

If you think you are covered by the RTA, you have the right to defend against an eviction notice at the Landlord & Tenant Board.



If you think the RTA applies to you and you are being evicted, call the police. You can also call the Nipissing Community Legal Clinic for advice and assistance.



IMPORTANT NUMBERS:

Nipissing Community Legal Clinic:
(705) 476-6603

Landlord & Tenant Board:
1-888-332-3234
www.ltb.gov.on.ca

If you are locked out of your unit call:
Investigation and Enforcement Unit:
1-888-772-9277
www.mah.gov.on.ca

For more information:

**Community Legal Education Ontario
(CLEO)**
www.cleo.on.ca/

A Guide to the *Residential Tenancies Act*
www.ltb.gov.on.ca/en/Key_Information/STEL02_111677.html

**Nipissing Community
Legal Clinic**

**LIVING IN A MOTEL:
YOUR RIGHTS UNDER
THE RESIDENTIAL
TENANCIES ACT**



**107 Shirreff Avenue, Suite 214
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P1B 7K8
Tel: (705) 476-6603
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Residential Tenancies Act (RTA)

The *Residential Tenancies Act, 2006* is a law about the rights and responsibilities of landlords and tenants who rent housing. Rental housing may be a room in a motel.

Are motel rooms covered?

Motel rooms may be used in different ways. Some motel rooms may be rented by tenants who are staying for a long time. Other motel rooms may be rented by tenants who are staying for a short time.

Since motel rooms are used in different ways, some rooms may be covered under the RTA, while other rooms are not. When the Landlord & Tenant Board decides whether your room is covered under the Act, they look at how you are using your room and how long you are staying in your room.

Motel rooms are not covered if:

- A) You are using your room while you are travelling or vacationing **and/or**
- B) You are using your room for a short amount of time or for a season.

What does the Landlord & Tenant Board look at when deciding whether my unit is protected under the RTA?*

<i>You May Be Covered If:</i>	<i>You May Not Be Covered If:</i>
You are living in your unit on a long-term basis <u>or</u> there was no agreement between you and your landlord about how long you would stay in your unit.	You are living in your unit on a short-term basis or just for a season.
You are paying rent every month for an unknown amount of time. You are not renting your unit by the season.	You are paying rent nightly or weekly for a known amount of time. You are renting your unit by the season.
The unit is your only home.	The unit is not your only home.
Your I.D. cards such as a driver's license, health card, or status card have the motel as your home address.	Your I.D. cards such as a driver's license, health card, or status card do not have the motel as your home address.
You brought some or all of your own furnishings into your unit.	You did not bring any furnishings into your unit.
You do not have access to a common phone system.	You have access to a common phone system.
Motel services such as towels, sheets, registration desk, and registration book are not provided for you.	Motel services such as towels, sheets, registration desk, and registration book are provided for you.

*** The Landlord & Tenant Board looks at many factors when they make a decision. Contact the Nipissing Community Legal Clinic for legal help.**