beside the printer.

Office supplies: You are welcome to use the colour printer, scanner, or fax. The fax number is s.22(1) s.22(1) To receive faxes, please press receive when the fax is ringing.

Optik TV: There is cable and we have a library of 600 documentaries on DVD and digital file. Let us know if you would like to watch anything beyond what is offered on Optik TV & we can bring our library (that plays on a computer only) for you to enjoy.

Fridge or freezer: You are welcome to use. It is used in between guests and contains condiments that you may use if you wish. Homemade iced tea is brewed regularly and available in the fridge.

Fire: fire extinguisher is in the linen closet in the hall cupboard. There are also smoke alarms that will sound. Please turn on the stove fan hood when cooking to manage odor or moisture from cooking.

Garbage chute is on the right hand side of the door across the hall in the event you want to throw something out. It is at the descending ramp as you walk south from the door. Recyclables are in the parkade as you descend to the garage on the south side.

Underground secured parking: requires a key to enter at the gate. The key is on the keychain. Please enter and exit through the gate as the key to common property (elevator & stairwells to the garage) is for permanent residents only for security reason.

Security: Property management like to ensure the wellbeing and safety of all residents. If asked, please advise them that you are a guest of one of the residents. Vancouver real estate agents and property owners are trying to crack down and limit Air B & B in the region as it cuts out their revenues for mark up at the more expensive hotels & increases turnover of guests in their suites. For this reason, local residents try to be discrete about any Air B & B business operations.

Noise: The patio area is open and when the patio door or front door are open (including the bedroom windows), people can hear what is being communicated. Please be sensitive of any noise you make as management will fine if there is a call out incident due to noise. I make a point to have any guests enter and close the door behind them before having an in depth conversation if I wish to have privacy.

Privacy: The hallway glass door closes & blocks out sound in the event someone wants to watch TV, talk or cook and another guest would like to sleep in silence. It also locks, but ensure someone remains in the living area to open it as the keys have not been left with you. If you would like the key to the hall door, please let us know. It is helpful if you wish to air out part of the house but still have sound privacy and not hear the street noise being in the city.

Parking: the street has a 2 hour limit on Moberly Road. A 1 hour limit on Commodore before 6 pm. Paid public parking is available for guests across the street in the Impark lots. They do ticket, so I encourage you to be mindful of time parked there.

Local Attractions:

The water ferry is available down the street behind Mahoney & Sons. It goes to Science World, English Bay, Yaletown, as well as Granville Island. Hop on and enjoy the ride!

The Wicklow Pub is beside it along with a marina for a beautiful stroll on the waterfront.

Granville Island is a wonderful walk with artesian crafts, fine dining, night life, and theatre. Check it out while you are in town. If you are really adventurous, you can even build a wooden dingy/kayak/canoe/boat with the assistance of a wooden boat builder. The Pacific Institute of Culinary Arts is a world class culinary school that offer discounted fixed prix menus on a white table cloth fine dining and lounge service. They also offer wine pairing and have an excellent sommelier school there. Ignite your taste buds.

Broadway, Granville & Cambie has 24 hour late night cuisine and services along with a couple of late night restaurants downtown. If you would like a complete list, let me know and I'd be happy to share my recommendations.

I hope you enjoy your stay in beautiful False Creek!

The Olympic Village Community Centre, False Creek Community Centre, & Mount Pleasant Community Centre are all within walking distance or a 5 minute drive away. If you would like to use the gym, have a competitive game of badminton, tennis, or other sport, or simply watch kids in a Family Gym, look on-line for their open gym & class schedule. They also offer kayaking and martial arts training along with cooking & art classes.

Property Use Complaint

Case number: 101008321887

Case created: 2016-08-29, 06:55:00 PM

Incident Location

Address: 668 CITADEL PARADE, Vancouver, V6B 1W6

Address2: s.22(1)

Contact Details

Name: s.22(1)

Phone:

Email: s.22(1)

Alt. Phone:

Preferred contact method: Either

Request Details

- | | | |
|-----|---|--|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | Citizen reports that this unit is rented out as Air B&B on a regular basis. It can be found on the Air B&B website |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | s.22(1) |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | No |

Additional Details

this is also listed on soulhome.ca - citizen saw comments on there not to mention that this is air B&B, but to say that they are friends - talked to some of the renters and had confirmed that this was short term rental --- (AVJB, Aug 29 2016 7:41PM) Additional Info: s.22(1) 668 Citadel Parade
[https://www.airbnb.ca/rooms/s.22\(1\)](https://www.airbnb.ca/rooms/s.22(1))

EN

FYA to:

FYI to:

Property Use Complaint

Case number: 101008321917

Case created: 2016-08-29, 07:03:00 PM

Incident Location

Address: 668 CITADEL PARADE, Vancouver, V6B 1W6

Address2: s.22(1)

Contact Details

Name: s.22(1)

Phone:

Email: s.22(1)

Alt. Phone:

Preferred contact method: Either

Request Details

- | | | |
|-----|---|---------------------------------------|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | unit is rented out on a regular basis |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | s.22(1) |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | No |

Additional Details

--- (AVJB, Aug 29 2016 7:42PM) Additional info: s.22(1) 668 Citadel Parade
[https://www.airbnb.ca/rooms/s.22\(1\)](https://www.airbnb.ca/rooms/s.22(1))

EN

FYA to:

FYI to:

Property Use Complaint

Case number: 101008321928

Case created: 2016-08-29, 07:04:00 PM

Incident Location

Address: 668 CITADEL PARADE, Vancouver, V6B 1W6

Address2: s.22(1)

Location name:

Contact Details

Name: s.22(1)

Phone:

Email: s.22(1)

Alt. Phone:

Preferred contact method: Either

Request Details

- | | | |
|-----|---|---|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | unit is being rented out on a regular basis |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | s.22(1) |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | No |

Additional Details

--- (AVJB, Aug 29 2016 7:57PM) Addition info: s.22(1) 668 Citadel Parade
[https://www.airbnb.ca/rooms/s.22\(1\)](https://www.airbnb.ca/rooms/s.22(1))

EN

FYA to:

FYI to:

Property Use Complaint

Case number: 101008433354 Case created: 2016-09-20, 12:28:00 PM

Incident Location

Address: 668 CITADEL PARADE, Vancouver, V6B 1W6
 Address2: s.22(1)

Contact Details

Name: s.22(1)
 Address: Vancouver, V6B 1W6
 Address2:
 Phone: Email: s.22(1)
 Alt. Phone: Preferred contact method: Either

Request Details

- | | | |
|-----|---|-------------------------------------|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | https://www.airbnb.ca/rooms s.22(1) |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | Reported to Strata |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | n/a |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | Yes |

Additional Details

Received Email:
 Airbnb in building that is not allowed
 Hi there,
 I would like to report this airbnb unit in my building which short term rental is not allowed, and it's also against the BC strata act. Unit is listed as daily rental on airbnb. Also reported to our strata.
 Suite s.22(1) 668 Citadel Parade, Vancouver.

<https://www.airbnb.ca/rooms>

s.22(1)



Thank you.

(Please only respond to citizen by email because she only provided her email address in this request)

Map and Photo

- no picture -

EN

FYA to:

FYI to:



Property Use Complaint

Case number: 101008145573

Case created: 2016-07-26, 03:03:00 PM

Incident Location

Address: 933 SEYMOUR ST, Vancouver, V6B 6L6

Address2: s.22(1)

Contact Details

Name: s.22(1)

Address: VANCOUVER s.22(1)

Phone: s.22(1) Preferred contact method: Either

Request Details

- 1. Type of concern (if multiple concerns, select primary and provide details in question 2): Airbnb or Other Short-term Rental
- 2. If Other selected or there are multiple issues, provide details: _____
- 3. If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): Damage to common hallways noise from the renters coming and going with their luggage
There is a move in and move out fee that the renters or the owner is not paying.
- 4. If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: _____
- 5. If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): _____
- 6. If a Rental Unit concern selected, was the landlord advised of the issue? _____
- 7. If Yes selected, what happened? _____
- 8. If Sign selected, provide sign size, wording or identifying details: _____
- 9. Caller's daytime phone number: s.22(1)
- 10. (Don't ask, just record - did caller indicate they want a call back?) No

Additional Details

Caller has video by owner indicating how and where to get the keys for the unit

Map and Photo

- no picture -

EN 121668

FYA to: Tom Hamilton

FYI to: Mike Bidwell



Property Use Complaint

Case number: 101007837570

Case created: 2016-06-02, 04:04:00 PM

Incident Location

Address: 950 CAMBIE ST, Vancouver, V6B 5X5

Address2: s.22(1)

Contact Details

Name: s.22(1)

Address: Vancouver, s.22(1)

Phone: s.22(1) Email:

Request Details

1.	Type of concern:	Other
2.	If Other selected or there are multiple issues, provide details:	Airbnb
3.	If Auto Repairs selected, provide name and phone number of operator, if known:	
4.	If Business Licence selected, provide business name:	
5.	If Home-based Business selected, provide details e.g. business type, hours of operation, customers are coming on site:	
6.	If Pesticide selected, who applied it?	
7.	What pesticide was used and when was it applied?	
8.	If a Rental Unit issue selected, was the landlord advised of the issue?	
9.	If Yes selected, what happened?	
10.	If Sign selected, provide sign size, wording or identifying details:	
11.	Caller's daytime phone number:	s.22(1)
12.	(Don't ask, just record - did caller indicate they want a call back?)	Yes

Additional Details

Citizen advised that s.22(1) of this building and she suspects the property owner of units s.22(1) to be actively using both of his units as Airbnb.

EN 119360

FYA to: Mike Bidwell

FYI to:



Property Use Complaint

Case number: 101008119344

Case created: 2016-07-21, 11:36:00 AM

Incident Location

Address: 950 CAMBIE ST, Vancouver, V6B 5X5

Contact Details

Name: s.22(1)
Address: s.22(1) /VANCOUVER, s.22(1)
Phone: s.22(1) Email: s.22(1)
Alt. Phone: Preferred contact method: Either

Request Details

1. Type of concern (if multiple concerns, select primary and provide details in question 2): Airbnb or Other Short-term Rental

2. If Other selected or there are multiple issues, provide details:

3. If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement):

We have s.22(1) that is renting out s.22(1) on Airbnb as short term rentals. s.22(1) I have reported them multiple times to our building manager but there is not much she can do. I am tired of this. I don't want to live in a hotel. I want real neighbours. I don't want bed bugs coming in, trash left around and people coming and going constantly.

s.22(1) The owner s.22(1) owns s.22(1) in the building s.22(1) and are rented short term constantly. The Airbnb host in the link below runs all the suites and often lives in a bedroom in one of the suites.

The city needs to do something about this.

Please do not provide the host or owner with my contact information. I do not want them harassing me. I have more screen shots of their listings.

[https://www.airbnb.ca/rooms, s.22\(1\)](https://www.airbnb.ca/rooms/s.22(1))
s.22(1)

4. If Business or Home-based Business Licence or Business

- name: _____
5. If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): _____
 6. If a Rental Unit concern selected, was the landlord advised of the issue? _____
 7. If Yes selected, what happened? _____
 8. If Sign selected, provide sign size, wording or identifying details: _____
 9. Caller's daytime phone number: _____ s.22(1)
 10. (Don't ask, just record - did caller indicate they want a call back?) No

Additional Details

<https://vancouver.fluidsurveys.com/media/assets/survey-uploads/41703/72765688-BKIfAqdzZX/950Cambie2.jpg>
 Citizen has been advised to try to find out the suite numbers, and email or call back with them, so we can update the case. --- (AVCRJ, Jul 21 2016 1 1:59AM) Received via email. Hi Cassie, Thank you for the prompt response. The units are s.22(1) s.22(1) s.22(1)
 s.22(1) I have included a few more screen shots of the AirBnB listings. I look forward to speaking to someone at the city about this soon. I have made a complaint with AirBnB, they have passed it on to the host but will not doing anything about the listings being city and strata bylaw infractions. Thanks, s.22(1) (AVLM, Jul 21 2016 12:57PM) Citizen emailed in again to say s.22(1)

Map and Photo

- no picture -

EN 121250

FYA to: Rino Modicamore

FYI to: Mike Bidwell



Property Use Complaint

Case number: 101008078514

Case created: 2016-07-13, 05:57:00 PM

Incident Location

Address: 980 COOPERAGE WAY, Vancouver, V6B 0C3

Address2: s.22(1)

Location name:

Contact Details

Name: s.22(1)

Address:

Address2:

Phone: s.22(1)

Alt. Phone:

Email:

Preferred contact method: Either

Request Details

- | | | |
|-----|---|--|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | Citizen has complaint that this unit is being used as an Airbnb. s.22(1)
s.22(1)
He has already reported it to his strata who advised to report to the city. |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | s.22(1) |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | No |

Map and Photo

- no picture -

EN 120967

FYA to: Rino Modicamore

FYI to: Mike Bidwell



Property Use Complaint

Case number: 101008279845

Case created: 2016-08-22, 08:37:00 AM

Incident Location

Address: 980 COOPERAGE WAY, Vancouver, V6B 0C3

Address2: s.22(1)

Contact Details

Name: s.22(1)

Address: Vancouver, s.22(1)

Address2: s.22(1)

Phone: [Redacted]

Email: s.22(1)

Alt. Phone: Preferred contact method: Either

Request Details

- 1. Type of concern (if multiple concerns, select primary and provide details in question 2): Airbnb or Other Short-term Rental

- 2. If Other selected or there are multiple issues, provide details:

- 3. If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): There are different people coming in and out the unit almost every week. Caller is very sure they are renting it out as a short term Airbnb. Caller also put in a complain for unit

- 4. If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name:

- 5. If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site):

- 6. If a Rental Unit concern selected, was the landlord advised of the issue?

- 7. If Yes selected, what happened?

