



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

MAY 12, 2026

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, May 12, 2026, at 9:31 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 cancel the application made by Mahmoud Karimi (the “Applicant”) for a 2026 business licence (“Business Licence”) for a short-term rental accommodation at Unit 606-1060 Alberni 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 Peter Meiszner, Chair
Councillor Rebecca Bligh
Councillor Brian Montague

CITY CLERK’S OFFICE: Connie Law, Meeting Coordinator
Cheryll Chingcuangco, 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.

The Chair also recognized the immense contributions of the City of Vancouver’s team members who work hard every day to help make our city an incredible place to live, work, and play.

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Following the roll call, the Business Licence Hearing Panel recessed at 9:33 am and reconvened at 9:48 am.

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**1. Business Licence Application No. AL0237537 (Short-Term Rental)
606-1060 Alberni 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	Property information <ul style="list-style-type: none"> • Property Report • Title Search Report 	10 11
4	Case File 2019-015404 <ul style="list-style-type: none"> • Audit Notification Letter dated November 19, 2019 • Email from Property Manager revoking Strata STR permission 	13
5	Case File 2021-008404 <ul style="list-style-type: none"> • Email from Property Manager revoking Strata STR permission • Audit Notification Letter dated June 16, 2021 • Audit documents received • Notice of Licence Suspension dated November 10, 2021 • Email exchange between STR staff and Applicant re account closure • Screenshot of unlicensed listing of Premises taken January 19, 2022 • Order issued to Applicant to cease permitting unauthorized use of premises for STR, dated January 19, 2022 • Notice of Bylaw Violation issued to Applicant • Screenshot of unlicensed listing of Premises taken March 11, 2022 • Warning letter dated March 11, 2022 	19
6	Case File 2022-003127 <ul style="list-style-type: none"> • Licence Application Verification Notice dated March 25, 2022 • Verification documents received • Inspection photos taken May 25, 2022 • Email thread between STR staff and Mohammad Mohebtash re Audit Meeting • Audit Meeting Notification • Email thread between STR staff and Mohammad Mohebtash confirming Audit Meeting • Notes from October 4, 2022 Audit Meeting between STR staff and Mohammad Mohebtash • Notice of Licence Non-Support dated October 13, 2022 	117
7	Case File 2023-008831 <ul style="list-style-type: none"> • Screenshot of unlicensed listing of Premises taken August 13, 2023 • Notices of Bylaw Violation issued to Applicant • Orders issued to Applicant to cease permitting unauthorized use of Premises for STR, dated August 14, 2023 • Screenshot of unlicensed listing of Premises taken September 3, 2023 • Warning letter dated September 6, 2023 	193

8	Case File 2023-010728 <ul style="list-style-type: none"> • Application Verification Notice dated September 29, 2023 • Verification documents received • Email thread between STR staff and Applicant regarding delist of Premises until business licence issued • Email thread between STR staff and Applicant regarding additional documents • Notice of Licence Non-Support dated November 8, 2023 • Screenshot of unlicensed listing of Premises taken November 25, 2023 • Notices of Bylaw Violation • Orders issued to cease permitting unauthorized use of Premises for STR, dated November 28, 2023 • Screenshot of unlicensed listing of Premises taken January 29, 2024 • Screenshot of unlicensed listing of Premises taken March 28, 2024 • Warning letters dated March 28, 2024 	216
9	Payment of Bylaw Violation Notice PE33498	285
10	Applicant's documents in support of 2026 Business Licence application	286
11	Notice of STR Non-Support dated Apr 2, 2026	296
12	Notice of Intent to Appeal	298
13	Sections from <i>Licence By-Law No. 4450</i>	300

Robert LeBlanc, Litigation Counsel, Legal Services, Legal Services, was present on behalf of the City of Vancouver. Mahmoud Karimi, the Applicant, was present.

Mr. LeBlanc provided opening remarks and reviewed relevant legislation as set out in section 275 of the *Vancouver Charter* and section 4(3) of *Licence By-law No. 4450*.

In support of the allegations set out in the evidence brief, Mr. LeBlanc called Alina Urloiu, Deputy Chief Licence Inspector, as a witness for the City of Vancouver.

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

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

The Applicant called the following witness:

- Persia Mohebtash

The Applicant responded to questions from Mr. Leblanc.

Mr. Leblanc provided closing submissions based on the evidence and reviewed the reasons for the business licence cancellation.

The Applicant provided closing submissions.

PANEL MEMBERS DISCUSSION

MOVED by Councillor Montague

SECONDED by Councillor Bligh

THAT the Business Licence Hearing Panel uphold the decision of the Chief Licence Inspector to cancel the application for a 2026 business licence (“Business Licence”) to Mahmoud Karimi (the “Applicant”) for a short-term rental accommodation at 606-1060 Alberni Street, on the basis of non-compliance of the City’s Licence By-law No. 4450.

CARRIED UNANIMOUSLY (Vote No. 11618)

ADJOURNMENT

MOVED by Councillor Bligh

SECONDED by Councillor Montague

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Business Licence Hearing Panel adjourned at 10:41 am.

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