

From: [Gillian Cramm](#)
To: [Gillian Cramm](#)
Subject: FW: Re; area D Changes to the Okanagan Falls STRs discussion.
Date: March 18, 2024 10:48:39 AM

From: John Mitchell
Sent: March 16, 2024 9:09 AM
To: Info E-Box <info@rdos.bc.ca>
Subject: Re; area D Changes to the Okanagan Falls STRs discussion.

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We would like to take this opportunity to voice our opinion on the short term rental question for Okanagan Falls. First we would like to bring to your attention that house prices and rents are only a part of the problem. Insurance is more when renting. Some examples have been given as to how can it be that a working professional couple can not find a house to rent for 2500. per month?

RBC quotes an 5 Year Variable rate as 6.92. So a monthly payment would be \$3477.42. Then there is taxes, water, sewer and insurance and property up keep. Then the risk that the renter is not acting in good faith and simply stops paying the rent? Now go and see if you can buy a non fixer-upper for 500000.00 and you quickly find that you are 350000. shy! So these properties will not be rented but clearly will have be sold benefiting no one but the current owner! Owners of rental property should be afforded the same protection as if they had put their money in a Canadian bank. Landlords should not be made to subsidize the poor that is societies response ability as a whole.

It seemed so clear to last year to close the Hotels, motels and Str's because of the localized fire in West Kelowna. A mistake that hurt business at the time & has already had a negative effect for future business this year.

STR's Bring in millions to the local economy. While it is so clear to the local Business that the family vacationers spread money around to the local economy like a three to four month long Christmas season! The vacation rentals provide a base for families and groups that hotel motels can really not provide. Families need a brake from eating three meals a day! We will lose these important revenue streams to our local business. We will lose this money spent locally to communities like Osoyoos who have opp-ted out as they describe their community as tourist based.

So let us “opt out” for this year. Let's not roll the dice on tourism. We do not have to learn the hard way that the tourists we have spent decades to promote find accommodation in more family & group friendly towns out of province.

Thank you for your time.

Mrs. & Mr. Mitchell