- 8. If Sign selected, provide sign size, wording or identifying details:

- 9. Caller's daytime phone number: s.22(1)

- 10. (Don't ask, just record - did caller indicate they want a call back?) Yes

EN 122374

FYA to: Rino Modicamore

FYI to: Mike Bidwell



Property Use Complaint

Case number: 101008279896

Case created: 2016-08-22, 08:43:00 AM

Incident Location

Address: 980 COOPERAGE WAY, Vancouver, V6B 0C3

Address2: s.22(1)

Contact Details

Name: s.22(1)

Address: Vancouver, s.22(1)

Address2: s.22(1)

Phone:

Email: s.22(1)

Alt. Phone:

Preferred contact method: Either

Request Details

1. Type of concern (if multiple concerns, select primary and provide details in question 2): Airbnb or Other Short-term Rental

2. If Other selected or there are multiple issues, provide details: _____

3. If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): There are different people coming in and out almost every week. Caller is very sure they are renting it out as a short term Airbnb. Caller also put in a complain for unit

4. If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: _____

5. If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): _____

6. If a Rental Unit concern selected, was the landlord advised of the issue? _____

7. If Yes selected, what happened? _____

8. If Sign selected, provide sign size, wording or identifying details: _____

9. Caller's daytime phone number: s.22(1)

10. (Don't ask, just record - did caller indicate they want a call back?) Yes

EN 122376

FYA to: Rino Modicamore

FYI to: Mike Bidwell



Property Use Complaint

Case number: 101008279930

Case created: 2016-08-22, 08:47:00 AM

Incident Location

Address: 980 COOPERAGE WAY, Vancouver, V6B 0C3

Address2: s.22(1)

Contact Details

Name: s.22(1)

Address: Vancouver, s.22(1)

Address2: s.22(1)

Phone: [Redacted]

Email: s.22(1)

Alt. Phone: Preferred contact method: Either

Request Details

- | | | |
|-----|---|---|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | Caller was told by the concierge Unit s.22(1) being rented out as Airbnb. Different people coming in and out almost every week. |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | s.22(1) |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | Yes |

EN 122377

FYA to: Rino Modicamore

FYI to: Mike Bidwell



Property Use Complaint

Case number: 101008279965

Case created: 2016-08-22, 08:51:00 AM

Incident Location

Address: 980 COOPERAGE WAY, Vancouver, V6B 0C3

Address2: s.22(1)

Location name:

Contact Details

Name: s.22(1)

Address: Vancouver, s.22(1)

Address2: s.22(1) s.22(1)

Phone: Email: s.22(1)

Alt. Phone: Preferred contact method: Either

Request Details

- | | | |
|-----|---|---|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | Caller was told by the concierge s.22(1) is being rented out as Airbnb. Different people coming in and out almost every week. |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | s.22(1) |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | Yes |

EN 122379

FYA to: Rino Modicamore

FYI to: Mike Bidwell



Property Use Complaint

Case number: 101008279989

Case created: 2016-08-22, 08:53:00 AM

Incident Location

Address: 980 COOPERAGE WAY, Vancouver, V6B 0C3

Address2: s.22(1)

Contact Details

Name: s.22(1)

Address: Vancouver, s.22(1)

Address2: s.22(1)

Phone: [Redacted]

Email: s.22(1)

Alt. Phone: Preferred contact method: Either

Request Details

- | | | |
|-----|---|---|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | Caller was told by the s.22(1) is being rented out as Airbnb. Different people coming in and out almost every week. |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | s.22(1) |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | Yes |

EN 122380

FYA to: Rino Modicamore

FYI to: Mike Bidwell



Property Use Complaint

Case number: 101008280001

Case created: 2016-08-22, 08:54:00 AM

Incident Location

Address: 980 COOPERAGE WAY, Vancouver, V6B 0C3

Address2: s.22(1)

Contact Details

Name: s.22(1)

Address: Vancouver, s.22(1)

Address2: s.22(1)

Phone: [Redacted]

Email: s.22(1)

Alt. Phone: Preferred contact method: Either

Request Details

- | | | |
|-----|---|---|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | Caller was s.22(1) is being rented out as Airbnb. Different people coming in and out almost every week. |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | s.22(1) |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | Yes |

EN 122381

FYA to: Rino Modicamore

FYI to: Mike Bidwell



Property Use Complaint

Case number: 101008228179

Case created: 2016-08-11, 12:22:00 PM

Incident Location

Address: 1028 BARCLAY ST, Vancouver, V6E 0B1 s.22(1)

Address2: s.22(1)

Contact Details

Name: s.22(1)

Phone: [Redacted]

Email: s.22(1)

Alt. Phone: Preferred contact method: Either

Request Details

- 1. Type of concern (if multiple concerns, select primary and provide details in question 2): Airbnb or Other Short-term Rental
- 2. If Other selected or there are multiple issues, provide details: _____
- 3. If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): s.22(1) 1028 Barclay
- 4. If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: _____
- 5. If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): _____
- 6. If a Rental Unit concern selected, was the landlord advised of the issue? _____
- 7. If Yes selected, what happened? _____
- 8. If Sign selected, provide sign size, wording or identifying details: _____
- 9. Caller's daytime phone number: s.22(1)
- 10. (Don't ask, just record - did caller indicate they want a call back?) No

Additional Details

s.22(1)

s.22(1) Strata has been dealing with the issue for over 1 year, in June the apartment passed a law that they will not allow the Air BnB but s.22(1) will not stop. s.22(1) lease will end at the end of s.22(1) and the owner said that he will not renew the lease. Citizen wants to know if the city can notify the owner since the owner is not acting and the strata is not able to enforce this anymore. The strata approached the renters and they told s.22(1) that they picked the keys up from the keys cafe, listed on Air BnB.

EN122057

FYA to: Sy Jung

FYI to: Rino Modicamore



Property Use Complaint

Case number: 101008132744

Case created: 2016-07-24, 10:27:00 AM

Incident Location

Address: 1070 W 7TH AV, Vancouver, V6H 1B3

Contact Details

Name: s.22(1)
Address: [redacted] Vancouver, V6H 1C3
Address2:
Phone: [redacted] Email: s.22(1)
Alt. Phone: Preferred contact method: Either

Request Details

- 1. Type of concern (if multiple concerns, select primary and provide details in question 2): Airbnb or Other Short-term Rental
- 2. If Other selected or there are multiple issues, provide details:
- 3. If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): Parties every weekend by different groups of people.
- 4. If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: [https://www.airbnb.ca/rooms/\[redacted\]](https://www.airbnb.ca/rooms/[redacted])
- 5. If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site):
- 6. If a Rental Unit concern selected, was the landlord advised of the issue?
- 7. If Yes selected, what happened?
- 8. If Sign selected, provide sign size, wording or identifying details:
- 9. Caller's daytime phone number: s.22(1)
- 10. (Don't ask, just record - did caller indicate they want a call back?) No

Additional Details

Received via twitter.
"not sure of unit number. But the listing is: airbnb.ca/rooms/[redacted] and the unit is on [redacted]
[redacted] The complaint is repeated parties with loud music. Two weekends running now, after 2am. But different group every party. So frustrating."

Map and Photo

- no picture -

EN 121366
FYA to: John Tong
FYI to:



Property Use Complaint

Case number: 101008396643

Case created: 2016-09-13, 11:32:00 AM

Incident Location

Address: 1177 HORNBY ST, Vancouver, V6Z 2E9

Address2: s.22(1)

Contact Details

Name: s.22(1)

Address: VANCOUVER, s.22(1)

Phone: Phone: Email:

Alt. Phone: Preferred contact method: Either

Request Details

- | | | |
|-----|---|--|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | Since the 15th of June this suite has been operating as an short term rental. The strata has spoken to the owner s.22(1)
s.22(1)
s.22(1) On Sept 1 she has spoken to a few of the people staying there and they told her that they dealt with owners direct. She looked online at owners direct but it wont show you the suites that are already booked. |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | s.22(1) |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | No |

EN123041
FYA to: Mike Bidwell

FYI to:



Property Use Complaint

Case number: 101008377422

Case created: 2016-09-09, 10:20:00 AM

Incident Location

Address: 1199 MARINASIDE CRESCENT, Vancouver, V6Z 2Y2

Contact Details

Name: s.22(1)

Address: s.22(1) Vancouver, s.22(1)

Address2: s.22(1)

Phone: [Redacted] Email: [Redacted]

Alt. Phone: [Redacted] Preferred contact method: Either

Request Details

- | | | |
|-----|---|--|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | There is advertisement on AirBnB for short term rentals at unit s.22(1) Different people and cars are showing up on a frequent basis. Their strata also knows about the short term rental and have sent warnings but it doesn't seem like they are working. Caller hopes the City can help with enforcement. This issue has been ongoing, for almost a year. |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | s.22(1) |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | No |

EN122948

FYA to: Mike Bidwell

FYI to:

Property Use Complaint

Case number: 101008611535 Case created: 2016-10-28, 04:29:00 PM

Incident Location

Address: 1199 MARINASIDE CRESCENT, Vancouver, V6Z 2Y2

Contact Details

Name: s.22(1)
 Address: s.22(1), Vancouver, s.22(1)
 Address2: s.22(1)
 Phone: [Redacted] Email: [Redacted]
 Alt. Phone: [Redacted] Preferred contact method: Phone

Request Details

- | | |
|--|---|
| 1. Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. If Other selected or there are multiple issues, provide details: | |
| 3. If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | Unit s.22(1) 1199 Marinaside Cres. has a s.22(1) Citizen recently saw a male go in and out of the suite so she asked if he was a family member of the owner. He told her that he was in Vancouver and was renting the suite out for a short time. Citizen has also seen many people come in and out of the building and neighbours have told her that some suites are being rented out as airbnb and also rented out hourly. Unfortunately, she is unsure of which suite numbers are also doing short term rentals. She has tried to talk to Rancho who is the property management company, but they keep ignoring the short term rental issues in that building. |
| 4. If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. If Yes selected, what happened? | |

8. If Sign selected, provide sign size, wording or identifying details:

9. Caller's daytime phone number:

s.22(1)

10. (Don't ask, just record - did caller indicate they want a call back?)

Yes

Additional Details

s.22(1) would like to talk to an inspector about this issue before we enforce anything. Please call s.22(1)

s.22(1) wants to be sure her name is completely anonymous s.22(1)

EN

FYA to:

FYI to:



Property Use Complaint

Case number: 101008144987

Case created: 2016-07-26, 02:01:00 PM

Incident Location

Address: 1250BURNABY ST, Vancouver, V6E 1P6

Contact Details

Name: s.22(1)

Address: s.22(1) Vancouver, s.22(1)

Phone: Email:

Alt. Phone: Preferred contact method: Phone

Request Details

- | | | |
|-----|---|--|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | Air BnB |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | Citizen claims that his whole building has turned into an Air BnB dominated building.
s.22(1) |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | s.22(1) |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | Yes |

Additional Details

Citizen would like a call back to discuss the issue at § 22(1)  He would like to ensure that his information is kept confidential.

Map and Photo

- no picture -

EN 121669

FYA to: Tom Hamilton

FYI to: Rino Modicamore



Property Use Complaint

Case number: 101008282472

Case created: 2016-08-22, 12:41:00 PM

Incident Location

Address: 1308 HORNBY ST, Vancouver, V6Z 0C5

Address2: s.22(1)

Contact Details

Name: s.22(1)

Phone: [Redacted]

Email:

Alt. Phone:

Preferred contact method: Either

Request Details

- | | | |
|-----|---|--|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | on Air BnB website, also witnessed by strata council and concierge |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | s.22(1) |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | Yes |

EN 122399

FYA to: Mike Bidwell

FYI to:



Property Use Complaint

Case number: 101008330304

Case created: 2016-08-31, 10:39:00 AM

Incident Location

Address: 1308 HORNBY ST, Vancouver, V6Z 0C5

Address2: §.22(1)

Contact Details

Name: Gateway Property Management

Address: 11950 - 80th Ave, Delta, V4C 1Y2

Address2: 400

Phone: 6046355000

Email:

Alt. Phone:

Preferred contact method: Either

Request Details

- | | | |
|-----|---|--|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | Unit §.22(1) |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | Short term rentals in this unit for about 4-5 months. Posted Air bnb |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | §.22(1) |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | Yes |

Additional Details

Steve Griffiths is from Gateway property management and he over sees this building and strata

EN122781

FYA to: Mike Bidwell

FYI to:



Property Use Complaint

Case number: 101008330329

Case created: 2016-08-31, 10:42:00 AM

Incident Location

Address: 1308 HORNBY ST, Vancouver, V6Z 0C5

Address2: s.22(1)

Contact Details

Name: Gateway Property Management

Address: 11950 - 80th Ave, Delta, V4C 1Y2

Address2: 400

Phone: 6046355000

Email:

Alt. Phone:

Preferred contact method: Either

Request Details

- | | | |
|-----|---|--|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | Unit s.22(1) |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | Short term rentail ongoing for 4-5 months on Air bnb |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | s.22(1) |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | Yes |

Additional Details

Steve Griffiths is from Gateway property management and oversees this building and strata.

