

IN THE JUSTICE COURT OF RENO TOWNSHIP
COUNTY OF WASHOE, STATE OF NEVADA

IN THE ADMINISTRATIVE MATTER OF
LANDLORD/TENANT CASES.

ADMINISTRATIVE ORDER 2025-01

WHEREAS, pursuant to NRS 4.157(c) and JCRRT 21, the Chief Justice of the Peace of Reno Township hereby enters this *Administrative Order* regarding landlord/tenant cases for eviction.

WHEREAS, significant changes in law have occurred since 2020 relating to eviction disputes. This *Administrative Order* is necessary to ensure that all forms submitted in these cases comply with current law.

WHEREAS, the Nevada Supreme Court filed ADKT 0607, *Order Vacating Supreme Court Order and Repealing and Replacing the Nevada Justice Court Rules of Civil Procedure*, on August 30, 2024.

WHEREAS, Reno Justice Court has "inherent authority to administrate its own procedures and to manage its own affairs, meaning that the judiciary may make rules and carry out other incidental powers when 'reasonable and necessary' for the administration of justice." *See Halverson v. Hardcastle*, 123 Nev. 245, 261, 163 P. 3d 428,440 (2007).

1 **WHEREAS**, to ensure a fair and timely resolution for these cases, Reno Justice Court
2 will begin requiring parties to use the forms for landlord/tenant cases that are available on the
3 Court's website. Therefore, and good cause appearing, the Court hereby orders as follows:

4 1) All landlords are strongly encouraged to use the most current surrender
5 and eviction notice forms and landlord's affidavit form approved by the Court and
6 made available to the public on the Court's website at
7 www.washoecounty.gov/rjc/forms.

8 2) All tenants are strongly encouraged to use the most current tenant's
9 affidavit form approved by the Court and made available to the public on the Court's
10 website at www.washoecounty.gov/rjc/forms.

11 3) The use of surrender or eviction notices or landlord's affidavits other than
12 the current versions approved by the Court may result in a dismissal of the case.

13 4) A tenant's affidavit other than the current version approved by the Court
14 may be stricken from the record.

15 5) Court administration shall ensure that the current version of the Court's
16 surrender and eviction notice forms on the Court's website indicate the date upon
17 which the form was last modified.

18 This *Administrative Order* is effective February 1, 2025.

19 **IT IS SO ORDERED.**

20 DATED this 24th day of January 2025.

21 

22 _____
23 RYAN K. SULLIVAN
24 CHIEF JUSTICE OF THE PEACE
25 RENO JUSTICE COURT
 DEPARTMENT 3