

1 IN THE JUSTICE COURT OF LAKE TOWNSHIP  
2 COUNTY OF PERSHING, STATE OF NEVADA



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4 IN THE ADMINISTRATIVE MATTER OF:  
5 LAKE TOWNSHIP JUSTICE COURT'S  
6 RESPONSE TO CORONAVIRUS DISEASE  
7 (COVID-19)

**ADMINISTRATIVE ORDER 20-01**

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9 WHEREAS, on March 12, 2020, Governor Steve Sisolak declared a state of emergency in  
10 Nevada in response to the recent outbreak of the Coronavirus Disease (COVID-19);

11 WHEREAS, on March 29, 2020, Governor Sisolak issued Emergency Directive 008 staying  
12 certain evictions and lockouts;

13 WHEREAS, the Chief Judge of the Lake Township Justice Court has the authority pursuant to  
14 NRS 4.157(c) to make administrative decisions pertaining to the business of the Court;

15 WHEREAS, the Chief Justice of the Nevada Supreme Court is the administrative head of the  
16 court system pursuant to Nev. Const. Art. 6, Sec. 19; and

17 WHEREAS, given the severity of the risk posed to the public by COVID-19, pursuant to the  
18 requirements of Emergency Directive 008, and after consultation with Nevada Supreme Court Chief  
19 Justice Kristina Pickering, the Chief Judge of the Lake Township Justice Court has determined that  
20 alterations to court procedures are necessary for the protection of the community.

21 AND GOOD CAUSE BEING SHOWN,

22 IT IS HEREBY ORDERED effective immediately, the Lake Township Justice Court shall stay  
23 the consideration of all eviction and foreclosure matters with the exception of the emergency  
24 applications and excluded matters described below.  
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1                   **EVICTION AND FORECLOSURE MATTERS THAT ARE STAYED**

2       The Court hereby stays consideration of the following matters:

- 3           1.   NRS 40.250           Possession After Expiration of Term
- 4           2.   NRS 40.251           No Cause Evictions
- 5           3.   NRS 40.253           Evictions for Non-Payment of Rent
- 6           4.   NRS 40.2516        Breach of Contract
- 7           5.   NRS 40.254           Evictions for Other than Non-Payment of Rent Except Tied to an
- 8                                   Emergency Matter as Set Forth Below
- 9           6.   NRS 40.255           Removal of Persons Holding Over
- 10          7.   NRS 40.300           Writs of Restitution
- 11          8.   NRS 118B.190       Mobile Home Notice of Termination
- 12          9.   NRS 118C.200       Exclusion of Commercial Tenants

13               Staying consideration of these matters means that through the end of the stay, the Court will not

14   accept complaints for summary eviction or unlawful detainer, hold hearings, rule upon, or issue

15   dispositive orders or writs of restitution for the matters listed above. Consistent with the Governor's

16   Emergency Directive and the Supreme Court's stay of Rule 5(d) and (e) of the Nevada Justice Court

17   Rules of Civil Procedure, the Court will reject any complaints for summary eviction or unlawful

18   detainer that do not constitute an emergency stemming from threats by a tenant or resident to public

19   health, criminal activity, or significant damage to property, as set forth below. The Court interprets

20   Section 4 of Emergency Directive 008 to require a stay or continuance of any non-emergency matters in

21   progress but not completed as of March 29, 2020.

22               Consistent with the Governor's Directive and Guidance, nothing in this Order shall prevent a

23   tenant who is able to pay all or some of the rent due from paying that rent in a timely manner or relieve

24   a tenant of liability for unpaid rent.

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1                                   **EMERGENCY EVICTION MATTERS TO BE HEARD**

2           During the period of the stay, the Court shall only consider unlawful detainer cases, including  
3 summary evictions, stemming from threats by a tenant or resident to the public health, criminal activity,  
4 or significant damage to property as set forth in Sections 1 and 5 of Emergency Directive 008. The  
5 Court will not consider an action to be a qualifying emergency unless the complaint or other application  
6 sets forth specific facts establishing that it falls within those sections of Emergency Directive 008. That  
7 an individual has tested positive for COVID-19 or has potentially been exposed to the novel coronavirus  
8 that causes COVID-19 does not serve as the basis for establishing that a tenant or a resident seriously  
9 endangers the safety of others.

10                                   **TENANT MATTERS TO BE HEARD**

11           Tenants shall continue to be able to file complaints and motions concerning the status and  
12 conditions of their tenancy. Those include but are not limited to:

- 13           1. NRS 118A.242                   Motion for Failure to Return Deposit  
14           2. NRS 118A.390                   Complaint for Expedited Relief for Illegal Lockouts  
15           3. NRS 118A.390                   Complaint for Failing to Provide Essential Services  
16           4. NRS 118A.310 & .520           Motion Contesting Personal Property Lien  
17           5. NRS 118A.460(3) &           Motion to Retrieve Essential Items  
18                 NRS 40.253(9)  
19           6. NRS 118C.210                   Commercial Tenant Complaint for Reentry

20                                   **OTHER MATTERS NOT INCLUDED IN STAY**

21           This Order does not otherwise limit or affect proceedings that are the consequence of a tenant or  
22 occupant's criminal conduct causing their removal from the premises including:

- 23           1. NRS 40.412                   Retaking of Possession Due to Housebreaking or  
  Unlawful Occupancy  
24           2. NRS 40.414                   Complaints for Forcible Entry or Forcible Detainer  
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