EN 122782

FYA to: Mike Bidwell

FYI to:



Property Use Complaint

Case number: 101008116963

Case created: 2016-07-21, 08:07:00 AM

Incident Location

Address: 2239 KINGSWAY, Vancouver, V5N 0E5

Address2: s.22(1)

Location name:

Contact Details

Name: s.22(1)

Address: s.22(1) Vancouver, s.22(1)

Address2: s.22(1)

Phone:

Email: Preferred contact method: Either

Alt. Phone:

Request Details

- 1. Type of concern (if multiple concerns, select primary and provide details in question 2): Airbnb or Other Short-term Rental
- 2. If Other selected or there are multiple issues, provide details: _____
- 3. If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): There are different people renting the unit from other cities that the citizen has run into in the building. They have left garbage bags in the hallway in front of other units.
s.22(1)
- 4. If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: _____
- 5. If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): _____
- 6. If a Rental Unit concern selected, was the landlord advised of the issue? _____
- 7. If Yes selected, what happened? _____
- 8. If Sign selected, provide sign size, wording or identifying details: _____
- 9. Caller's daytime phone number: s.22(1)
- 10. (Don't ask, just record - did caller indicate they want a call _____)

Additional Details

s.22(1)



Map and Photo

- no picture -

EN 121094

FYA to: Mark Reed (do not route)

FYI to:

Property Use Complaint

Case number: 101008042632 Case created: 2016-07-07, 02:04:00 PM

Incident Location

Address: 2446 YORK AV, Vancouver, V6K 1E1

Contact Details

Name: s.22(1)
 Address: s.22(1) Vancouver, s.22(1)
 Phone: s.22(1) Email:
 Alt. Phone: Preferred contact method: Either

Request Details

- | | | |
|-----|---|---|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | People standing out front all the time looking at photos on smart phone, constant taxi drop off, and frequent strangers with luggage. |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | s.22(1) |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | No |

EN

FYA to:

FYI to:



Property Use Complaint

Case number: 101008179964

Case created: 2016-08-02, 02:21:00 PM

Incident Location

Address: 2755 MAPLE ST, Vancouver, V6J 5K1

Address2: s.22(1)

Contact Details

Name: s.22(1)

Address: s.22(1) Vancouver, s.22(1)

Address2: s.22(1)

Phone: [Redacted]

Email:

Alt. Phone: Preferred contact method: Either

Request Details

- | | | |
|-----|---|--|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | s.22(1) were making a ton of noise in hallway waiting for the landlord to bring the keys. She then went on the website and found it on Booking.com |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | s.22(1) |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | Yes |

EN 121772

FYA to: John Tong

FYI to:



Property Use Complaint

Case number: 101008339870

Case created: 2016-09-01, 02:49:00 PM

Incident Location

Address: 2988 ALDER ST, Vancouver, V6H 4C3

Address2: s.22(1)

Contact Details

Name: s.22(1)

Address: Vancouver, V6L 3B1

Phone: [Redacted]

Email:

Alt. Phone:

Preferred contact method: Either

Request Details

- 1. Type of concern (if multiple concerns, select primary and provide details in question 2): Airbnb or Other Short-term Rental
- 2. If Other selected or there are multiple issues, provide details: s.22(1)
- 3. If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): Unit [Redacted] advertising an Airbnb rental on the Airbnb website. They also have 7 fobs they have taken out to access this unit.
- 4. If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name:
- 5. If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site):
- 6. If a Rental Unit concern selected, was the landlord advised of the issue?
- 7. If Yes selected, what happened?
- 8. If Sign selected, provide sign size, wording or identifying details:
- 9. Caller's daytime phone number: s.22(1)
- 10. (Don't ask, just record - did caller indicate they want a call back?) No

Additional Details

Currently the people who are advertising this unit are out of town.

EN122793

FYA to: John Tong

FYI to:



Property Use Complaint

Case number: 101008458542

Case created: 2016-09-26, 09:34:00 AM

Incident Location

Address: 27 ALEXANDER ST, Vancouver, V6A 1B2

Address2: s.22(1)

Contact Details

Name: s.22(1)

Address: s.22(1)

Address2: s.22(1)

Phone: s.22(1)

Email: s.22(1)

Alt. Phone: s.22(1) Preferred contact method: Either

Request Details

- | | | |
|-----|---|---|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | Home aways is where they are listed at |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | There is alot of people coming and going. |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | s.22(1) |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | No |

EN123366

FYA to: Bruce Peet

FYI to:

November 8, 2016

PLEASE REFER TO:

B. Peet
Property Use Inspector
at 604.871.6628
bruce.peet@vancouver.ca
CF-2016-001422

0857128 BC Ltd.
7 Alder Way
Anmore BC
V3H 4Y5

Owners of Strata Plan BCS3229
c/o Stratawest Management Ltd.
#202 - 224 West Esplanade
North Vancouver BC
V7M 1A4

RE: Unlawful Short-Term Rental - ^{§ 22(1)} [redacted] - 36 Water Street - ^{§ 22(1)} [redacted]

It has come to my attention that ^{§ 22(1)} [redacted] - 36 Water Street is being advertised for nightly/weekly rental accommodation at:

www.bookings.com & www.booking.com/hotel/ca/main-street-homes.

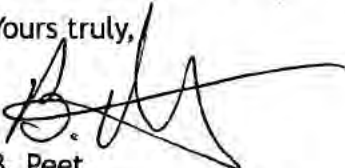
Nightly/weekly rentals are generally not permitted in Vancouver. Specifically, Section 10.21.6 of the Zoning and Development By-law states:

"No person shall use or permit to be used any dwelling unit for a period of less than one month unless such unit forms part of a hotel or is used for bed and breakfast accommodation".

You are to cease using ^{§ 22(1)} [redacted] 36 Water Street for nightly/weekly rental accommodation and remove any advertisements, including on-line advertisements, for this property **within 30 days of the date of this letter**. Failure to comply may result in fines and legal action.

Please contact me if you have any questions on this matter.

Yours truly,



B. Peet
Property Use Inspector

BP/dlb

cc: Phoebe Stewart, Policy Analyst, Licenses & Animal Control

Diary? No Dec. 9/16 Yes _____
To: _____
Date: _____ Ini: _____

Land Inquiry Property Number: 8018109 Folio: COMPLEX Civic Address: 2838 WATER ST

Application Edit Options Tools Reports Help

LAND House Street BCS3229

2016 Nov 7, 2016

Folio	Street	House	Unit	Plan	Lot	Block	Type	Property Number
1	WATER ST	38		BCS3229	1		STRATA	S.22(1)

2015 Hog Claimed / 2016 Retro Hog Claim	0.00	0.00						
Mortgage # / Bank # / Last Mod / Name							OWNERS OF STRATA PLAN BCS3229 C/O STRATAWEST MANAGEMENT LTD 202 - 224 WEST ESPLANADE NORTH VANCOUVER BC V7M 1A4	
Local Improvements	No							
Comments	No							
Owner	No owner							
* Utility Account / Type / Mail To / Person	6002176	MIXED USE	STRATA					
* Utility Account / Type / Mail To / Person	6002177	MIXED USE	STRATA				OWNERS OF STRATA PLAN BCS3229/C	
* Utility Account / Type / Mail To / Person	6007240	COMMERCIAL	STRATA				OWNERS OF STRATA PLAN BCS3229/C	

NUM

Folio: 580-172-60-0005
Civic: ^{S22(1)} 36 WATER ST
Size: WIDTH/DEPTH

Pid: 027-759-474
Legal: LT 5 PL BCS3229 DL OGT NWD

Owner: 0857128 BC LTD
7 ALDER WAY
ANMORE BC V3H 4Y5
(CA1199768)

6628

CF Number	2016-001422	Date of Inspection (yyyy/mm/dd)	2016/10/21
Main Address	36 Water Street	Specifics and/or Suite #	s.22(1)
Secondary Address			
Tenant	Various	Number of Storeys	N/A
Owner	0857128 BC LTD 7 ALDER WAY ANMORE BC V3H 4Y5	Permit Number	N/A
Agent		Approved Use of Building/Land	Retail/Residential
District Zone	HA-2	Present Use of Building/Land	Retail/Residential
Business License	Non		

Reason for Inspection Complaint: Air BnB short term rental.

Narrative/Observations

Information provided by the complainant reveals that unit s.22(1) at 36 Water Street in this building is being offered for rented on a short term basis on the internet.

The link to the add is as follows:

[https://www.airbnb.ca/rooms/s.22\(1\)](https://www.airbnb.ca/rooms/s.22(1))

Requirements

Zoning and development By-law # 3575 Section 10.21.6

No person shall use or permit to be used any dwelling unit for a period of less than one month unless such unit forms part of a hotel or is used for bed and breakfast accommodation.

Recommendations


Short term rental letter to the R/O.
cc. to the Stata Council.

Photos Taken? Yes No

Date Report Made: October 21, 2016

Bruce Peet
Inspector's Name

Violation Details	
Violation Number:	Violation:
Violation Date:	:October 21,2016
Violation Type:	Violation Instructions:
Resolve By:	
Violation Status:	

Photo	Description
	<p>Screen shot of add showing availability for one night rental.</p>

PLEASE REFER TO:
Alvin Leung
Property Use Inspector
at 604.871.6009
alvin.leung@vancouver.ca
CF-2016-001476

November 8, 2016

NCAH BC Holdings Ltd.
#2900 - 1055 Dunsmuir Street
Vancouver, BC
V7X 1P4

Dear Sir/Madam:

RE: Unlawful Short-Term Rental - [REDACTED] - 310 Water Street

It has come to my attention that [REDACTED] - 310 Water Street is being advertised for nightly/weekly rental accommodation at [www.airbnb.ca/rooms/\[REDACTED\]](http://www.airbnb.ca/rooms/[REDACTED])

Nightly/weekly rentals are generally not permitted in Vancouver. Specifically, Section 10.21.6 of the Zoning and Development By-law states:

“No person shall use or permit to be used any dwelling unit for a period of less than one month unless such unit forms part of a hotel or is used for bed and breakfast accommodation”.

You are to cease using [REDACTED] 310 Water Street for nightly/weekly rental accommodation and remove any advertisements, including on-line advertisements, for this property, within 30 days of the date of this letter. Failure to comply may result in fines and legal action.

Please contact me if you have any questions on this matter.

Yours truly,



Alvin Leung
Property Use Inspector

AL/ss

Copy: Phoebe Stewart, Policy Analyst, Licenses & Animal Control

Owners of Strata Plan BCS521
c/o Firstservice Residential
#700 - 200 Granville Street, Vancouver, BC V6C 1S4

Folio: 580-138-76-0025

Pid: 025-751-930

Civic: 5.22(1) 310 WATER ST

Legal: LT 25 PL BCS521 DL 541 NWD

Size: WIDTH/DEPTH

Owner: NCAH B C HOLDINGS LTD
2900-1055 DUNSMUIR ST
VANCOUVER BC V7X 1P4
(CA4540872)

File	Sheet	House	Unit	Plan	Lot	Block	Type	Property Number
1	580-138-76-0025	WATER ST	310	S 22(1)			STRATA	S 22(1)
2	580-138-76-0010	WATER ST	310				STRATA	
3	580-138-76-0006	WATER ST	310				STRATA	
4	580-138-76-0005	WATER ST	310				STRATA	
5	580-138-76-0007	WATER ST	310				STRATA	
6	580-138-76-0008	WATER ST	310				STRATA	
7	580-138-76-0011	WATER ST	310				STRATA	
8	580-138-76-0016	WATER ST	310				STRATA	
9	580-138-76-0012	WATER ST	310				STRATA	
10	580-138-76-0015	WATER ST	310				STRATA	
11	580-138-76-0013	WATER ST	310				STRATA	
12	580-138-76-0014	WATER ST	310				STRATA	
13	580-138-76-0017	WATER ST	310				STRATA	
14	580-138-76-0022	WATER ST	310				STRATA	
15	580-138-76-0019	WATER ST	310				STRATA	
16	580-138-76-0021	WATER ST	310				STRATA	
17	580-138-76-0018	WATER ST	310				STRATA	
18	580-138-76-0026	WATER ST	310				STRATA	
19	580-138-76-0023	WATER ST	310				STRATA	
20	580-138-76-0025	WATER ST	310				STRATA	
21	580-138-76-0024	WATER ST	310				STRATA	
22	580-138-76-0025	WATER ST	310				STRATA	
23	COMPLET	WATER ST	310	BCS21			STRATA	285252

05 Total / 11 rows with total / total items / LC: 0.00	0.00	0.00	0.00
2017 total items Total / Payments / Interest: 0.00	0.00	0.00	0.00
Deferred / Agreement No. / Type	0.00		
Perm / Fees - Status	No Account		
Perm / Fees - Status	No Account		
2016 Levy / Reg / Net	0.00	0.00	0.00
2016 Levy / Service / Net	0.00	0.00	0.00
2016 Reg. Discrep / 2017 Reg. Hog. Discrep	0.00	0.00	
2015 Hog. Carried / 2016 Reg. Hog. Discrep	0.00	0.00	
Mortgage # / Book # / Last Paid / Name			OWNERS STRATA PLAN BCS21
Local Improvements	No		C/O FIRSTSERVICE RESIDENTIAL
Comments	Yes		700 - 200 GRANVILLE STREET
Consent	No consent		VANCOUVER BC V6C 1S4
Utility Account / Type / Mkt To / Person	5010822	RESIDENTIAL STRATA	
Utility Account / Type / Mkt To / Person	5010873	RESIDENTIAL STRATA	OWNERS STRATA PLAN BCS21/C/O FIRSTSERVICE RESIDENTIAL/700 - 200 GRANVILLE STREET/VANCOUVER BC V6C 1S4

OWNERS STRATA PLAN BCS21
 C/O FIRSTSERVICE RESIDENTIAL
 700 - 200 GRANVILLE STREET
 VANCOUVER BC V6C 1S4



Title Search Report

Title: CA4540872

Printed: Nov. 1, 2016 4:06 PM

Application for registration received on: Jul. 16, 2015

Entered on: Jul. 22, 2015

Declared value: 835000

From Title: CA3243167

Taxation Authority: City of Vancouver

REGISTERED OWNERS IN FEE SIMPLE

NCAH B.C. HOLDINGS LTD.,,
C/O 2900-1055 DUNSMUIR STREET
VANCOUVER, BC
V7X 1P4

Inc. No: BC1005449

PARCELS

Parcel Identifier: 025751930

Short Legal Description: S/BCS521/////25

Description of Land:

STRATA LOT 25 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN BCS521 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN
PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

