

# RIGHTS OF MOTEL RESIDENTS

*Your Rights as a Tenant: A Fact Sheet from Nevada Legal Services, Inc.*

## TENANTS' RIGHTS CENTERS

Nevada Legal Services offers 2 Tenants' Rights Centers—one in our Las Vegas office and one in Reno. Please contact either Center for further assistance and information if you are a tenant facing eviction or other housing issues:

Las Vegas TRC: (702) 383-6095

Reno TRC: (775) 284-3491

## *Do I have a Landlord-Tenant relationship?*

A Landlord-Tenant relationship requires a few things. First, the landlord must consent to your occupancy at the exclusion of others, which is present if you have an agreement to stay in a motel room.

Second and more importantly, you must have stayed in the motel for more than 30 consecutive days OR manifested an intent to stay for more than 30 days in order to have a Landlord-Tenant relationship. Therefore, if you moved in with nowhere else to go, intending to remain more than 30 days, you are a tenant entitled to tenant protections in Nevada law.



## *If I do NOT have a Landlord-Tenant Relationship, what does the eviction process look like?*

Without a Landlord-Tenant relationship, the motel can evict you under NRS 651 as opposed to NRS 118A. This means that it is easier for a Landlord to evict and lock you out if there is no relationship because the Landlord can evict and change your locks without a court order.

## *If I DO have a Landlord-Tenant relationship, how does that protect me?*

If there is a Landlord-Tenant relationship, NRS 118A requires that landlords go through a process to get a court order for an eviction or lock-out. Landlords cannot self-help evict tenants in Nevada.

The summary eviction process begins when the landlord serves the tenant with an eviction notice. There are multiple reasons a landlord can issue a tenant a notice to vacate. For more information on the types of notices and the summary eviction process, see our Summary Eviction Fact Sheet.

For tenants in motels paying weekly, there are different notice periods for non-payment of rent or evictions without cause. For non-payment of rent, if you pay weekly and have lived there for less than 45 days, your landlord can serve you a 4-Day Notice to Pay Rent or Quit. You would then have to file the Tenant's Affidavit to contest the eviction within that 4 day time period. Otherwise, the landlord must issue you a 7-Day Notice to Pay Rent or Quit. Similarly, if you pay rent weekly and are a week-to-week tenant, your landlord can also issue you a 7 day no cause notice to vacate.

### LAS VEGAS OFFICE

701 E. Bridger Ave., Suite 400  
Las Vegas, Nevada 89101  
Phone: (702) 386-0404  
Toll Free: (866) 432-0404  
Fax: (702) 388-1641

### RENO OFFICE

449 S. Virginia Street, 3rd Fl.  
Reno, NV 89501  
Phone: (775) 284-3491  
Toll Free: (800) 323-8666  
Fax: (775) 284-3497

### CARSON CITY OFFICE

209 N. Pratt Ave.  
Carson City, NV 89701  
Phone: (775) 883-0404  
Fax: (775) 461-7237

### ELKO OFFICE

790 Commercial Street, Suite B  
Elko, Nevada 89801  
Phone: (775) 753-5880  
Fax: (775) 753-5890

**\*Issues in Tribal Court, please contact the Reno office\***

**Call 711 for relay services**

### SELF-HELP LEGAL KIOSKS

Free self-help legal forms and resources are available at Legal Kiosks located in 28 libraries throughout the Nevada.

**To find a Legal Kiosk near you, visit:**  
**[LegalKiosks.com/Projects/Nevada](http://LegalKiosks.com/Projects/Nevada)**