

1 JUSTICE COURT, HENDERSON TOWNSHIP

2 CLARK COUNTY, NEVADA

HENDERSON JUSTICE COURT  
2021 MAY 12 A 11:39

3 IN THE ADMINISTRATIVE MATTER  
4 REGARDING TEMPORARY  
5 PROCEDURES IN SUMMARY EVICTION  
6 ACTIONS

ADMINISTRATIVE ORDER:  
May 12, 2021

FILED

7 WHEREAS, Governor's Emergency Directive 036, as amended by Governor's  
8 Emergency Directive 043, imposed a stay on certain qualifying unlawful detainer and summary  
9 eviction actions;

10 WHEREAS, temporary changes to local procedures are necessary to ensure ongoing  
11 compliance with the Governor's Emergency Directives; therefore,

12 IT IS HEREBY ORDERED that the following temporary changes shall be implemented  
13 immediately:

- 14 1. Summary eviction orders previously issued by the Court that are stayed pursuant to  
15 Emergency Directive 036 will expire and must be re-issued by the Court prior to re-  
16 posting the order.
- 17 a. Landlords will have thirty (30) days after the termination of Emergency Directive 036  
18 to file a motion with the Court requesting the re-issuance of an eviction order with an  
19 affidavit or declaration under the penalty of perjury that states:
- 20 i. The same tenant is still occupying the premises; and
  - 21 ii. That the Landlord has not accepted any funds from any source which would  
22 impact the Landlord's right to proceed with a lockout.
- 23 2. Landlords must file a motion to rescind any eviction order where a subsequent

24 agreement, mediation, curative action, payment of defaulted rent, or acceptance of  
25 assistance funds has fully resolved the issues between the parties and resulted in a  
26 continuation of the tenancy.

27 3. Rule 34(e) of the Local Rules of Practice for the Justice Court of Henderson Township is  
28 suspended for all Covered Evictions, as defined by Section 3 of Emergency Directive  
29 036, until the Directive is terminated.

30 a. Landlords will have thirty (30) days after termination of Emergency Directive 036, as  
31 amended by Emergency Directive 043, to file an affidavit of complaint for summary  
32 eviction for these stayed Covered Evictions.

33 b. If no complaint is filed within thirty (30) days, the case will be administratively closed.

34 **IT IS FURTHER ORDERED** that this administrative order shall continue until May 31, 2021,  
35 or until modified or rescinded by a subsequent order, whichever occurs earlier.

36 **Dated this 12th day of May, 2021.**

37  
38 **SAM BATEMAN**

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40 **Sam Bateman,**

41 **Chief Justice of the Peace**  
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