LEGAL NOTATIONS

- HERITAGE REVITALIZATION AGREEMENT PURSUANT TO VANCOUVER CHARTER SECTIONS 592 AND 601, SEE BT290390 HERETO IS ANNEXED EASEMENT BV235974 OVER (43.0 CUBIC METRE VOLUMETRIC PLAN BCP5894) THAT PORTION ROAD (SHOWN ON PLAN BCP5893) BLOCK 10 PLAN 210 HERETO IS ANNEXED EASEMENT BV235975 OVER (115.9 CUBIC METRE VOLUMETRIC PLAN BCP5894) THAT PORTION LANE (SHOWN ON PLAN BCP5893) BLOCK 10 PLAN 210 HERITGAGE DESIGNATION BY-LAW, VANCOUVER CHARTER SECTION 593, SEE BJ91210 AND BV47125

CHARGES

Charge Number: BT290390A

Date registered: Aug. 12, 2002

Nature: COVENANT

Owner: CITY OF VANCOUVER

Remarks:

- INTER ALIA

Charge Number: BT333953

Date registered: Sep. 12, 2002

<p>Nature: EASEMENT AND INDEMNITY AGREEMENT Owner: CITY OF VANCOUVER Remarks:</p> <ul style="list-style-type: none"> ◦ INTER ALIA
<p>Charge Number: BT333955 Date registered: Sep. 12, 2002 Nature: STATUTORY RIGHT OF WAY Owner: CITY OF VANCOUVER Remarks:</p> <ul style="list-style-type: none"> ◦ INTER ALIA
<p>Charge Number: BT333957 Date registered: Sep. 12, 2002 Nature: EQUITABLE CHARGE Owner: CITY OF VANCOUVER Remarks:</p> <ul style="list-style-type: none"> ◦ INTER ALIA
<p>Charge Number: BV119020 Date registered: Apr. 4, 2003 Nature: COVENANT Owner: CITY OF VANCOUVER Remarks:</p> <ul style="list-style-type: none"> ◦ INTER ALIA
<p>Charge Number: BV235976 Date registered: Jun. 25, 2003 Nature: COVENANT Owner: CITY OF VANCOUVER Remarks:</p> <ul style="list-style-type: none"> ◦ INTER ALIA
<p>Charge Number: BV235978 Date registered: Jun. 25, 2003 Nature: EQUITABLE CHARGE Owner: CITY OF VANCOUVER Remarks:</p> <ul style="list-style-type: none"> ◦ INTER ALIA
<p>Charge Number: BV360367 Date registered: Sep. 5, 2003 Nature: STATUTORY RIGHT OF WAY Owner: SHAW CABLESYSTEMS LIMITED Remarks:</p> <ul style="list-style-type: none"> ◦ INTER ALIA
<p>* Caution -- all charges may not be shown or appear in order of priority * Current information only -- no cancelled information shown</p>

November 2, 2016

PLEASE REFER TO:
M. Bidwell
Property Use Inspector
at 604.873.7894
loris.volpe@vancouver.ca
CF-2016-001619

§ 227(1)
[Redacted]

Vancouver BC
V5N 2Z2

Owners Strata Plan BCS2103
c/o Assoica BC. Inc.
13468 - 77th Avenue
Surrey BC
V3W 6Y3

RE: Unlawful Short-Term Rental - 338 Smithe Street - § 227(1)

It has come to my attention that 338 Smithe Street § 227(1) is being advertised for nightly/weekly rental accommodation at:

www.bookings.com & www.booking.com/hotel/ca/main-street-homes.

Nightly/weekly rentals are generally not permitted in Vancouver. Specifically, Section 10.21.6 of the Zoning and Development By-law states:

"No person shall use or permit to be used any dwelling unit for a period of less than one month unless such unit forms part of a hotel or is used for bed and breakfast accommodation".

You are to cease using 338 Smithe Street § 227(1) for nightly/weekly rental accommodation and remove any advertisements, including on-line advertisements, for this property within 30 days of the date of this letter. Failure to comply may result in fines and legal action.

Please contact me if you have any questions on this matter.

Yours truly,



M. Bidwell
Property Use Inspector

MB/dlb

cc: Phoebe Stewart, Policy Analyst, Licenses & Animal Control

DEC 5/16
Dist? No Yes
To: _____
Date: _____ Inf: _____

Application Edit Options Tools Reports Help

Street mainland%

2016 Nov 2, 2016

Folio	Street	House	Unit	Plan	Lot	Block	Type	Property Number
33	156-604-07-0	MAINLAND ST	909	S.22(1)			STRATA	S.22(1)
34	156-604-07-0	MAINLAND ST	909				STRATA	
35	156-604-07-0	MAINLAND ST	909				STRATA	
36	156-604-07-0	MAINLAND ST	909				STRATA	
37	156-604-07-0	MAINLAND ST	909				STRATA	
38	156-604-07-0	MAINLAND ST	909				STRATA	
39	156-604-07-0	MAINLAND ST	909				STRATA	
40	156-604-07-0	MAINLAND ST	909				STRATA	
41	156-604-07-0	MAINLAND ST	909				STRATA	
42	156-604-07-0	MAINLAND ST	909				STRATA	
43	156-604-07-0	MAINLAND ST	909				STRATA	
44	604-156-04-0	MAINLAND ST	910			76	LAND	
45	156-604-07-0	MAINLAND ST	919				STRATA	
46	156-604-07-0	MAINLAND ST	929				STRATA	
47	COMPLEX	MAINLAND ST	939				STRATA	
48	156-604-07-0	MAINLAND ST	939				STRATA	
49	156-604-67-0	MAINLAND ST	971				STRATA	
50	156-604-67-0	MAINLAND ST	973				STRATA	

Navigation icons: Home, Back, Forward, Search, Print, Refresh, etc.

2016 Hog Claimed / 2017 Retro Hog Claims	0.00	0.00		
2015 Hog Claimed / 2016 Retro Hog Claims	0.00	0.00		
Mortgage # / Bank # / Last Mod / Name				
Local Improvements	No			OWNERS STRATA PLAN BCS2103 C/O ASSOCIA BC, INC. 13468 - 77TH AVENUE SURREY BC V3W 6Y3
Comments	Yes			
Owner	No owner			
Utility Account / Type / Mail To / Person	6000805	RESIDENTIAL	STRATA	
Utility Account / Type / Mail To / Person	6000511	RESIDENTIAL	STRATA	

NUM

Folio: 156-604-07-0004

Civic: 338 SMITHE ST

Size: WIDTH/DEPTH

Pid: 026-877-571

Legal: LT 4 PL BCS2103 DL 541 NWD

Owner: § 22(1)



VANCOUVER BC V5N 2Z2
(CA5531877)

7894

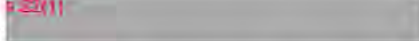
PLEASE REFER TO:
Alvin Martin
Property Use Inspector
at 604.873.7511
alvin.martin@vancouver.ca
IR # CF-2016-001994

November 9, 2016



Owners of Strata Plan VAS315 also known as VR315
c/o R Jang & Associate Ltd.
1010 West Broadway
Vancouver, BC V6H 1E6

Dear Sir/Madam:

RE: 430 East 8th Avenue - 

This letter is to advise you that I am the Property Use Inspector and require access to your building to perform an inspection to determine the occupancy at the above location.

You are requested to call me on or before December 9, 2016 to arrange a suitable time for the inspection of the building. My telephone number is 604.873.7511 and I can be reached between the hours of 8:30 - 10:00 am, Monday to Friday.

Yours truly,


Alvin Martin
Property Use Inspector

AM/gd

Folio: 648-198-24-0002

Pid: 003-832-996

Civic: ^{s2011} 430 8TH AVE E

Legal: LT 2 PL VAS315 DL 264A NWD

Size: WIDTH/DEPTH

Owner: ^{s2011}



Folio: 648-198-24-0004

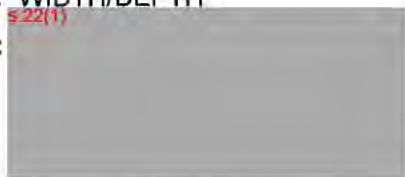
Pid: 003-833-003

Civic: 430 8TH AVE E

Legal: LT 4 PL VAS315 DL 264A NWD

Size: WIDTH/DEPTH

Owner:



Folio: 648-198-24-0006

Pid: 003-833-054

Civic: 430 8TH AVE E

Legal: LT 6 PL VAS315 DL 264A NWD

Size: WIDTH/DEPTH

Owner ^{\$,22(1)}



Folio: 648-198-24-0013
Civic: ^{s.22(1)}430 8TH AVE E
Size: WIDTH/DEPTH

Pid: 003-833-194
Legal: LT 13 PL VAS315 DL 264A NWD

Owner: ^{s.22(1)} 

Folio: 648-198-24-0016
Civic: ^{s.22(1)} 430 8TH AVE E
Size: WIDTH/DEPTH

Pid: 003-454-380
Legal: LT 16 PL VAS315 DL 264A NWD

Owner: ^{s.22(1)} 

TEMPEST

s22(1)



Application: **File Options Tools Reports Help**

LAND | House Street | 430'8"

2016 | Nov 9, 2016

Folio	Street	House	Unit	Plan	Lot	Block	Type	Property Number
1 549-199-24-0001	8TH AVE E	430	S 222(1)				STRATA	S 222(1)
2 549-199-24-0002	8TH AVE E	430					STRATA	
3 549-199-24-0003	8TH AVE E	430					STRATA	
4 549-199-24-0004	8TH AVE E	430					STRATA	
5 549-199-24-0005	8TH AVE E	430					STRATA	
6 549-199-24-0006	8TH AVE E	430					STRATA	
7 549-199-24-0007	8TH AVE E	430					STRATA	
8 549-199-24-0008	8TH AVE E	430					STRATA	
9 549-199-24-0009	8TH AVE E	430					STRATA	
10 549-199-24-0010	8TH AVE E	430					STRATA	
11 549-199-24-0011	8TH AVE E	430					STRATA	
12 549-199-24-0012	8TH AVE E	430					STRATA	
13 549-199-24-0013	8TH AVE E	430					STRATA	
14 549-199-24-0014	8TH AVE E	430					STRATA	
15 549-199-24-0015	8TH AVE E	430					STRATA	
16 549-199-24-0016	8TH AVE E	430					STRATA	
17 549-199-24-0017	8TH AVE E	430					STRATA	
18 549-199-24-0018	8TH AVE E	430					STRATA	
19 549-199-24-0019	8TH AVE E	430					STRATA	
20 549-199-24-0020	8TH AVE E	430					STRATA	
21 549-199-24-0021	8TH AVE E	430					STRATA	
23 549-170-98-0005	8TH AVE W	430					STRATA	

2016 Hog Claimed / 2017 Retro Hog Cla	0.00			
2015 Hog Claimed / 2016 Retro Hog Cla	0.00			
Mortgage # / Bank # / Last Mod / Name				
Local Improvements	No			
Comments	Yes			
Owner	No owner			
Utility Account / Type / Mnt To / Person	5089778	RESIDENTIAL	STRATA	OWNERS OF STRATA PLAN VAS315
Utility Account / Type / Mnt To / Person	5081003	RESIDENTIAL	STRATA	OWNERS OF STRATA PLAN VAS315ST C/O R. JANG & ASSOCIATES LTD1010 BROADWAY

CAP (RUBA)



Property Use Complaint

Case number: 101007614519

Case created: 2016-04-21, 01:17:00 PM

Incident Location

Address: s.22(1) PRINCESS AV, Vancouver, V6A 3E4

Contact Details

Name: s.22(1)
Address: [Redacted]
Phone: [Redacted] mail:

Request Details

- | | | |
|-----|--|--|
| 1. | Type of concern: | Other |
| 2. | If Other selected or there are multiple issues, provide details: | Possible Air B N B as citizen has noticed people going in and out of residence for short term stay. She says the issue has been going on for years |
| 3. | If Auto Repairs selected, provide name and phone number of operator, if known: | |
| 4. | If Business Licence selected, provide business name: | |
| 5. | If Home-based Business selected, provide details e.g. business type, hours of operation, customers are coming on site: | |
| 6. | If Pesticide selected, who applied it? | |
| 7. | What pesticide was used and when was it applied? | |
| 8. | If a Rental Unit issue selected, was the landlord advised of the issue? | |
| 9. | If Yes selected, what happened? | |
| 10. | If Sign selected, provide sign size, wording or identifying details: | |
| 11. | Caller's daytime phone number: | s.22(1) |
| 12. | (Don't ask, just record - did caller indicate they want a call back?) | No |

Additional Details

EN 117878

FYA to: Darren Mitchell

FYI to:



Property Use Complaint

Case number: 101008253894

Case created: 2016-08-16, 03:43:00 PM

Incident Location

Address: 730 W 7TH AV, Vancouver, V5Z 1B8

Address2: s.22(1)

Contact Details

Name: s.22(1)

Address: [Redacted]

Address2: [Redacted]

Phone: [Redacted]

Email: [Redacted]

Alt. Phone: [Redacted] Preferred contact method: Either

Request Details

- | | | |
|-----|---|---|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | Citizen has noticed that the unit is rented out for short rental since the beginning of the month. It is listed on s.22(1) for \$199 per night for 6ppl |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | s.22(1) |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | No |

EN 12222

FYA to: Pattie Hayes

FYI to:



Property Use Complaint

Case number: 101008253911

Case created: 2016-08-16, 03:45:00 PM

Incident Location

Address: 730 W 7TH AV, Vancouver, V5Z 1B8

Address2: s.22(1)

Contact Details

Name: s.22(1)

Address: [Redacted]

Address2: [Redacted]

Phone: [Redacted]

Email: [Redacted]

Alt. Phone: [Redacted] Preferred contact method: Either

Request Details

- | | | |
|-----|---|---|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | Citizen has noticed that the unit is rented out for short rental since the beginning of the month. It is listed on s.22(1) for \$199 per night for 6ppl |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | s.22(1) |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | No |

EN 12224

FYA to:Pattie Hayes

FYI to:

PLEASE REFER TO:
Mike Bidwell
Property Use Inspector
at 604.873.7894
mike.bidwell@vancouver.ca
CF-2016-001618

November 7, 2016

§ 22(1)

West Vancouver, BC V7V 2W5

Dear Sir/Madam:

RE: Unlawful Short-Term Rental - 979 Mainland Street (and also 902 Homer Street and 338 Smithe Street)

It has come to my attention that the above noted addresses are being advertised for nightly/weekly rental accommodations at:

[www.airbnb.ca/rooms/](http://www.airbnb.ca/rooms/§ 22(1))

www.airbnb.ca/rooms/

www.airbnb.ca/rooms/

www.airbnb.ca/rooms/

Nightly/weekly rentals are generally not permitted in Vancouver. Specifically, Section 10.21.6 of the Zoning and Development By-law states:

“No person shall use or permit to be used any dwelling unit for a period of less than one month unless such unit forms part of a hotel or is used for bed and breakfast accommodation”.

