

To: [Connie Parent](#)
Subject: Short-term rentals help North Kawartha
Date: October 22, 2025 4:35:29 PM

Hi Clerk Connie Parent,

Hello

I understand that North Kawartha is considering regulations about Short Term Rentals. Our family have been cottage owners on Lake Chandos for over 70 years and have recently purchased an additional property to primarily accommodate our growing family. But to help support this purchase and our future legacy, we have been renting it out when we do not use it. I have listed below several facts that I believe need consideration before any restrictions are implemented.

1. Property Values - are higher because an owner knows they can help pay costs with income from rentals. Restriction of rentals could cause a decrease in property values and also create hardship for owners in a transition state (re-financing a mortgage), or those who need to exit and sell due to changing life situations.
2. Local Economy - every renter we have had has spent money in the local economy - groceries, pharmacy, restaurants, marinas and boat rentals. Since the cottage is rented when we are unable to use it (and so are not there to spend money locally) - all of that income will be lost to local businesses. This could ultimately lead to a decrease in services and options for local residents
3. Local Employment - the STR s we generate add to employment for locals as we hire cleaners, and hire local tradesmen to do repairs and upgrades - that we would not need to do (and could but afford to do) if the cottage was not rented.
4. Renters have overwhelmingly been positive about the local area and the wonderful Lake Chandos - many commenting they have seldom seen a lake that is so clean. This kind of exposure - which is provided by public rental websites- will likely provide more interest in the region and contribute to a desire to purchase or spend time in the area that will then improve property values and hence taxes.

I notice that the committee minutes indicate that what may be required is enforcement of existing laws, not any new laws. Perhaps some situations are caused by a lack of knowledge of existing laws. When we started renting last year we found we had to go to several sources to be able to provide all the information we thought was important to pass on to renters, and we may have missed something just because we did not know. A toolkit for owners, prepared by the township that lists in one place all of the regulations/laws to abide by and pass on to renters could be very helpful.

We have found renters to be respectful of rules, interested in the local regulations, and enthusiastic to assist. For instance, we enrolled in the Food Recycler program last year and explained it to each renter and asked them to let us know how many times they used the machine. The majority used the Food Recycler and found it to be an easy way to avoid handling garbage.

In conclusion, it is important for the committee to plan on how it would monitor for rentals that are completed privately and not through public platforms. Cottages have ALWAYS been

rented and regulations should be fairly and equitably enforced in ALL rental situations.

If the committee is looking for owners to provide input for something like a toolkit, I would be willing to provide input.

Thanks,