**Sample Initial Email from Mediator**

**The Eviction Mediation Program is for landlords and tenants with a COVID-19 financial hardship. If the tenant or landlord are not able to attest to being/having been affected by COVID-19, email Shannon for potential pre-approval to proceed on a non-COVID case. AOC pays mediators for cases with a COVID-19 financial hardship. HMN may pay for non-COVID cases only with pre-approval from Shannon at HMN. Remember that there may be a mention of COVID in court filings.**

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

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 –

**NEVADA TENANTS** - <https://housing.nv.gov/Resources/COVID-19/Renter_Assistance/>

**CLARK COUNTY TENANTS** – [Clark County Social Service - CARES Housing Assistance Program (clarkcountynv.gov)](https://chap.clarkcountynv.gov/)

**NORTH LAS VEGAS AND HENDERSON TENANTS** - HopeLink is accepting tenant applications for NORTH Las Vegas and Henderson rental assistance Monday-Thursday from 8am-12pm at 702-566-0576 to speak with an Intake Specialist.

***CITY* OF LAS VEGAS RESIDENTS ONLY** –

* Check to see if you live within the limits of the *CITY* of Las Vegas on this link - [Southern Nevada Regional Business License Launch Page (clark.nv.us)](http://gisgate.co.clark.nv.us/gismo/apps/jurisdiction/app/index.html)
* ONLY if you can prove you live in the *CITY* of Las Vegas apply for rental assistance here - [Housing Assistance Program (lasvegasnevada.gov)](https://www.lasvegasnevada.gov/Residents/Housing-Assistance-Program)

Tenants: Mediators now have information on a new “low document” way to apply for rental assistance through “self-attestation”. Be sure to ask your mediator for more information if your rental assistance is pending due to inability to furnish documents.

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.