

THE REALITY OF RENTAL COTTAGES

People who are planning a vacation require and seek out various types of accommodation for varied, specific and logical reasons. People choose where they stay for specific reasons; no one says “you must stay here”

- People who rent a cottage represent a demographic that chooses to spend vacation time by the water, with little exception, they are families who want the flexibility of a cottage where they can prepare meals, have separate bedrooms and just hang out for a week or more. They are attracted to the area because of availability of accommodation. It is unlikely they would have been attracted to the area if there were no cottages to rent and even more unlikely that they would stay long term in a motel or bed and breakfast. It is ludicrous to suggest that rental cottages are attracting tenants at the expense of the hotels, motels and “B&Bs”.
- Responsible landlords in most cases are trying to offset the cost of ownership while providing a memorable and safe cottage experience. The renters blend in with and often interact positively with the neighbours. These families contribute to the local economy by spending money on groceries, in restaurants, on sightseeing, etc. while vacationing in the area.
- Hotels and motels provide transient or short term accommodation. People who stay in hotels/motels are probably there for only one or a few nights and either move on or return home after their stay.
- Bed and Breakfast accommodation also provide transient or short term accommodation and serve a clientele that prefers the “homey” atmosphere provided

Every property owner whether renting or not, should be diligent about sanitary and safety matters. Septic system inspections, fire safety, bylaw infractions apply to all properties not just rentals. I maintain my septic systems in top condition and can't afford to disappoint tenants because the system fails and they have to leave early; likewise with the water supply. My buildings were all inspected when they were built and are meticulously maintained.

RENTAL COTTAGES

There is no need for health inspections on rental cottages, the landlord other than leaving the place neat, tidy and clean has no jurisdiction on personal hygiene or food preparation in a rented premises; B&B's that serve food should fall under the same guidelines and inspections as all food establishments.

There are accounts of local cottages / homes being rented to excessive numbers of people, out of control noise, partying and absentee landlords; these situations need to be addressed and dealt with by the municipality with existing or update by-laws

Issues involving specific rental properties need to be identified and dealt with at the expense of the particular property owner.

Has there been further thought of surveying cottage renters as to:

1. Why do they choose to rent a cottage?
2. Where they spend and how much money while on vacation?
3. Are they likely to return to the area or continue to rent?

In conversations with and observing our renters, they spend money locally most days during their vacations. Personally, I employ local residents for work ranging from monitoring and watch the property in my absence, property clean up and recently upgrading one of my septic systems. Fact is that, responsibly rented cottages provide excellent and safe accommodation to people who might not otherwise vacation in the area. Responsibly rented cottages are important to the overall economy of the area.