**Sample Initial Email from Mediator**

**The Eviction Mediation Program is for landlords and tenants affected by COVID-19. If the tenant or landlord are not able to attest to being/having been affected by COVID-19, or there is no mention of it in court filings, then mediation will not be conducted under the Eviction Mediation Program**

**except for extraordinary cases.**

**(You may proceed on a pro bono basis.)**

*As you know, mediators will be paid if proof of COVID-19 is included with your invoice.*

(Mediators may attest on an affidavit if supported by your findings.)

**ATTESTATION NEEDED IS ON THE WEBPAGE DIRECTLY BELOW THIS SAMPLE EMAIL!**

Dear landlord and tenant,

I am your residential rental eviction mediator appointed by the Nevada Supreme Court pursuant to the Order Approving Amendments to Eviction Mediation Rules for Designated Eviction Proceedings*.* Our joint goal will be to attempt to mediate an agreement between both parties. Nevada Senate Bill 1 (2020) permits a 30-day stay in certain evictions to allow time for mediation. The goal is to keep tenants housed during COVID-19 and get landlords paid.

Step 1: Eligibility - if COVID-19 is a factor in this case (to the knowledge of the tenant or landlord):

* + - **Tenants:**
  + **Open** the attached COVID-19 attestation on your device
  + Electronically **sign** by
    - Clicking “Draw” to draw your signature – or –
    - Type your signature as “/s/ Firstname Lastname”
    - **Save** the document
    - **Email** the document to me **within 3 days**
* **Landlords:**
  + **Email** me if you have direct knowledge that your tenant’s predicament is related to COVID-19 including all relevant details **within 3 days**.
    - **Include**:
  + Preferred method of mediation (phone, videoconference)
  + Three suggested days/times for mediation (set aside 2 hours)
  + If you need an interpreter

A mediator is a neutral third party who facilitates a confidential discussion between parties to explore alternatives to court-ordered eviction. Any agreement is voluntary and mutually acceptable to resolve the dispute.

Landlords, tenants, and attorneys should be aware of a new 2021 law [AB 486](https://www.leg.state.nv.us/Session/81st2021/Bills/AB/AB486_EN.pdf) (read full law) passed by the Nevada Legislature.

* **Landlords** should be aware that *tenants may assert an affirmative defense against eviction* if rental assistance is pending or if the landlord refuses to accept rental assistance.
* **Tenants** should be aware that *eviction moratoria do not relieve your obligation to pay rent* and you may face a monetary judgment which may lead to wage garnishment.
* **Both landlords and tenants** should be aware that there is still rental assistance available to pay back rent. Applications are being expedited to get back rent paid quickly**. Tenants** may be receiving outreach from a nonprofit or the county to expedite the application.

It is of benefit to both parties to create a successful mediated agreement. Mediators have unique access to rental assistance programs and DETR, funds which may or may not be included in any final agreement.

There is no charge to the landlord or tenant for mediation or interpretation.

I look forward to your participation in the Eviction Mediation Program.

Thank you.

If you are a tenant and have not applied for rental assistance, go here - <https://housing.nv.gov/Resources/COVID-19/Renter_Assistance/>

Additional resources for both tenants and landlords are available through Home Means Nevada’s website - <https://therenterconnect.org/RenterConnectLanding.html>

Mediators have agreed to be bound by the Model Standards of Conduct for Mediators and have agreed to disclose potential conflicts of interest, if any.