

FILED

11 Sep 2020 11:42 am

JAMES P. CONWAY
RENO JUSTICE COURT
BY D. Woodard
DEPUTY CLERK

1
2 IN THE JUSTICE COURT OF RENO TOWNSHIP
3 COUNTY OF WASHOE, STATE OF NEVADA
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5 IN THE ADMINISTRATIVE MATTER OF
6 THE COVID-19 PANDEMIC

ADMINISTRATIVE ORDER 2020-10

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10 Pursuant to NRS 4.157(c) and JCRRT 21, the Chief Justice of the Peace of Reno
11 Township hereby enters this Administrative Order in response to the State of Emergency
12 declared by Nevada Governor Steve Sisolak on March 12, 2020. On March 29, 2020, Governor
13 Sisolak entered Emergency Directive 008, which placed a moratorium on most eviction cases.
14 On June 25, 2020 the Governor's Office issued Emergency Directive 025, which modified
15 significant portions of Emergency Directive 008 by announcing a phased lifting of the eviction
16 moratorium. Emergency Directive 025 further provided that Directives 008 and 025 would
17 both expire at 11:59 p.m. on August 31, 2020.

18 On July 31, 2020, this Court entered Administrative Order 2020-9, which implemented
19 the terms of Emergency Directive 025. As Directives 025 and 008 were scheduled to expire on
20 August 31, 2020, Administrative Order 2020-9 similarly expired by its own terms at 11:59 p.m.
21 on August 31, 2020. However, on August 31, 2020 just hours before the scheduled expiration
22 of Emergency Directive 008 and Emergency Directive 025, Governor Sisolak entered
23 Emergency Directive 031, which extended the moratorium on evictions for non-payment-of-
24 rent until 11:59 p.m. on October 14, 2020.
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1 THEREFORE, and good cause appearing, the Court hereby ORDERS as follows:

2 (1) Administrative Order 2020-9 has expired by its own terms, and it is supplanted in
3 its entirety by the terms of this Order.

4 (2) The Reno Justice Court shall continue to accept pleadings, motions, and any other
5 appropriate filings in any new or existing eviction cases, and all eviction matters
6 will be processed within the parameters set forth in this Order and within the
7 parameters of Emergency Directive 031.

8 (3) Pursuant to Section 7 of Emergency Directive 025 and Emergency Directive 031, a
9 landlord may not initiate a new summary eviction case that is based upon NRS
10 40.253 (Evictions for Default in Payment of Rent). A landlord may, however,
11 properly file a new summary eviction case if it is based upon a default in negotiated
12 payments that have been resolved by using the Lease Addendum/Promissory Note
13 that is attached to Emergency Directive 025. Any new cases that are filed in
14 violation of this paragraph (or in violation of Emergency Directive 031) shall be
15 dismissed without prejudice to refile.

16 (4) All other new eviction cases may proceed according to existing Court procedures.

17 (5) Any previously filed eviction case that was stayed pursuant to Administrative
18 Order 2020-4 (save and except cases that are based upon NRS 40.253 (Evictions for
19 Default in Payment of Rent)) may proceed according to existing Court procedures.
20 However, pursuant to the terms of Emergency Directive 025, all eviction notices
21 served prior to August 1, 2020 are stale and void in cases in which the tenant *has*
22 *not* filed an answering affidavit, and the landlord must serve a new notice in
23 accordance with Emergency Directive 025 and NRS 40.280 in order to proceed.

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1 (6) This Order will remain in effect until rescinded or modified by a subsequent order.
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3 DATED this 11th day of September 2020.

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6 RYAN K. SULLIVAN
7 CHIEF JUSTICE OF THE PEACE
8 RENO JUSTICE COURT
9 DEPARTMENT 3
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