You are to cease using 979 Mainland Street, 902 Homer Street and 338 Smithe Street for nightly/weekly rental accommodations and remove any advertisements, including on-line advertisements, for these properties, **within 30 days of the date of this letter**. Failure to comply may result in fines and legal action.

Please contact me if you have any questions on this matter.

Yours truly,



Mike Bidwell
Property Use Inspector

MB/ss

Copy: Phoebe Stewart, Policy Analyst, Licenses & Animal Control ✓

§ 22(1)

Folio: 156-604-67-0005
Civic: 979 MAINLAND ST
Size: WIDTH/DEPTH

Pid: 026-909-791
Legal: LT 5 PL BCS2143 DL 541 NWD

Owner

S-22(1)



Application Edit Details Tools Reports Help

LAND Sheet Mainland

2016 Nov 7, 2016

File	Street	House	Unit	Plan	Lot	Block	Type	Phone Number
927	156-604-67-0 MAINLAND ST	577		S-22(1)			STRATA	S-22(1)
928	156-604-67-0 MAINLAND ST	577					STRATA	
929	156-604-67-0 MAINLAND ST	577					STRATA	
930	156-604-67-0 MAINLAND ST	577					STRATA	
931	156-604-67-0 MAINLAND ST	577					STRATA	
932	156-604-67-0 MAINLAND ST	577					STRATA	
933	156-604-67-0 MAINLAND ST	577					STRATA	
934	156-604-67-0 MAINLAND ST	577					STRATA	
935	156-604-67-0 MAINLAND ST	577					STRATA	
936	156-604-67-0 MAINLAND ST	577					STRATA	
937	156-604-67-0 MAINLAND ST	577					STRATA	
938	156-604-67-0 MAINLAND ST	577					STRATA	
939	156-604-67-0 MAINLAND ST	577					STRATA	
970	156-604-67-0 MAINLAND ST	577					STRATA	
971	156-604-67-0 MAINLAND ST	577					STRATA	
972	156-604-67-0 MAINLAND ST	577					STRATA	
973	156-604-67-0 MAINLAND ST	577					STRATA	
974	156-604-67-0 MAINLAND ST	577					STRATA	
975	156-604-67-0 MAINLAND ST	577					STRATA	
976	156-604-67-0 MAINLAND ST	577					STRATA	
977	COMPLETE - MAINLAND ST	577					STRATA	
978	156-604-67-0 MAINLAND ST	979					STRATA	
979	156-604-67-0 MAINLAND ST	981					STRATA	
980	156-604-67-0 MAINLAND ST	983					STRATA	
981	156-604-67-0 MAINLAND ST	987					STRATA	
982	152-605-04-0 MAINLAND ST	1003					LAND	
983	156-605-15-0 MAINLAND ST	1020					LAND	
984	152-605-50-0 MAINLAND ST	1051					STRATA	

* 05 Total / Taxes with Int. / Instalments / L	0.00	0.00	0.00
2017 Instalments Total / Payments / Interest	0.00	0.00	0.00
Default / Agreement No. / Type	0.00		
Pay Taxes - Status	No Account		
Pay Utilities - Status	No Account		
2015 Levy / Reg / Met	0.00	0.00	0.00
2015 Levy / Service / Net	0.00	0.00	0.00
2016 Hog Claimed / 2017 Pisto Hog Claim	0.00		
2015 Hog Claimed / 2016 Pisto Hog Claim	0.00		
Mortgage # / Bank # / Last Mod / Name			OWNERS OF STRATA PLAN BCS2143
Local Improvements	No		LAND ASSOCI BC, INC
Comments	Yes		13428 - 77TH AVENUE
Done	No owner		SURREY BC V3W 5Y2
Utility Account / Type / Mtd To / Person	5001314	RESIDENTIAL STRATA	

08-DEC-06 /

Windows taskbar showing icons for Internet Explorer, Word, and other applications. System tray shows the time as 3:01 PM on 11/2/2016.



Smith, Susan

From: Bidwell, Mike
Sent: Wednesday, November 02, 2016 1:15 PM
To: Smith, Susan
Subject: FW: Airbnb rentals

From: § 22(1)
Sent: Thursday, October 27, 2016 4:14 PM
To: Bidwell, Mike
Subject: Airbnb rentals

Hello Mr Bidwell.

As per our phone conversation I am providing the requested links for the 3 Airbnb townhouse listings we spoke of that § 22(1)

§ 22(1) Mainland

Listing shows picture of a § 22(1) at § 22(1) Smithe but that is my neighbors unit and they are not an Airbnb.

[https://www.airbnb.ca/rooms/§ 22\(1\)](https://www.airbnb.ca/rooms/§ 22(1))

§ 22(1) Homer

[https://www.airbnb.ca/rooms/§ 22\(1\)](https://www.airbnb.ca/rooms/§ 22(1))

§ 22(1) Smithe

2 listings for same unit.

[https://www.airbnb.ca/rooms/§ 22\(1\)](https://www.airbnb.ca/rooms/§ 22(1))

[https://www.airbnb.ca/rooms/§ 22\(1\)](https://www.airbnb.ca/rooms/§ 22(1))

Thank you.

§ 22(1)

November 10, 2016

PLEASE REFER TO:

A. Leung
Property Use Inspector
at 604.871.6009
alvin.leung@vancouver.ca
CF-2016-002351

§ 22(1) [Redacted]

RE: Unlawful Short-Term Rental - § 22(1) - 1328 West Pender Street - § 22(1)

It has come to my attention that § 22(1) 1328 West Pender Street is being advertised for nightly/weekly rental accommodation at:

[https://www.airbnb.ca/rooms/§ 22\(1\)](https://www.airbnb.ca/rooms/§ 22(1))


Nightly/weekly rentals are generally not permitted in Vancouver. Specifically, Section 10.21.6 of the Zoning and Development By-law states:

"No person shall use or permit to be used any dwelling unit for a period of less than one month unless such unit forms part of a hotel or is used for bed and breakfast accommodation".

You are to cease using § 22(1) - 1328 West Pender Street for nightly/weekly rental accommodation and remove any advertisements, including on-line advertisements, for this property **within 30 days of the date of this letter**. Failure to comply may result in fines and legal action.

Please contact me if you have any questions on this matter.

Yours truly,


A. Leung
Property Use Inspector

AM/dlb

cc: Phoebe Stewart, Policy Analyst, Licenses & Animal Control

§ 22(1) [Redacted]

Dec. 12/16.
Diary? No Yes
To: _____
Date: _____ Init: _____

Land Inquiry - Property Number: 2822237 / Folio: COMPLEX / Civic Address: 1328 PENDER ST W

Application Edit Options Tools Reports Help

LAND House Street PENDER ST W

2016 Nov 9, 2016

	House	Unit	Plan	Lot	Block	Type	Property Number
78: 592-116-0	1328	s 22(1)				STRATA	s 22(1)
79: 592-116-0	1328					STRATA	
80: 592-116-0	1328					STRATA	
81: 592-116-0	1328					STRATA	
82: 592-116-0	1328					STRATA	
83: 592-116-0	1328					STRATA	
84: 592-116-0	1328					STRATA	
85: 592-116-0	1328					STRATA	
86: 592-116-0	1328					STRATA	
87: 592-116-0	1328					STRATA	
88: 592-116-0	1328					STRATA	
89: 592-116-0	1328					STRATA	
90: 592-116-0	1328					STRATA	
91: 592-116-0	1328					STRATA	
92: 592-116-0	1328					STRATA	
93: 592-116-0	1328					STRATA	
94: COMPLE						STRATA	

Property Report

Use Screen

Items to Print:

Owners

Legal (extended)

Taxable Assessments

Actual Assessments

Taxes

LTO Transactions

Property Attributes

Comments

Property Charges

Mortgage # / Bank # / Last Mod / Name				
Local Improvements	No			
Comments	Yes			
Owner	No owner			
* Utility Account / Type / Mail To / Person	5010798	RESIDENTIAL	STRATA	OWNERS STRATA PLAN BCS460 C/O PACIFIC QUORUM 430 - 1200 W 73RD AVENUE VANCOUVER BC V6P 6G5
* Utility Account / Type / Mail To / Person	5010799	RESIDENTIAL	STRATA	
* Utility Account / Type / Mail To / Person	5010800	RESIDENTIAL	STRATA	
* Utility Account / Type / Mail To / Person	5078511	RESIDENTIAL	STRATA	

NUM

Folio: 592-116-04-0013

Pid: 025-703-862

Civic: ^{s.22(1)} 1328 PENDER ST W

Legal: LT 13 PL BCS460 DL 185 NWD

Size: WIDTH/DEPTH

Owner: ^{s.22(1)}



Property Use Complaint

Case number: 101008468558

Case created: 2016-09-27, 06:06:00 PM

Incident Location

Address: 1351 CONTINENTAL ST, Vancouver, V6Z 0C6

Address2: s.22(1)

Contact Details

Name: s.22(1)

Phone:

Preferred contact method: Either

Request Details

- | | | |
|-----|---|--|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | s.22(1) He had rented this out to a long term tenant. The tenant is now using this unit for an Airbnb. The fob being used was an alert as a violation. s.22(1) has advised the building manager of this and would like to report this is happening. There was an ad for the unit available as an airbnb. |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | s.22(1) |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | Yes |

Additional Details

-- (AVSC, Sep 27 2016 8:34PM) -- (AVSC, Sep 27 2016 8:40PM)

s.22(1)



s.22(1)



EN123430

FYA to: Mike Bidwell (*Don't Route*)

FYI to:

Property Use Complaint

Case number: 101008572302

Case created: 2016-10-20, 10:19:00 AM

Incident Location

Address: s.22(1) KITCHENER ST, Vancouver, V5L 2W2

Contact Details

Name: s.22(1)

Address: s.22(1)

Phone: s.22(1)

Alt. Phone: s.22(1)

Preferred contact method: Either

Request Details

- | | | |
|-----|---|---|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Airbnb or Other Short-term Rental |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | 3 units are being used for Air B&B. Owner s.22(1) He is blocking parking spots on the street for his potential visitors and the constant coming and going is disruptive to the neighbourhood. As per caller, the police was involved as well when neighbours complained about this. |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | s.22(1) |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | No |

EN

FYA to: Charlene Cranton

FYI to:



Property Use Complaint

Case number: 101008198239

Case created: 2016-08-05, 12:51:00 PM

Incident Location

Address: s.22(1) KITCHENER ST, Vancouver, V5L 2W2

Contact Details

Name: s.22(1)

Phone: [Redacted]

Email:

Alt. Phone:

Preferred contact method: Either

Request Details

- 1. Type of concern (if multiple concerns, select primary and provide details in question 2): Airbnb or Other Short-term Rental
- 2. If Other selected or there are multiple issues, provide details: _____
- 3. If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): visitors frequent in and out from this address
- 4. If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: _____
- 5. If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): _____
- 6. If a Rental Unit concern selected, was the landlord advised of the issue? _____
- 7. If Yes selected, what happened? _____
- 8. If Sign selected, provide sign size, wording or identifying details: _____
- 9. Caller's daytime phone number: s.22(1)
- 10. (Don't ask, just record - did caller indicate they want a call back?) No

EN 121877

FYA to: Len Sugie

FYI to:

PLEASE REFER TO:
Charlene Cranton
Property Use Inspector
at 604.871.6922
charlene.cranton@vancouver.ca
CF-2016-001605

October 28, 2016

§ 22(1)
[Redacted]

Dear Sir/Madam:

RE: Unlawful Short-Term Rental - § 22(1) Kitchener Street - § 22(1)
Kitchener Street)

It has come to my attention that § 22(1) Kitchener Street is being advertised for nightly/weekly rental accommodation at [https://www.airbnb.ca/rooms/§ 22\(1\)](https://www.airbnb.ca/rooms/§ 22(1)) [https://www.airbnb.ca/rooms/§ 22\(1\)](https://www.airbnb.ca/rooms/§ 22(1)) and [https://www.airbnb.ca/rooms/§ 22\(1\)](https://www.airbnb.ca/rooms/§ 22(1))

Nightly/weekly rentals are generally not permitted in Vancouver. Specifically, Section 10.21.6 of the Zoning and Development By-law states:

“No person shall use or permit to be used any dwelling unit for a period of less than one month unless such unit forms part of a hotel or is used for bed and breakfast accommodation”.

You are to cease using § 22(1) Kitchener Street for nightly/weekly rental accommodation and remove any advertisements, including on-line advertisements, for this property, within 30 days of the date of this letter. Failure to comply may result in fines and legal action.

Please contact me if you have any questions on this matter.

