

IN THE JUSTICE COURT OF RENO TOWNSHIP  
COUNTY OF WASHOE, STATE OF NEVADA

IN THE ADMINISTRATIVE MATTER OF  
THE COVID-19 PANDEMIC

ADMINISTRATIVE ORDER 2020-9

Pursuant to NRS 4.157(c) and JCRRT 21, the Chief Justice of the Peace of Reno Township hereby enters this Administrative Order in response to the State of Emergency declared by Nevada Governor Steve Sisolak on March 12, 2020. On March 19, 2020, the Court entered Administrative Order 2020-4, which stayed the consideration of eviction matters, save and except eviction matters that were deemed an emergency eviction matter. Administrative Order 2020-4 was entered in response to Governor Sisolak’s Emergency Directive 008, which placed a moratorium on most eviction cases. The terms of Administrative Order 2020-4 provide that the Order will remain in effect until the Declaration of Emergency and/or Emergency Directive 008 terminate or expire. To date, Governor Sisolak has not terminated the Declaration of Emergency or Emergency Directive 008. However, on June 25, 2020 the Governor’s Office issued Emergency Directive 025, which modified or rescinded significant portions of Emergency Directive 008.

THEREFORE, and good cause appearing, the Court hereby ORDERS as follows:

- (1) Administrative Order 2020-4 is rescinded in its entirety and supplanted by the terms of this Order.
- (2) The Reno Justice Court shall continue to accept pleadings, motions, and any other appropriate filings in any new or existing eviction cases, and all eviction matters

1 will be processed within the parameters set forth in this Order and within the  
2 parameters of Emergency Directive 025.

3 (3) Pursuant to Section 7 of Emergency Directive 025, a landlord may not initiate a  
4 new summary eviction case that is based upon NRS 40.251 (No Cause Evictions for  
5 Possession of Property Leased for an Indefinite Time) or NRS 40.253 (Evictions for  
6 Default in Payment of Rent). Any new cases that are filed in violation of this  
7 paragraph (or in violation of Emergency Directive 025) shall be dismissed without  
8 prejudice to refile.

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

10 (5) Any previously filed eviction case that was stayed pursuant to Administrative  
11 Order 2020-4 (save and except cases that are based upon NRS 40.251 (No Cause  
12 Evictions for Possession of Property Leased for an Indefinite Time) or NRS 40.253  
13 (Evictions for Default in Payment of Rent)) may proceed according to existing  
14 Court procedures. However, pursuant to the terms of Emergency Directive 025, all  
15 eviction notices served prior to August 1, 2020 are stale and void in cases in which  
16 the tenant *has not* filed an answering affidavit, and the landlord must serve a new  
17 notice in accordance with Emergency Directive 025 and NRS 40.280 in order to  
18 proceed.

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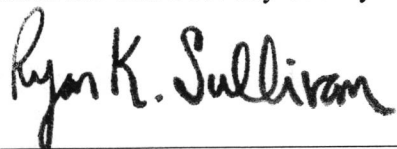
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2 (6) Emergency Directives 008 and 025 are currently set to expire and terminate on  
3 August 31, 2020 at 11:59 p.m. Accordingly, this Order will also expire and  
4 terminate at that time, and all eviction cases may proceed pursuant to Nevada law  
5 and the policies and procedures that were in existence prior to the March 12, 2020  
6 Declaration of Emergency.  
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8 DATED this 31st day of July 2020.

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12 RYAN K. SULLIVAN  
13 CHIEF JUSTICE OF THE PEACE  
14 RENO JUSTICE COURT  
15 DEPARTMENT 3  
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