

Short-term rental operators including homeowners who use the Airbnb Website for renting their homes or rooms on a short-term basis (for a period of less than 28 consecutive days) must register with the City in order to operate in Toronto. To continue short-term renting, current operators must be registered by December 31, 2020 and start collecting the [Municipal Accommodation Tax](#) from January 1, 2021.

Future operators will be able to register on an ongoing basis, but must do so before short-term renting their homes. Further they must abide by the following new rules and regulations. You are only allowed to short-term rent your principal residence. This is the residence where you live and the address you use for bills, identification, taxes and insurance. You can only have one principal residence at a time, therefore you cannot legally run more than one short-term rental. You can be a homeowner or a renter in any housing type, for example house, apartment or condominium, etc. You should ensure that you are allowed, by your condominium or landlord, to short-term rent your residence. You can rent up to three bedrooms in your principal residence for an unlimited number of nights per year or the entire home for a maximum of 180 nights per year. Your home must be in a residential area in the city.

If you are a Bed and Breakfast (B&B) operator, you can continue to operate under existing zoning permissions for “tourist homes”. You can host a short-term rental in a secondary suite or laneway suite, as long as the suite is your principal residence. A secondary suite is separate living accommodation with its own kitchen and washroom, located within a larger house (for example, a basement apartment). A laneway suite is a self-contained residential unit located on the same lot as a larger house, and generally located in the rear yard. A laneway suite must be next to a public laneway. If you reside in the main portion of house, you are not permitted to separately short-term rent the secondary suite or laneway suite.

If you suspect any short-term (Airbnb) rentals in Henry farm are not following the above regulations and rules commencing January 1, 2021, please make a report by calling 311 (Toronto’s non emergency service phone line) and or Calling the local Neighbourhood Police officer, Dale Swift (Badge # 10358) cell # 416.417.2578 or his office Toronto Police Division 33- 416.808.2222 (call 416.808.3300 in case of emergency) or email dale.swift@torontopolice.on.ca