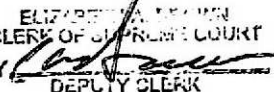


ADKT 567

From: William Shogren <wshogren@washoelegalservices.org>
Sent: Sunday, October 4, 2020 2:13 PM
To: Supreme Court Clerk
Subject: ADKT 0567 - Comment in Response to Proposed Rulemaking Relating to Mediation of Summary Residential Evictions

FILED

OCT 05 2020

ELIZABETH A. BROWN
CLERK OF SUPREME COURT
BY 
DEPUTY CLERK

October 4, 2020
Elizabeth A. Brown
Clerk of the Supreme Court
201 S. Carson St
Carson City, NV 89701

Submitted via email: nvscclerk@nvcourts.nv.gov

Re: ADKT 0567 - Comment in Response to Proposed Rulemaking Relating to Mediation of Summary Residential Evictions

I am submitting comments in response to the Supreme Court's petition to adopt rules concerning the creation of a mediation program for summary residential evictions.

I am a staff attorney for Washoe Legal Services, a non-profit legal aid organization. I primarily work under an ADSD grant which assists senior citizens. A major area covered by this grant is landlord-tenant law, and I spend a significant amount of time representing seniors in summary eviction proceedings. I have seen first-hand the devastating effects that evictions can have on families and communities.

I am strongly in favor of the proposed Mediation Rules as set forth in Exhibit A of ADKT 0567. The COVID-19 health crisis has financially impacted millions of citizens. Not only are individuals' living situations disrupted, but the possibility of summary evictions creates a public health crisis. Evicted tenants may be forced into homelessness, which increases the likelihood of individuals moving into congregate settings, such as homeless shelters. Such living situations put individuals at higher risk to COVID-19. Unsheltered homelessness also increases the risk that individuals with experience severe illness from COVID-19.

In Nevada, evictions are expected to increase dramatically once the Governor's moratorium on non-payment evictions expires. For the reasons described above, it is crucially important that a comprehensive and effective mediation program is established to help prevent the mass displacement of families and the spread of COVID-19.

The proposed Mediation Rules achieve this goal by allowing *all* tenants to request mediation. The Rules create a simple, fair and effective mediation program that will reduce evictions while creating minimal burdens on the courts.

To address some concerns of the landlords and property managers, the proposed mediation program does not absolve tenants of their contractual obligation to pay rent. It merely affords landlord and tenants an opportunity to resolve issues and rent disputes in a peaceful manner. The mediation program will ensure that the looming eviction crisis does not cause irreparable harm.

Sincerely,

William Shogren
Washoe Legal Services