Yours truly,



Charlene Cranton
Property Use Inspector

CC/cf

cc: Phoebe Stewart, Policy Analyst, Licenses & Animal Control



Property Use Complaint

Case number: 101008094242

Case created: 2016-07-16, 06:35:00 PM

Incident Location

Address: §.22(1) KITCHENER ST, Vancouver, V5L 2W2 (Secondary to §.22(1) Kitchener St)

Contact Details

Name: §.22(1)
Address: §.22(1)
Phone: §.22(1)
Alt. Phone: §.22(1)

Preferred contact method: Either

Request Details

- 1. Type of concern (if multiple concerns, select primary and provide details in question 2): Illegal Suite
- 2. If Other selected or there are multiple issues, provide details: _____
- 3. If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): _____
- 4. If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: _____
- 5. If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): _____
- 6. If a Rental Unit concern selected, was the landlord advised of the issue? _____
- 7. If Yes selected, what happened? _____
- 8. If Sign selected, provide sign size, wording or identifying details: _____
- 9. Caller's daytime phone number: §.22(1) _____
- 10. (Don't ask, just record - did caller indicate they want a call back?) No

Additional Details

§.22(1) Kitchener Street, is running an Air Bnb. The secondary address is §.22(1) Kitchener St. He has §.22(1) The parking on his street is getting difficult because of the bnb and the §.22(1) also. Citizen would like the City to do something about this illegal business.

EN

FYA to: Charlene Cranton

FYI to:



Property Use Complaint

Case number: 101008198239

Case created: 2016-08-05, 12:51:00 PM

Incident Location

Address: [REDACTED] KITCHENER ST, Vancouver, V5L 2W2

Contact Details

Name: [REDACTED]

Phone: [REDACTED]

Email:

Alt. Phone:

Preferred contact method: Either

Request Details

- 1. Type of concern (if multiple concerns, select primary and provide details in question 2): Airbnb or Other Short-term Rental
- 2. If Other selected or there are multiple issues, provide details: _____
- 3. If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): visitors frequent in and out from this address
- 4. If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: _____
- 5. If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): _____
- 6. If a Rental Unit concern selected, was the landlord advised of the issue? _____
- 7. If Yes selected, what happened? _____
- 8. If Sign selected, provide sign size, wording or identifying details: _____
- 9. Caller's daytime phone number: [REDACTED]
- 10. (Don't ask, just record - did caller indicate they want a call back?) No

EN 121877

FYA to: Len Sugie

FYI to:



Property Use Complaint

Case number: 101007808057

Case created: 2016-05-30, 11:22:00 AM

Incident Location

Address: s.22(1) CYPRESS ST, Vancouver, V6J 3L6

Contact Details

Name: s.22(1)
Address: [Redacted]
Phone: [Redacted] | Email: s.22(1)
Alt. Phone: [Redacted] Preferred contact method: Either

Request Details

- | | | |
|-----|--|------------------|
| 1. | Type of concern: | Business Licence |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Auto Repairs selected, provide name and phone number of operator, if known: | |
| 4. | If Business Licence selected, provide business name: | s.22(1) |
| 5. | If Home-based Business selected, provide details e.g. business type, hours of operation, customers are coming on site: | |
| 6. | If Pesticide selected, who applied it? | |
| 7. | What pesticide was used and when was it applied? | |
| 8. | If a Rental Unit issue selected, was the landlord advised of the issue? | |
| 9. | If Yes selected, what happened? | |
| 10. | If Sign selected, provide sign size, wording or identifying details: | |
| 11. | Caller's daytime phone number: | s.22(1) |
| 12. | (Don't ask, just record - did caller indicate they want a call back?) | No |

Additional Details

s.22(1) is operating an Air BnB at the location. s.22(1)
s.22(1)

s.22(1). Caller can provide cell phone number to contact property owner if required. She will try to find the number and call back to update this report.

EN 119173

FYA to: John Tong

FYI to:

November 15, 2016

PLEASE REFER TO:
D. Lam
Property Use Inspector
at 604.873.7587
david.lam@vancouver.ca
CF-2016-002084



RE: Unlawful Short-Term Rental ^{s.22(1)} Cypress Street

It has come to my attention that ^{s.22(1)} Cypress Street is being advertised for nightly/weekly rental accommodation at:

<https://www.airbnb.ca/rooms/> ^{s.22(1)}

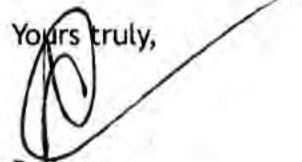
Nightly/weekly rentals are generally not permitted in Vancouver. Specifically, Section 10.21.6 of the Zoning and Development By-law states:

"No person shall use or permit to be used any dwelling unit for a period of less than one month unless such unit forms part of a hotel or is used for bed and breakfast accommodation".

You are to cease using 1840 Cypress Street for nightly/weekly rental accommodation and remove any advertisements, including on-line advertisements, for this property **within 30 days of the date of this letter**. Failure to comply may result in fines and legal action.

Please contact me if you have any questions on this matter.

Yours truly,



D. Lam
Property Use Inspector

AM/db

cc: Phoebe Stewart, Policy Analyst, Licenses & Animal Control

DEC. 16/16
SEARCHED
SERIALIZED
INDEXED
FILED

Folio: 638-097-07-0006

Pid: 018-779-514

Civic: ^{s.22(1)} CYPRESS ST

Legal: LT 6 PL LMS1423 DL 526 NWD

Size: WIDTH/DEPTH

Owner: ^{s.22(1)}





Property Use Complaint

Case number: 101008483847

Case created: 2016-09-30, 01:32:00 PM

Incident Location

Address: [redacted], Vancouver, V6J 1E4

Contact Details

Name: s.22(1) [redacted]

Address: [redacted] s.22(1)

Phone: s.22(1) [redacted] mail:

Alt. Phone: Preferred contact method: Either

Request Details

- 1. Type of concern (if multiple concerns, select primary and provide details in question 2): Airbnb or Other Short-term Rental
- 2. If Other selected or there are multiple issues, provide details: _____
- 3. If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): Unit) s.22(1) advertising on AirBNB website
- 4. If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: _____
- 5. If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): _____
- 6. If a Rental Unit concern selected, was the landlord advised of the issue? _____
- 7. If Yes selected, what happened? _____
- 8. If Sign selected, provide sign size, wording or identifying details: _____
- 9. Caller's daytime phone number: s.22(1) [redacted]
- 10. (Don't ask, just record - did caller indicate they want a call back?) No

EN123540

FYA to: David Lam

FYI to:



Property Use Complaint

Case number: 101008483847

Case created: 2016-09-30, 01:32:00 PM

Incident Location

Address: [REDACTED], Vancouver, V6J 1E4

Contact Details

Name: [REDACTED]

Address: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

Alt. Phone: [REDACTED] Preferred contact method: Either

Request Details

- 1. Type of concern (if multiple concerns, select primary and provide details in question 2): Airbnb or Other Short-term Rental
- 2. If Other selected or there are multiple issues, provide details: _____
- 3. If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): Unit [REDACTED] advertising on AirBNB website
- 4. If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: _____
- 5. If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): _____
- 6. If a Rental Unit concern selected, was the landlord advised of the issue? _____
- 7. If Yes selected, what happened? _____
- 8. If Sign selected, provide sign size, wording or identifying details: _____
- 9. Caller's daytime phone number: [REDACTED]
- 10. (Don't ask, just record - did caller indicate they want a call back?) No

EN123540

FYA to: David Lam

FYI to:

November 30, 2016

PLEASE REFER TO:
D. Lam
Property Use Inspector
at 604.873.7587
david.lam@vancouver.ca
CF-2016-002596

Northeast Properties Ltd.
#207 - 2025 West 2nd Avenue
Vancouver BC
V6J 1J6

Owners of Strata Plan VAS1363
c/o 2058 Cypress Street
Vancouver BC
V6J 3M1

RE: Unlawful Short-Term Rental - § 22(1) **Cypress Street** § 22(1)

It has come to my attention that § 22(1) Cypress Street is being advertised for nightly/weekly rental accommodation at:

<https://www.airbnb.ca/rooms/> § 22(1)

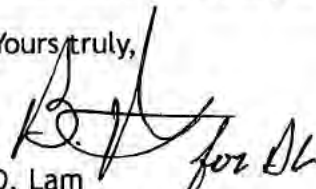
Nightly/weekly rentals are generally not permitted in Vancouver. Specifically, Section 10.21.6 of the Zoning and Development By-law states:

"No person shall use or permit to be used any dwelling unit for a period of less than one month unless such unit forms part of a hotel or is used for bed and breakfast accommodation".

You are to cease using § 22(1) Cypress Street for nightly/weekly rental accommodation and remove any advertisements, including on-line advertisements, for this property **within 30 days of the date of this letter**. Failure to comply may result in fines and legal action.

Please contact me if you have any questions on this matter.

Yours truly,


D. Lam
Property Use Inspector

DL/dlb

cc: Phoebe Stewart, Policy Analyst, Licenses & Animal Control

Jan. 3/17
Searched? No Yes
To: _____
Date: _____ Init: _____

Application Edit Options Tools Reports Help

LAND House Street CYPRESS ST
 2016 Nov 30, 2016

Folio	Street	House	Unit	Plan	Lot	Block	Type	Property Number
1 COMPLEX	CYPRESS ST							2189447
2 642-097-07-0005	CYPRESS ST	5.22(1)		VAS				2189496

Property Report

Use Screen
 Items to Print:

- Owners
- Legal (extended)
- Taxable Assessments
- Actual Assessments
- Taxes
- LTO Transactions
- Property Attributes
- Comments
- Property Charges

2016 Hog Claimed / 2017 Retro Hog Claims	0.00	0.00					
2015 Hog Claimed / 2016 Retro Hog Claims	0.00	0.00					
Mortgage # / Bank # / Last Mod / Name						OWNERS OF STRATA PLAN VAS1363	
Local Improvements	No					C/O 2058 CYPRESS ST	
Comments	Yes					VANCOUVER BC V6J 3M1	
Owner	No owner						
Utility Account / Type / Mail To / Person	5008944	RESIDENTIAL	STRATA				
Utility Account / Type / Mail To / Person	5072537	RESIDENTIAL	STRATA			OWNERS OF STRATA PLAN VAS1363/C/	

NUM

Folio: 642-097-07-0007
Civic: ^{S.22(1)} CYPRESS ST
Size: WIDTH/DEPTH

Pid: 002-698-901
Legal: LT 7 PL VAS1363 DL 526 NWD

Owner: NORTHEAST PROPERTIES LTD
207-2025 2ND AVE W
VANCOUVER BC V6J 1J6
(CA5373878)

52
54
56
58
60
62
64
66.

November 29, 2016

PLEASE REFER TO:

N. Liu
Property Use Inspector
at 604.873.7588
nicholas.liu@vancouver.ca
CF-2016-002855




Owners Strata Plan VAS22
Attention: D. Moschenross
c/o Bayside Services Ltd.
#100 - 6400 Roberts Street
Burnaby BC
V5G 4C9

Dear Sir/Madam:


RE: Unlawful Short-Term Rental - 2234 West 1st Avenue - Unit 

It has come to my attention that Unit  in 2234 West 1st Avenue is being advertised for nightly/weekly rental accommodation at:

<https://www.airbnb.ca/rooms/> 

Nightly/weekly rentals are generally not permitted in Vancouver. Specifically, Section 10.21.6 of the Zoning and Development By-law states:

"No person shall use or permit to be used any dwelling unit for a period of less than one month unless such unit forms part of a hotel or is used for bed and breakfast accommodation".

You are to cease using  2234 West 1st Avenue for nightly/weekly rental accommodation and remove any advertisements, including on-line advertisements, for this property **within 30 days of the date of this letter**. Failure to comply may result in fines and legal action.

Please contact me if you have any questions on this matter.

Yours truly,



N. Liu
Property Use Inspector

NL/dlb

cc: Phoebe Stewart, Policy Analyst, Licenses & Animal Control

Jan. 3/16
Diary? No Yes
To: _____
Date: _____ Ini: _____

Application Edit Options Tools Reports Help

LAND Plan vas22

2016 Nov 28, 2016

	Folio	Street	House	Unit	District Lot	Plan	Lot	Block	Type	Property Number
14	634-084-46-0014	1ST AVE W	2234	S.22(1)			S.22(1)		STRATA	S.22(1)
15	634-084-46-0015	1ST AVE W	2234						STRATA	
16	634-084-46-0016	1ST AVE W	2234						STRATA	
17	634-084-46-0017	1ST AVE W	2234						STRATA	
18	634-084-46-0018	1ST AVE W	2234						STRATA	
19	634-084-46-0019	1ST AVE W	2234						STRATA	
20	634-084-46-0020	1ST AVE W	2234						STRATA	
21	634-084-46-0021	1ST AVE W	2234						STRATA	
22	634-084-46-0022	1ST AVE W	2234						STRATA	
23	634-084-46-0023	1ST AVE W	2234						STRATA	
24	634-084-46-0024	1ST AVE W	2234						STRATA	
25	634-084-46-0025	1ST AVE W	2234						STRATA	
26	634-084-46-0026	1ST AVE W	2234						STRATA	
27	634-084-46-0027	1ST AVE W	2234						STRATA	
28	634-084-46-0028	1ST AVE W	2234						STRATA	
29	634-084-46-0029	1ST AVE W	2234						STRATA	
30	COMPLEX	1ST AVE W	2234						STRATA	

Navigation icons: Home, Back, Forward, Search, Print, Refresh, etc.

