

# Eviction Mediation Training

## Part 8: Updated Rules & New Resources

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**Shannon Chambers – Nevada Labor Commissioner, President – Home Means Nevada**

**Casandra Vanzura, Accountant III – Nevada Supreme Court**

# Eviction Mediation Program

**Welcome  
&  
Thank You**

# Shannon Chambers

## Home Means Nevada

Role/Update

# Mediator Portal Info - Shannon

Home Means Nevada – The Renter Connect

<https://therenterconnect.org/>  
[renterinfo@therenterconnect.org](mailto:renterinfo@therenterconnect.org)

# Mediator Portal Info - Shannon

- Experienced in foreclosure
- Home page
  - Court and Mediator resources
    - Some courts upload cases into the portal
    - Cases assigned in portal will include resources for Mediators and questions should be directed to Home Means Nevada
    - Not all courts upload cases to portal
    - Electronic documents system
    - Videoconferencing can be made available

# Assignment of Cases In Clark County

- Home Means Nevada will assign cases to Mediators and a Non-Profit will also be included in the assignment.
- Mediators **MUST READ** the assignment email.
- The Mediator should wait 5 days until proceeding with the case for the Non-Profit to confirm tenant and landlord information and potential rental assistance.
- The Mediator will receive an email to proceed with case and contact information for tenant and landlord.
- Resources and contacts for rental assistance and other options will be provided and can be contacted as applicable.
- Mediator can contact Non-Profit or Home Means Nevada with questions.
- Mediator reports on case on Case Disposition Form and submits to Court and Home Means Nevada.

# Eviction Mediation Program

## **Governor Sisolak**

*“We must transition out of our eviction moratorium but do so in a way that protects tenants and landlords to the greatest extent possible...to get rental assistance funds to landlords on behalf of tenants...”*

## **Biden Whitehouse**

*“\$25 billion had been allocated to rental assistance under the Consolidated Appropriations Act...The American Rescue Plan...will deliver an additional \$21.5 billion in emergency rental assistance to help millions of families keep up on rent and remain in their homes.”*

## **Justice James Hardesty**

*“The success of this program is dependent on competent, effective mediators. And once again, for the second time in a decade, mediators in our state have responded to a crisis...My sincere thanks, appreciation and admiration for your willingness to help your fellow Nevadans.”*

# Eviction Moratoria Consensus

- SB1 passed Senate 18-3 and Assembly 38-4
- CDC moratorium/extensions
- COVID-19 public health crisis
- Clark County homelessness stats
- Help to real people on both sides
- No forced agreement
- Non-payment of rent



# Eviction Moratoria Actions

- Stayed court cases triaged
  - Rental assistance
  - Vacated units
  - County and Court communication
  - Case and calendar clearing

# Rule Walk-Through and Mediator Support Web Page - Brad

Screen share steps

[Eviction Mediation Program – State Bar of  
Nevada \(nvbar.org\)](#)

Timeline moves quickly!

# Mediation Method - Brad

- Method up to you – “ultimate decision”
  - Phone, videoconference
  - In-person limited due to COVID-19
  - What to do if real cause for in-person

# Invoices to the AOC - Casandra

- The most recent invoice reflects an end date of June 30<sup>th</sup> and all final invoices must be submitted no later than July 9, 2021.
- All mediations must occur because the tenant has had a hardship as a direct result of COVID19 or they cannot be claimed for any amount per the Federal requirements related to the funding.
  - ❖ The tenant must have experienced and economic hardship due to the pandemic, having COVID is not considered an economic hardship.
  - ❖ This includes claiming \$50 for mediations that could not be scheduled.
- Provide the required documents and only the required documents (Administrators notice or any court document filed by you with the case number and the tenant's attestation).
  - ❖ The confidentiality agreement is not a required document and does not satisfy any required document criteria.
  - ❖ Label the attachments with the case # and type (Admin notice or attestation)
  - ❖ Be sure all documents are clear and can be read.
- Attach all items to an email, send several emails if necessary. Do not provide documents in the body of the email or as links unless you are sure the link can be opened.
  - ❖ Do not combine documents for multiple invoices into 1 email.
- Do not overlap dates. All mediations within the same date range should be on the same invoice. From and To dates should reflect the 1<sup>st</sup> and last date listed on the line item details.
- The form is fully fillable and can be signed electronically as long as you are using Adobe and not a browser window. If the form opens in a browser window, please download to your computer and be sure you are using an Adobe program (free version can be obtained online) to fill and sign the document.
  - ❖ If you are having trouble with the fillable form, please contact me so I can walk you through some steps to try and resolve the issue.
- If you do not receive an emailed response from me within 24 business hours, then your email was most likely not received and might have exceeded the acceptable file size. Break the original email up into multiple emails and send again.

# Dos and Don'ts - Brad

- Do reach out soon
- Do share that resources are available at <https://therenterconnect.org/>
- Do use the mediator support web page [Eviction Mediation Program – State Bar of Nevada \(nvbar.org\)](#)
- Do get confidentiality and rental assistance releases signed (DETR?)
- Do share the “creative solutions” document
- Do request copies of the case filings from the landlord and tenant
- Do share that parties may be put on hold for single party discussions
- Do “reality check” both landlord and tenant
- Do respect the confidentiality and DETR/rental assistance agreements
- Do disclose conflicts
- Do not record

# Distance v. In-Person Mediations - Brad

# Compensation - Brad

- Compensation
  - \$200 for +/- 2 hour or sometimes longer session
  - \$50 for 2 good faith attempts to set mediation  
AFTER initial mediation appointment sent
  - \$40 per hour for interpreters, 2-hour minimum
  - **COVID-19 Attestation – MUST!**
    - **Who can attest?**

# It's All About You!

- While this program is about landlords and tenants...
- It's really about mediators
- The 30-day stay allows time to mediate agreements
- Tight timeline
- Mediated outcomes now likely:
  - If rental assistance = possible agreement
  - If no money = good outcome is tenant vacates and landlord agrees to Motion to Rescind
    - Motion to Rescind automatically seals eviction record
    - Nevada legislature – AB 141 (automatic sealing of eviction records)
- Remaining DETR claims/other



# *Thank you!*

## Questions?

- Reach out with questions
- Watch for updates
- Act as a mentor – [bradl@nvbar.org](mailto:bradl@nvbar.org)

<https://therenterconnect.org/>

[renterinfo@homemnv.org](mailto:renterinfo@homemnv.org)

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