

January 21, 2025

Petashawn Kudlicki  
Peter Drummond  
381 Viewcrest Crt  
Kelowna BC V1W 4J9



**Re: CANCELLATION OF BUSINESS LICENCE 4089807**

Please be advised that the City is providing notification that business licence 4089807 has been found to be operating contrary to the Good Neighbour Agreement and Good Neighbour Bylaw No. 11500 and will be cancelled in accordance with the STR Licence Suspension Policy. This determination is based on a review of the property and a history of over 50 nuisance complaints received over multiple years.

The Short-Term Rental Accommodation Good Neighbour Agreement states:

***"...short-term rental accommodation operators have a civic responsibility to address the conduct of their patrons; and that the Good Neighbor Bylaw No. 11500, Traffic Bylaw No. 8120 and other City Bylaws require that certain standards of conduct and maintenance apply to their properties used for short-term rental accommodations..."***

The City of Kelowna Business Good Neighbour Bylaw No. 11500, Section 7.2 states:

***"No owner or occupier of real property shall allow or permit such real property to be used so that noise or sound which emanates therefrom is liable to disturb the quiet, peace, rest, enjoyment, comfort, or convenience of individuals or the public."***

The City of Kelowna STR Licence Suspension Policy states:

***"A minimum of three documented nuisance complaints occurring on separate dates, but directly relating to the operation of the Short-Term Rental can constitute justification for a Licence suspension."***

The City of Kelowna Short-Term Rental Accommodation Business Licence and Regulation Bylaw No. 11720, Section 5.1 states:

***"In addition to Council's powers under section 60 of the Community Charter and the Licence Inspector's powers under Section 12.1 of the Business Licence Bylaw, the Licence Inspector may refuse to grant, or suspend, cancel, or revoke a licence for a short-term rental accommodation if, in the opinion of the Licence Inspector:***

***...(b) the short-term rental accommodation in question would or does contravene a City bylaw or another enactment;***

***...(d) the operator of the short-term rental accommodation is not in compliance with the conditions of this Bylaw or of the licence."***

Given the history of nuisance complaints at 381 Viewcrest, Business Licence 4089807 will be cancelled on **March 1, 2025** at which time you will be required to cease the operation of this business including the removal of all online websites and marketing to avoid further enforcement action. After March 1, 2025, if compliance has not been met, charges may be laid daily.

If you conduct a business or continue to conduct a business without a valid licence, you may be liable upon summary conviction, to a fine of not more than \$10,000.00, plus the cost of prosecution.

Please contact the Business Licensing department at the City of Kelowna by phone at 250-469-8617 or by e-mail at [businesslicences@kelowna.ca](mailto:businesslicences@kelowna.ca) if you have any questions concerning the above.

Thank you,

**Sec. 22(1)**

Sarah Krakower  
Acting Business Licensing Supervisor

Business Licensing  
kelowna.ca/business  
businesslicences@kelowna.ca  
250-469-8617  
1435 Water Street  
Kelowna, BC V1Y 1J4

### **OPTIONS TO MOVE FORWARD TO ACHIEVE COMPLIANCE AND OBTAIN A BUSINESS LICENCE**

- 1.) If further clarification is required regarding the cancellation, please reach out to the contact provided.
- 2.) If you believe that the City has cancelled your business licence in error or the contact provided has been unable to provide a satisfactory explanation or resolution to your concerns, you may at no charge, request that Council reconsider the decision of the Licensing and Systems Improvement Supervisor to deny the requested business licence. In order to do so, you must give notice in writing to the City Clerk, within thirty (30) business days of receipt of this notice, setting out the grounds upon which you disagree with the decision and your desired outcome. Notice may be sent to the City Clerk at [cityclerk@kelowna.ca](mailto:cityclerk@kelowna.ca) or by mailing or dropping off a notice at Office of the City Clerk, 1435 Water Street, Kelowna, BC, V1Y 1J4. Upon receipt of a notice requesting Council reconsideration, the City Clerk will place the item on agenda for the next conveniently available Council meeting date and will inform you of the day and time.