2016 Hog Claimed / 2017 Retro Hog Claimed	0.00	0.00		
2015 Hog Claimed / 2016 Retro Hog Claimed	0.00	0.00		
Mortgage # / Bank # / Last Mod / Name			OWNERS STRATA PLAN VAS22 ATTN: DEBRA MOSCHENROSS C/O BAYSIDE SERVICES LTD 6400 ROBERTS ST 100 - 6400 ROBERTS STREET BURNABY BC V5G 4C9	
Local Improvements	No			
Comments	Yes			
Owner	No owner			
Utility Account / Type / Mail To / Person	5012225	RESIDENTIAL	STRATA	
Utility Account / Type / Mail To / Person	5080363	RESIDENTIAL	STRATA	OWNERS STRATA PLAN VAS22ATTN: DI

CAP NUM

Folio: 634-084-46-0003

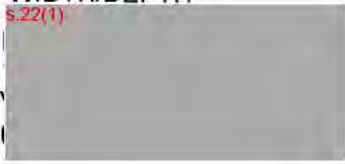
Pid: 003-034-496

Civic: ^{s.22(1)} 2234 1ST AVE W

Legal: LT 3 PL VAS22 DL 526 NWD

Size: WIDTH/DEPTH

Owner:



November 29, 2016

PLEASE REFER TO:

N. Liu
Property Use Inspector
at 604.873.7588
nicholas.liu@vancouver.ca
CF-2016-002855

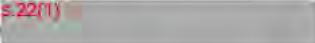


Owners Strata Plan VAS22
Attention: D. Moschenross
c/o Bayside Services Ltd.
#100 - 6400 Roberts Street
Burnaby BC
V5G 4C9

Dear Sir/Madam:


RE: Unlawful Short-Term Rental - 2234 West 1st Avenue - Unit 

It has come to my attention that Unit  in 2234 West 1st Avenue is being advertised for nightly/weekly rental accommodation at:

">https://www.airbnb.ca/rooms/

Nightly/weekly rentals are generally not permitted in Vancouver. Specifically, Section 10.21.6 of the Zoning and Development By-law states:

"No person shall use or permit to be used any dwelling unit for a period of less than one month unless such unit forms part of a hotel or is used for bed and breakfast accommodation".

You are to cease using  2234 West 1st Avenue for nightly/weekly rental accommodation and remove any advertisements, including on-line advertisements, for this property within 30 days of the date of this letter. Failure to comply may result in fines and legal action.

Please contact me if you have any questions on this matter.

Yours truly,



N. Liu
Property Use Inspector

NL/dbb

cc: Phoebe Stewart, Policy Analyst, Licenses & Animal Control

JAN. 3/16
Diary? No Yes
To: _____
Date: _____ Init: _____

Folio: 634-084-46-0001
Civic: ^{s.22(1)} 2234 1ST AVE W
Size: WIDTH/DEPTH

Pid: 003-034-381
Legal: LT 1 PL VAS22 DL 526 NWD

Owner: ^{s.22(1)} 



Property Use Complaint

Case number: 101007790373

Case created: 2016-05-26, 12:08:00 PM

Incident Location

Address: 2341 YORK AV, Vancouver, V6K 1C8

Contact Details

Name: s.22(1) [Redacted]
Address: [Redacted]
Phone: [Redacted]

Request Details

1.	Type of concern:	Illegal Suite
2.	If Other selected or there are multiple issues, provide details:	
3.	If Auto Repairs selected, provide name and phone number of operator, if known:	
4.	If Business Licence selected, provide business name:	
5.	If Home-based Business selected, provide details e.g. business type, hours of operation, customers are coming on site:	
6.	If Pesticide selected, who applied it?	
7.	What pesticide was used and when was it applied?	
8.	If a Rental Unit issue selected, was the landlord advised of the issue?	
9.	If Yes selected, what happened?	
10.	If Sign selected, provide sign size, wording or identifying details:	
11.	Caller's daytime phone number:	
12.	(Don't ask, just record - did caller indicate they want a call back?)	No

Additional Details

Citizen called to complain the owner of this building running a 13 room Air B and B business.

Map and Photo

- no picture -

EN 119049

FYA to: Nick Liu

FYI to:

Vancouver investigates Kitsilano apartment block hosting 17 Airbnb units

2341 York ^{see}
IC 10575

Please file to
DOMINO
L. Weker



Published on: July 3, 2016 | Last Updated: July 3, 2016 4:52 PM PDT



2341 York Ave in Vancouver, where the owner is running 17 short-term rentals against city regulations. Arlen Redekop / PNG

The City of Vancouver is investigating the operation of 17 short-term rental units in a Kitsilano apartment block.

There are 17 Airbnb listings in the New York Apartments at 2341 York Ave. near Kitsilano Beach. The two-storey building has 29 units, according to its owner, and is zoned as a medium-density residential development.

In Vancouver, all rental tenancies must be at least 30 days except in hotels and licensed bed and breakfasts, but the vast majority of Airbnb hosts violate this regulation. In [online reviews](#), many users say they stayed at the New York for just a few days.

The building was sold last July for \$3.8 million to Nevin Sangha of [Carrera Management Corp.](#) Sangha said his firm manages around 300 conventional rental units in the Lower Mainland, and stressed that the New York is the firm's only building using Airbnb.

The reason for the Airbnb units, he said, is because his staff has struggled to rent out the New York's SRO units using traditional methods such as Craigslist.

"They're SROs so they're pretty hard to rent out the way they are," said Sangha, adding, they're "not what the market's looking for so the Airbnb seems to make more sense for them."

Tenants of the New York's sleeping rooms – SROs averaging 110 square feet – share four parking stalls and common washrooms, showers and baths. The building also has a penthouse and several one- and two-bedroom units. Units are listed at between \$60 and \$169 per night.

Sangha said the firm spent close to \$1 million restoring the New York after "much-deferred maintenance" left some units uninhabitable.

He's working with an architect to prepare an application to convert some of the SROs into conventional rental units and his firm hopes to attract potential long-term tenants such as students, he said.

Sangha said he understands there are critics of Airbnb but said many of the units get 30-days stays. He said city staff visited the building three times and took no issue with the short-term rentals.

"It's a lot of work, and it's in our best interest to go with the longer-term tenants," he said. "We don't make any real returns on the short-term tenants because there's a lot of labour."

In an emailed reply to questions, the city said it received a complaint through its 3-1-1 phone line about alleged multiple short-term rental units at the New York. It is investigating the rental use.

"There is a valid residential rental business licence for a rooming house with up to 24 sleeping units," the city said. "However, in Vancouver, all rental tenancies must be at least 30 days except in licensed bed and breakfasts."

The New York's Airbnb use isn't unique.

Iain Marjoribanks, a student with the University of B.C.'s school of community and regional planning, tallied more than 3,400 active Airbnb listings in Vancouver last December. [His research](#) found that 99.3 per cent of Airbnb stays in Vancouver are shorter than 30 days.

"The majority of Airbnb's *listings, bookings, and revenue* [italics his] appears to come from a minority of 'commercial' hosts: property managers who list one or several full houses, apartments, and rooms on a long-term commercial basis," he said in his report.

The city is working to address concerns about the impact of short-term rentals on the rental market. Last year, Vancouver had the lowest vacancy rate in Canada at 0.6%, according to a staff report.

In an email, the city said: "Council has directed staff to review the City's current regulations and enforcement practices for short-term visitor rentals, and propose changes to prevent negative impacts on the supply and affordability of rental housing for Vancouver residents. Work is underway and council will consider options in the fall."

In a motion filed in April regarding the regulation of short-term rentals such as Airbnb and VRBO, Councillor Geoff Meggs said: "It is probable that many of these units are being offered in violation of the zoning and development bylaw with a negative impact on vacancy rates, building security and public safety considerations."

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:
Mr. Paul Martin
Building Inspector
Investigations and Enforcement
Team at 604.873.7073
paul.martin@vancouver.ca
IR # IC10575
EN120885 - ZD / EN120886 - BU
EN120887 - PL / EN120888 - EL

ORDER

July 15, 2016

New York Apartment Holdings Inc.
9906 - 180A Street
Surrey, BC
V4N 4V5

co. Search

Blair Martin ✓
P. Martin B. Innes
July 20
P. Capolongo
S. Lowry

New York Apartment Holdings Inc.
235 - 15th Street - Flr 3
West Vancouver, BC
V7T 2X1

Tempest

Dear Sir/Madam:

RE: 2341 York Avenue

A recent inspection was carried out by the Investigations and Enforcement Team. The following by-law violations were reported:

Zoning and Development By-law and Building By-law:

1. The basement has been altered to provide 2 additional dwelling units including kitchens without permits.
2. One of the sleeping units on the 2nd floor has been altered without permits.
3. The roof deck area adjacent to the penthouse unit is being used as a patio without permits or approval.
4. The building is being used as living accommodations for short term rentals of less than 30 days in contravention of Section 10.21.6 of the Zoning and Development By-law which states "No person shall use or permit to be used any dwelling unit for a period of less than one month unless such unit forms part of a hotel or is used for bed and breakfast accommodation".

5. All exterior windows have been replaced without permits.
6. The fire separation is not continuous in some areas of the basement ceiling.
7. The window next to the fire escape is not code compliant.
8. A wall separating the furnace room from the corridor has been constructed without permits.
9. Installation of a new replacement fire alarm panel has been completed without permits.
10. If the roof deck area adjacent to the penthouse unit is approved as useable space, a permit will be required to install guard rails.

Plumbing (Part 2 of the Building By-law):

1. Plumbing work has been carried out in the basement and on the 2nd floor without permits.

A Plumbing Permit is required and is issuable only to a licensed plumbing contractor.

Electrical By-law:

1. Extensive work without permit has been installed on all floors. This work includes but is not limited to: new exit signs, new emergency lighting, light fixtures, outlets, switches, panel boards, surface wiring, branch circuits and disconnects.

An Electrical Permit is required and is issuable only to a licensed electrical contractor.

To obtain the required Development and Building Permits, please contact our Enquiry Centre at 604.873.7611 for further information regarding permit and plan submission requirements or to schedule an appointment with an Enquiry Centre Officer.

In accordance with Subsection 7.1 of the Zoning and Development By-law, Article 1.5.4.2. of Division C of the Building By-law and Sections 3.1, 3.6 and 6.4 of the Electrical By-law, **YOU ARE ORDERED TO:**

1. **IMMEDIATELY** cease occupying the building as short term rental accommodations and remove all related advertising as short term rental accommodations; **AND**
2. Obtain the required Development and Building Permits to:
 - Retain all work carried out without permit including the window replacements; and
 - Restore the fire separation; or
 - Restore the building to the last approved condition as per the approved plans on record; **AND**
3. Obtain the required Plumbing and Electrical Permits for the work carried out as outlined above,

ON OR BEFORE AUGUST 15, 2016.

FAILURE TO COMPLY WITH THIS ORDER WILL RESULT IN THE CITY INITIATING LEGAL ACTION AGAINST YOU AND WILL NOT ABSOLVE YOU FROM COMPLYING.

Re-inspection:

The City Inspectors require access to your building at the above location to inspect it for compliance with the By-laws.

Sections 6.1(b) and 6.3 of the Electrical By-law, Article 1.5.2.1. of Division C of the Building By-law and Sections 3.1.6, 6.10 and 7.2 of the Zoning and Development By-law authorize the City Inspectors to enter on to any land or into any building at any reasonable time for the purpose of administering or enforcing the By-laws.

Consequently, the Inspectors will be returning to your building at the above location on **THURSDAY, AUGUST 18, 2016 at 2:00 pm** to inspect for compliance with the By-laws and you are to provide access to **all areas** of the building. If this is not a reasonable time for an inspection, you or your agent must contact Mr. Paul Martin of this Department, at 604.873.7073, Monday - Friday to make other arrangements for the inspection.

FAILURE TO PROVIDE ACCESS TO ALL AREAS OF YOUR BUILDING WILL RESULT IN THE MATTER BEING REFERRED TO THE CITY PROSECUTOR FOR THE LAYING OF CHARGES AND WILL NOT ABSOLVE YOU FROM COMPLYING.

Yours truly,

Yours truly,



R
P. Ryan, M. Sc., P. Eng.
Chief Building Official and
Director, Building Code and Policy



W. White
Deputy City Electrician and
Manager of Trades Inspections

SD/PC/SL/BI/ss

Copy: Posted on building



BC Company Summary For NEW YORK APARTMENT HOLDINGS INC.

Date and Time of Search: July 14, 2016 10:17 AM Pacific Time
Currency Date: April 19, 2016

ACTIVE

Incorporation Number: BC1035457
Name of Company: NEW YORK APARTMENT HOLDINGS INC.
Recognition Date and Time: Incorporated on May 04, 2015 11:49 AM Pacific Time In Liquidation: No
Last Annual Report Filed: May 04, 2016 Receiver: No

REGISTERED OFFICE INFORMATION

Mailing Address: 9906 - 180A STREET SURREY BC V4N 4V5 CANADA
Delivery Address: 9906 - 180A STREET SURREY BC V4N 4V5 CANADA

RECORDS OFFICE INFORMATION

Mailing Address: 9906 - 180A STREET SURREY BC V4N 4V5 CANADA
Delivery Address: 9906 - 180A STREET SURREY BC V4N 4V5 CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name: SANGHA, NEVIN

Mailing Address: 3RD FLOOR, 235 - 15TH STREET WEST VANCOUVER BC V7T 2X1 CANADA
Delivery Address: 3RD FLOOR, 235 - 15TH STREET WEST VANCOUVER BC V7T 2X1 CANADA

OFFICER INFORMATION AS AT May 04, 2016

Last Name, First Name, Middle Name:

SANGHA, NEVIN

Office(s) Held: (President)

Mailing Address:

3RD FLOOR, 235-15TH STREET
WEST VANCOUVER BC V7T 2X1
CANADA

Delivery Address:

3RD FLOOR, 235-15TH STREET
WEST VANCOUVER BC V7T 2X1
CANADA

Folio: 631-078-45-0000

Pid: 015-098-541

Civic: 2341 YORK AVE

Legal: LT 16 BLK 192 PL VAP848 DL 526 NWD

Size: 50 120 WIDTH/DEPTH

Owner: NEW YORK APARTMENT HOLDINGS INC

235 15TH ST FLR 3

WEST VANCOUVER BC V7T 2X1

(CA4519000)



Title Search Report

Title: CA4519000

Printed: Jul. 14, 2016 10:16 AM

Application for registration received on: Jul. 8, 2015

Entered on: Jul. 15, 2015

Declared value: 3800000

From Title: CA4290046

Taxation Authority: City of Vancouver

REGISTERED OWNERS IN FEE SIMPLE

Inc. No:

NEW YORK APARTMENT HOLDINGS INC.,,
3RD FLOOR 235 15TH STREET
WEST VANCOUVER, BC
CANADA

Inc. No: BC1035457

PARCELS

Parcel Identifier: 015098541

Short Legal Description: S/848///192//16

Description of Land:

LOT 16 BLOCK 192 DISTRICT LOT 526 PLAN 848

LEGAL NOTATIONS

No legal notations

CHARGES

No recorded charges

* Caution -- all charges may not be shown or appear in order of priority

* Current information only -- no cancelled information shown

Smith, Susan

From: Martin, Paul
Sent: Friday, July 15, 2016 7:56 AM
To: Smith, Susan
Subject: RE: Detailed Access Req'd - 2341 York Ave

Hi Susan,

August 18th at 2pm.

