



Release Date: 10/01/2020

LVL EVICTIONS NEWSLETTER

7-Day Rent Notice Process

How long will it take to complete my Eviction?

SB 151, Sec-4.1 (a,b,c) {effective 07/01/2019} = NRS 40.280. Notices **MUST** be served by the **sheriff**, a **constable**, a **licensed process server**, or the **agent of an attorney** licensed in Nevada.

7-Day Pay Rent Notice [Exmample, NO Tenant Answer filed]

NRS 40.280 (1)

Purpose: Tenant failed to pay rent, late fees, deposits. Landlord wants Tenant to pay or leave.

Timeline-1 = @ 13 Judicial Days, without weekends and holidays.

Timeline-2 = @ 24 Calendar Days, including weekends and holidays.

1. **09/01/2020 = 7-Day Rent notice served.** Service day does NOT count. Notice is normally served on the 1st available Judicial (business) day. No Weekends, No Holidays. {09/01/2020 + 7 Judicial Days = 09/12/2020}

2. 09/12/2020 = 1st day the LVTS (Landlord Verify Tenancy Status) can be performed. LVTS form is filled in, including the Date and Time of your visit, sign, date form, under penalties of perjury. This LVTS process allows Tenant one last opportunity to turn in the keys before you file the Eviction. {09/12/2020 + Next Judicial Day = 09/14/2020}
3. 09/14/2020 = 1st day Eviction is filed with the Court. This day may vary depending upon the Court. {09/14/2020 + 3 Judicial Days = 09/18/2020}
4. 09/18/2020 = 1st day Court can render a decision (Eviction ORDER), if Tenant does NOT file an Answer with the Court. {09/18/2020 + 1 Judicial Day = 09/22/2020}
5. 09/22/2020 = 1st day Lockout can be scheduled with Law Enforcement, if Tenant did NOT file an Appeal. {09/22/2020 + 1 Judicial Day serve Eviction ORDER = 09/24/2020}
6. **09/24/2020 = Lockout Completed**, if Tenant did NOT file an Appeal.

NOTE-1: The timeline above is subject to change if Tenant files an Answer with the Court or files an Appeal.

Rent Notice Status (NV State and Federal CDC Rent Protection)

NV Rent Protection Directive

--- Rent Notice CAN be served starting on 10/15/2020

NV Rent Notice History

--- 09/01/2020 = Rent notice was set to be served under Directive 025, BUT was extended to 10/15/2020 by Directive 031.

--- 03/30/2020 = All eviction notices, hearing, foreclosures, etc., residential and commercial, were HALTED by Directive 008. ONLY evictions of persons who seriously endanger the public or other residents, engage in criminal activity, or cause significant damage to the property.

FED CDC Rent Protection COVID-19 Declaration

--- Rent notice can NOT be served if your Tenant has provided the Landlord with a CDC Rent Protection Declaration page, signed and dated by EACH adult individual living in the property.

--- Any rent eviction pending judgement may be DENIED once the CDC Rent Protection Declaration page is provided to the Landlord and Court.

Courts Authority to STAY any Eviction for up to 30 calendar days

NOTE-2 : Even though the above notices can be served, there is still an issue with the Courts having the authority to Stay (delay) any Eviction for up to 30 calendar days to setup a Mediation Process for resolution (SBI, Chapter 5), unless the Nevada State Government changes it with a Senate Bill or Executive Order.

NOW..... How do you know if the Court is going to STAY your eviction? You DON'T KNOW. There is NO Crystal Ball you can look in to tell the future. It is up to the Judge in that Court.

FAQ (Frequently Asked Questions)

What happens if my Tenant fails to pay after the 7-Day Rent notice?

You can continue with the eviction. You can NOT use the Tenant's deposit to pay rent before the eviction.

After the eviction, can I deduct money that the Tenant owes me from Tenant's deposit?

YES, but you can only deduct the following:

- Rent owed up to the day of lockout or surrender.
- Cleaning expense
- Damages to the property (to include missing garage and gate remotes, missing mailbox keys, missing pool keys, re-keying the property, etc.)

What if Tenant's deposit is NOT enough to cover all damages?

You can take Tenant to Small Claims Court to ask for additional money.

How do I collect the money that the Small Claims Court has awarded me?

You can look on the internet for a Collections Company that charges a small collection fee. Some collection fees can be from 20% to 35% of any money recovered, so shop around.

LVL Evictions [Las Vegas Landlord]

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