



**SPECIAL COUNCIL MEETING MINUTES
(BUSINESS LICENCE HEARING)**

JANUARY 29, 2025

A Special Meeting of the Council of the City of Vancouver was held on Wednesday, January 29, 2025, at 9:35 am, in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Business Licence Hearing to consider the decision of the Chief Licence Inspector to suspend the 2024 business licence (“Business Licence”) issued to Ricarda Bentham (the “Licencee”) for a short term rental accommodation located at 3703-1372 Seymour Street (the “Premises”). This Special Council meeting was convened in person and via electronic means as authorized by Part 14 of the *Procedure By-law* and the *Vancouver Charter*.

PRESENT: Councillor Lenny Zhou, Chair
Councillor Lisa Dominato
Councillor Mike Klassen

CITY CLERK’S OFFICE: Alyse Stewart, Meeting Coordinator

WELCOME

The Chair acknowledged we are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh People. We thank them for having cared for this land and look forward to working with them in partnership as we continue to build this great city together.

**1. Business Licence Application: 24-158958 (Short Term Rental)
3703-1372 Seymour Street**

The Business Licence Hearing Panel had before it for consideration an Evidence Brief, prepared by the City of Vancouver’s Legal Services Department, which contained the following material (*on file in the City Clerk’s Office*) and the evidence of witnesses:

Tab	Description	Page
1.	Letter from City Clerk enclosing Notice of Hearing	1
2.	Timeline of events	4
3.	Audit <ul style="list-style-type: none"> • Audit Notification Letter • Email from Licencee in response to Audit notification • Audit documents • Strata documents 	5 7 29 64
4.	Letter of Suspension – October 4, 2024	67
5.	Notice of Intention to Appeal – October 12, 2024	69

6.	Correspondence <ul style="list-style-type: none">Email exchange from September 10, 2024 to October 21, 2024 between STR team and LicenceeEmail from STR team to Licencee re Audit meeting	80 84
7.	October 25, 2024 Property Inspection <ul style="list-style-type: none">Floor planPhotographs of property	92 93
8.	November 25, 2024 STR Licence Audit Meeting <ul style="list-style-type: none">Meeting NotesPost-Meeting email requesting further informationPost-Meeting Documents provided by Licencee	99 107 108
9.	Correspondence <ul style="list-style-type: none">Letter from counsel for the Licencee – December 11, 2024Email exchange between STR team and LicenceeEmail exchange between STR team and counsel for Licencee	127 234 239
10.	<i>Licence By-Law No. 4450</i> – relevant sections	244

Iain Dixon, Litigation Counsel, was present on behalf of the City of Vancouver. Ricarda Bentham, the Licencee, was present and accompanied by Phil Dougan, Lawyer, Citadel Law Corporation, the Licencees' Counsel.

Mr. Dixon provided opening remarks and reviewed relevant legislation as set out in section 275 of the *Vancouver Charter* and section 25.1(3) of *Licence By-law No. 4450*.

In support of the allegations set out in the evidence brief, Mr. Dixon called Sarah Hicks, Chief Licence Inspector, as a witness for the City of Vancouver.

Mr. Dixon along with Panel members directed questions to the City's witness.

The Licencee's Counsel also directed questions to the City's witness.

The Licencee's Counsel provided opening remarks and responded to the allegations submitted by the City's witness.

The Licencee's Counsel responded to questions from the Panel and Mr. Dixon.

The Licencee's Counsel called the following witnesses:

- Lianne Kefalas
- Ricarda Bentham, the Licencee

Ricarda Bentham and Lianne Kefalas responded to questions from the Panel and Mr. Dixon.

Mr. Dixon provided closing submissions based on the evidence and reviewed the reasons for the business licence suspension.

The Licencee's Counsel provided closing submissions.

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The Committee recessed at 11:04 am and reconvened at 11:20 am.

Subsequently the Committee recessed again 11:39 and reconvened 11:51 am.

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PANEL MEMBERS DISCUSSION

MOVED by Councillor Klassen
SECONDED by Councillor Dominato

THAT the Business Licence Hearing Panel uphold the decision of the Chief Licence Inspector to suspend the 2024 business licence ("Business Licence") issued to Ricarda Bentham (the "Licencee") on the basis that the evidence indicates the Licencee has not met the requirements of the *Licence By-law*;

FURTHER THAT due to new claims presented by the Licencee about having clothing and food storage on site, the Panel recommends that staff considers this and other evidence on the issuance of a 2025 business licence.

CARRIED UNANIMOUSLY (Vote No. 10491)

ADJOURNMENT

MOVED by Councillor Klassen
SECONDED by Councillor Dominato

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Business Licence Hearing Panel adjourned at 12:03 pm.

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