Thanks

Paul

From: Smith, Susan
Sent: Thursday, July 14, 2016 3:08 PM
To: Martin, Paul
Subject: Detailed Access Req'd - 2341 York Ave

Hi Paul,
Can you please provide a detailed access for 2341 York Avenue for August 17th or later.
Thank you,
Sue

Susan Smith
Team Lead, Enforcement Support
Planning & Development Services
By-law Compliance & Administration
City of Vancouver
Tel: 604.871.6233
susan.smith@vancouver.ca

s.22(1)

1328 W Pender St

s.22(1)

s.22(1)

PLEASE REFER TO:

Alvin Leung

Property Use Inspector

at 604.871.6009

alvin.leung@vancouver.ca

IR # 1234 / EN

October 27, 2016

NCAH B C HOLDINGS LTD
2900-1055 DUNSMUIR ST
VANCOUVER BC V7X 1P4


Dear **Owner**,

RE: **Unlawful Short-Term Rental -** ^{s.22(1)}  **310 Water St**

It has come to my attention that ^{s.22(1)}  **310 Water St** is being advertised for nightly/weekly rental accommodation at www.airbnb.ca/rooms ^{s.22(1)} 

Nightly/weekly rentals are generally not permitted in Vancouver. Specifically, Section 10.21.6 of the Zoning and Development By-law states:

“No person shall use or permit to be used any dwelling unit for a period of less than one month unless such unit forms part of a hotel or is used for bed and breakfast accommodation”.

You are to cease using ^{s.22(1)}  **310 Water St** for nightly/weekly rental accommodation and remove any advertisements, including on-line advertisements, for this property within 30 days of the date of this letter. Failure to comply may result in fines and legal action.

Please contact me if you have any questions on this matter.

Yours truly,

Alvin Leung,
Property Use Inspector

 /

cc: **Strata Plan BCS521**
Phoebe Stewart, Policy Analyst, Licenses & Animal Control

s.22(1)



s.22(1)

310 Water St

s 22(1)



PLEASE REFER TO:
Bruce Peet
Property Use Inspector
at 604.873.7585
bruce.peet@vancouver.ca
CF-2016-001422

October 21, 2016.

0857128 BC LTD
7 ALDER WAY
ANMORE, BC V3H 4Y5

Dear Sir or Madam.

RE: Unlawful Short-Term Rental - ^{s.22(1)} 36 Water Street

It has come to my attention that ^{s.22(1)} 36 Water Street is being advertised for nightly/weekly rental accommodation at:

^{s.22(1)} <https://www.airbnb.ca/rooms> ^{s.22(1)}

Nightly/weekly rentals are generally not permitted in Vancouver. Specifically, Section 10.21.6 of the Zoning and Development By-law states:

“No person shall use or permit to be used any dwelling unit for a period of less than one month unless such unit forms part of a hotel or is used for bed and breakfast accommodation”.

You are to cease using ^{s.22(1)} 36 Water Street for nightly/weekly rental accommodation and remove any advertisements, including on-line advertisements, for this property within 30 days of the date of this letter. Failure to comply may result in fines and legal action.

Please contact me if you have any questions on this matter.

Yours truly,

Bruce Peet
Property Use Inspector

BP/bp

cc: STRATAWEST MANAGEMENT LTD
202 - 224 WEST ESPLANADE
NORTH VANCOUVER BC V7M 1A4

cc: Phoebe Stewart, Policy Analyst, Licenses & Animal Control

s.22(1)



s.22(1)



From: s.22(1)

To: "Lam, David" <David.Lam@vancouver.ca>

Date: 11/17/2016 9:15:35 AM

Subject: Airbnb listing at s.22(1) cypress st. Kitsilano European Style Townhouse - Townhouses for Rent in Vancouver

Hello David,

Please see below for the link to the airbnb at s.22(1) cypress st.

The unit was purchased about 3 months ago, gutted, and began as an airbnb about a month and a half ago.

The owner is an s.22(1)

s.22(1)

You can see on her profile that s.22(1) cypress st is not her only Airbnb unit and that neither are her actual residence.

I'm happy to answer any other questions you have, and appreciate you looking into this.

Best

s.22(1)

<https://www.airbnb.ca/rooms> s.22(1)

s.22(1)

From: "[Liu, Nicholas](mailto:nicholas.liu@vancouver.ca)" <nicholas.liu@vancouver.ca>

To: s.22(1)

Date: 11/23/2016 8:55:38 AM

Subject: s.22(1) W 1st Avenue - Short-term rental complaint

Hello s.22(1)

Thank you for reporting the suspected illegal short-term rental at s.22(1) W 1st Avenue. In order to take action against this complaint, the City needs to obtain an active short term rental listing with a unit number (with dates rented out). Unfortunately without this minimum burden of proof, the City cannot take action against this suspected short-term rental. If you are able to obtain this information, please contact me back and I will take action on this file.

However, based on the reasons mentioned our phone conversation, the City can forward a short-term rental letter to the strata as long as there is an understand the City will not take further action unless the minimum burden of proof is obtained.

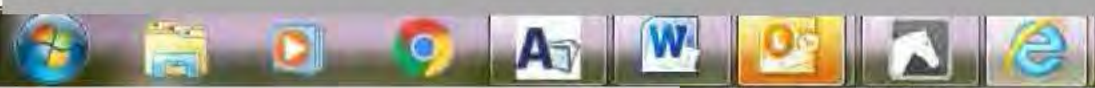
Can you please forward me the Airbnb link?

Much appreciated.

Nicholas Liu Property Use Inspector
Development Services, Building and Licensing | City of Vancouver

City Hall West Annex
Vancouver BC
Canada V5Y 3P9
t 604 871 6923 (Office Hours 8-9:30pm)
e Nicholas.liu@vancouver.ca

s.22(1)



Date of Complaint	311 Case #	Street #	Street	Unit #	Postal Code
Monday, February 29, 2016	101007374864	s.22(1)	E 1st Ave	s.22(1)	V5T 1A4
Monday, February 29, 2016	101007374919		E 1st Ave		V5T 1A4
Monday, February 29, 2016	101007374946		E 1st Ave		V5T 1A4
Tuesday, March 29, 2016	101007498600		Aquarius Mews		V6Z 2Z2
Tuesday, March 29, 2016	101007498670		W 1st Ave		V5Y 0H4
Saturday, April 02, 2016	101007522978		Seymour St		V6B 1X9
Tuesday, April 12, 2016	101007570702		Nelson Street		V6E 1J9
Wednesday, April 13, 2016	101007578756		Nelson Street		V6E 1J3
Friday, April 22, 2016	101007617263		Seymour St		V6B 0G4
Wednesday, May 18, 2016	101007747981		Nunavut Lane		V5X 0C9
Wednesday, May 18, 2016	101007748108		Nunavut Lane		V5X 0C9
Wednesday, May 18, 2016	101007750960		W 8th Ave		V6J 1W5
Friday, May 27, 2016	101007799210		Smithe St		V6B 6H1
Friday, June 17, 2016	101007932573		Pacific Street		V6Z 2P6
Friday, June 24, 2016	101007969571		W Cordova St		V6B 0L2
Sunday, June 26, 2016	101007974745		Barclay St		V6G 1K3
Friday, July 01, 2016	101008008185		E 13th Ave		V5N 0A5
Friday, July 01, 2016	101008008908		Marinaside Cres		V6Z 2Z3
Friday, July 01, 2016	101008008925		Aquarius Mews		V6Z 2Z2
Monday, July 04, 2016	101008015082		Jervis St		V6E 2C2
Monday, July 04, 2016	101008018531		Cardero St		V6G 2HI
Monday, July 04, 2016	101008020680		W 14th Ave		V6H 1R2
Wednesday, July 06, 2016	101008033496		W 1st Ave		V5Y 0K3
Thursday, July 07, 2016	101008042632		W 10th Ave		V6R 2G5
Friday, July 08, 2016	101008049744		W 1st Ave		V5Y 0K3
Friday, July 08, 2016	101008049771		Quebec St		V6A 0C5
Friday, July 08, 2016	101008049836		E 1st Ave		V5T 0E4
Friday, July 08, 2016	101008049853		E 1st Ave		V5T 0E4
Friday, July 08, 2016	101008049864		Quebec St		V5T 0E7
Monday, July 11, 2016	101008062569		W 14th Ave		V6H 1R2
Thursday, July 21, 2016	101008116963		Kingsway		V5N 0E5
Thursday, July 21, 2016	101008119344		Cambie St		V6B 5X5

Sunday, July 24, 2016	101008132744	s.22(1)	W 7th Ave	s.22(1)	V6H 1B3
Tuesday, July 26, 2016	101008144987		Burnaby St		V6E 1P6
Tuesday, July 26, 2016	101008145573		Seymour St		V6B 6L6
Sunday, August 2, 2016	101008179964		Maple St		V6J 5K1
Thursday, August 11, 2016	101008228179		Barclay St		V6E 0B1
Monday, August 22, 2016	101008279845		Cooperage Way		V6B 0C3
Monday, August 22, 2016	101008279885		Cooperage Way		V6B 0C3
Monday, August 22, 2016	101008279896		Cooperage Way		V6B 0C3
Monday, August 22, 2016	101008279896		Cooperage Way		V6B 0C3
Monday, August 22, 2016	101008279930		Cooperage Way		V6B 0C3
Monday, August 22, 2016	101008279989		Cooperage Way		V6B 0C3
Monday, August 22, 2016	101008280001		Cooperage Way		V6B 0C3
Monday, August 22, 2016	101008282472		Hornby St		V6Z 0C5
Monday, August 29, 2016	101008316512		Moberly Rd		V5Z 4B2
Monday, August 29, 2016	101008321887		Citadel Parade		V6B 1W6
Monday, August 29, 2016	101008321917		Citadel Parade		V6B 1W6
Monday, August 29, 2016	101008321928		Citadel Parade		V6B 1W6
Monday, August 29, 2016	101008321928		Citadel Parade		V6B 1W6
Monday, August 29, 2016	101008322020		W Georgia St		V6B 1T8
Wednesday, August 31, 2016	101008330304		Hornby St		V6Z 0C5
Wednesday, August 31, 2016	101008330329		Hornby St		V6Z 0C5
Wednesday, August 31, 2016	101008332022		Keefer Place		V6B 0J1
Thursday, September 01, 2016	101008339870		Alder st		V6H 4C3
Tuesday, September 06, 2016	101008360860		Moberly Rd		V5Z 4B2
Friday, September 09, 2016	101008377422		MARINASIDE CRESCENT		V6Z 2Y2
Tuesday, September 13, 2016	101008396643		Hornby St		V6Z 2E9
Tuesday, September 20, 2016	101008433354		Citadel Parade		V6B 1W6
Saturday, September 24, 2016	101008453429		Carrall St		V6B 2J8
Monday, September 26, 2016	101008458542		Alexander St		V6A 1B2
Tuesday, September 27, 2016	101008468558		Continental St		V6Z 0C6
Friday, September 30, 2016	101008483847		York Ave		V6J 1E4
Monday, October 3, 2016	101008496816		Nelson St		V6G 2Z3

Thursday, October 6, 2016	101008512533	s.22(1)	Water St	s.22(1)	V6B 1A4
Thursday, October 6, 2016	101008513491		Quebec St		V6A 0C5
Thursday, October 6, 2016	101008514173		Kitchener St		V5L 2W2
Friday, October 14, 2016	101008543885		Comox Street		V6G 1R3
Friday, October 14, 2016	101008547424		W 7th Ave		V5Z 1B4
Monday, October 17, 2016	101008556725		Princess Ave		V6A 3E4
Monday, October 17, 2016	101008559403		Ash St		V5Z 3G9
Wednesday, October 19, 2016	101008566866		Richards St		V6B 3A4
Wednesday, October 19, 2016	101008566947		Richards St		V6B 3A4
Wednesday, October 19, 2016	101008566963		Richards St		V6B 3A4
Wednesday, October 19, 2016	101008570468		York Ave		V6K 1C8
Thursday, October 20, 2016	101008572302		Kitchener St		V5L 2W2
Friday, October 21, 2016	101008579739		Water St		V6B 1B6
Tuesday, October 25, 2016	101008595244		Mainland St		
Tuesday, October 25, 2016	101008595272		Smithe St		
Wednesday, October 26, 2016	101008598354		W Pender St		V6E 4T1
Wednesday, October 26, 2016	101008601886		E 8th Ave		V5T 1S7
Friday, October 28, 2016	101008610281		Kitchener St		V5L 2W2
Friday, October 28, 2016	101008611535		Marinaside Cres		V6Z 2Y2
Wednesday, November 2, 2016	101008628739		Cypress St		V6J 3L6
Monday, November 7, 2016	101008653720		W Pender St		V6E 4T1
Monday, November 14, 2016	101008682633		Cypress St		V6J 3M1
Tuesday, November 22, 2016	101008718561		Georgia St		V6G 3C8
Tuesday, November 22, 2016	101008719818		W 1st Ave		V6K 1G1
?	-		W 7th Ave		V5Z 1B8
?	-		W 11th Ave		V6H 1K4
?	-		Marinaside Cres		V6Z 2W4