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A Guide to Tenant's Rights During COVID

EVICTION NEWS as of October 14, 2020

- Nevada's eviction moratorium expires October 14, 2020 at 11:59 p.m. On October 15, 2020, landlords can pursue any type of eviction against a tenant, including evictions for non-payment of rent.
- If a tenant receives a "Seven-Day Notice to Pay or Quit," they can fight the eviction in court by filing a "Tenant's Affidavit." The tenant typically has seven business days after receiving the notice to file the affidavit with the court. The Reno and Sparks Justice Courts provide fill-in-the-blank affidavits that tenants can use to request a hearing.
- Tenants facing evictions may have defenses to the eviction, including being protected from eviction by the Order issued by the Centers for Disease Control (CDC) temporarily halting residential evictions. The CDC Order is effective until December 31, 2020, and states, in part: "...a landlord...**shall not evict** any covered person from any residential property in any jurisdiction to which this Order applies..."
- **For a tenant to be covered under the CDC Order, they must sign a sworn declaration (available at the CDC website) and deliver it to their landlord.** Declarations are available in over 20 languages, including Spanish, through the HUD website.
- A statewide mediation program is available to help landlords and tenants. Tenants can select mediation by requesting it on their tenant affidavits. If mediation is selected, the eviction case will be stayed (paused) for 30 days for the parties to try to enter into an agreement through a trained mediator. If the mediation is successful, the landlord and tenant will have a binding agreement. If the mediation fails, the case will go before a Judge to determine whether the tenant should be evicted.
- **For more information Washoe Legal Services can be reached by phone at 775-329-2727; in person at 299 S. Arlington in Reno, or online at washoelegalservices.org.**