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LVL EVICTIONS NEWSLETTER

After Directive 036 Ends on 03/31/2021

How to Prepare for future Nevada Evictions

Las Vegas Justice Court

Newsletter Update

We have good and bad news (depending upon how you look at it) regarding what happens next when Nevada's Directive 036 ends on 03/31/2021.

This clarification comes from the Justice Court, Las Vegas Township, Administrative ORDER 21-01. We are hopeful that Henderson and North Las Vegas Justice Courts will follow the same ORDER.

We will make every effort to update you on any changes that the Courts or Government officials have made regarding these new protection orders.

Unfortunately we do NOT have a Crystal Ball to determine what the U.S. President, Nevada Governor or your Tenant will or will not do, but we encourage each Landlord to make the best decisions possible.

[Administrative ORDER 21-01, Explanation Simplified.](#)

AFTER Directive 036 ends (03/31/2021), **THEN** as per Las Vegas Justice Court, Administrative ORDER #21-01:

To Continue Eviction Filing (21-01, No. 8a) (within 30 calendar days, until 04/30/2021)

1. You must have served all notices before any CDC Declaration.
2. Landlord did NOT accept any Repayment Plan, Settlement, CHAP funds, etc. to resolve issue.
3. LVL must file a Motion for Eviction (\$125/filing).

--- this can take 3 to 5 Judicial days for the Court to review Motion.

--- once Motion is approved, either an Eviction ORDER will be granted or an Eviction Hearing will be set.

To Continue Eviction Hearing (21-01, No. 9) (within 30 calendar days, until 04/30/2021)

1. You must have already filed a Motion for Eviction.
2. You should have already been assigned a previous court hearing date.
3. Landlord did NOT accept any Repayment Plan, Settlement, CHAP funds, etc. to resolve issue.
4. LVL must file a Motion to Place on Calendar (\$125/filing).

--- this can take 3 to 5 Judicial days for the Court to review Motion.

--- Court will schedule a New Court Hearing.

5. LVL can appear for Client at hearing to argue case (\$175/hearing).

--- at Eviction Hearing Court will either Grant Eviction ORDER or DENY eviction.

To Continue Lockout (21-01, No. 6a) (within 30 calendar days, until 04/30/2021)

1. You must have already been granted an Eviction ORDER.
2. Landlord did NOT accept any Repayment Plan, Settlement, CHAP funds, etc. to resolve issue.
3. LVL must file a Re-Issuance of an Eviction ORDER (\$125).

--- this can take up to 3 Judicial days for the Court to review and approve the Eviction ORDER.

--- once Eviction ORDER is re-issued, lockout will continue.

To Cancel Eviction AND Lockout (21-01, No. 7) (within 30 calendar days, until 04/30/2021)

1. You must have already been Granted an Eviction ORDER.

2. LVL must file a Motion to Rescind Eviction ORDER (\$125) if one of the following items below happened.

--- if Landlord has a Mediation Agreement.

--- if Landlord accepted CHAP funds.

--- if Landlord and Tenant entered into any type of Repayment Agreement.

--- if Tenant has brought their account up to date.

NOTE: Remember, if you resolve your issue before the Lockout, you MUST file a Motion to Rescind Eviction !! You do NOT want the Court to penalize you (the Landlord) for this error.

FAQs (Frequently Asked Questions)

What happens if I the notices have already been served before I received the CDC Declaration?

You pick up right where you left off and continue with the eviction process.

What happens if I do NOT file a Motion to Rescind Eviction?

You can be sanctioned (penalized up to \$2,500/offense) by the Court.

In addition, the Attorney General's Office may pursue criminal actions against any Owner, Broker, Property Manager, Agent and Company violating Administrative ORDER 21-01.

What happens if the U.S. President or the Nevada Governor extend the Eviction Moratorium?

We will have to wait and see what the NEW Eviction Moratorium Directive or ORDER will say. Again, we do NOT have a Crystal Ball to see into the future.

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