Overview of the Summary Eviction Process (Non-Payment of Rent) if AB283 becomes law

Tenant is served with a 7-Day Notice to Pay Rent or Quit.

Tenant vacates the property or pays rent within the 7-day notice period.

If Tenant pays rent or vacates within the 7-day notice period, no eviction needed. If Tenant Vacates, Landlord can take possession of the premises without court action (but will likely want to ensure tenant has no intent to return).

Tenant fails to vacate or pay rent within the 7-day notice period.

Landlord files a *Complaint* with the Justice Court after the 7-day notice period expires, and serves the tenant.

If Tenant files a timely *Answer* with the Justice Court, a hearing will be scheduled and a notice of the hearing date will be mailed to all parties.

Tenant has 7 days to file an Answer with the Justice Court.
If Tenant fails to file a timely answer then an eviction order will be **GRANTED** and sent to the constable.

The summary eviction hearing is held, and the Judge makes a decision.

Eviction is DENIED. If, at hearing, Judge determines that Tenant has a legal defense, the court will not grant eviction, and instead will require any further proceedings to be conducted pursuant to NRS 40.290 to 40.420, inclusive.

Eviction is GRANTED. An eviction order will be entered and electronically sent to the constable. **Tenant can file a Motion to Set Aside the eviction order or can appeal to the District Court.**

Landlord pays constable to perform the lock-out.

Constable posts the eviction order on Tenant's door noting the date on which the lock-out will be done.

Constable requires Tenant to vacate the premises.

Note: A Tenant may not file a *Motion to Stay* if a hearing has already been held, and only one *Motion to Stay* can be filed per case.