

JUSTICE COURT OF LAS VEGAS TOWNSHIP

COUNTY OF CLARK, STATE OF NEVADA

Eviction Tenant Answer - Non Payment

HEARING MINUTES

Held on: February 23, 2026 At 11:11 AM

26E003020

Michael Schaefer, Landlord(s)

Summary Eviction

vs.

Russell Greer, Tenant(s)

HEARD BY: Ferreira, Amy	COURTROOM: RJC COURTROOM 6D
CLERK: Brittany Maalouf	REPORTER: RECORDER:

PARTIES:	Michael Schaefer, Landlord, present	Pro Se
	Russell Greer, Tenant, present	Pro Se

JOURNAL ENTRIES

- Court proceedings were recorded using electronic sound recording equipment.

Court states this matter was brought before the Court on a 7 Day Notice for Non- Payment of Rent and has reviewed the eviction notice and pleadings in this matter. Court reviewed the Documents and Support filed by the Tenant. Court states in the documents the Tenant claim the service of the notice was not proper, however after reviewing the notice filed with the court. The court finds the services is proper and signed by the constable.

Tenant asserts he still resides in the unit and is behind in rent. Tenant states there has been issues with retaliation. Tenant states there is lack of heat in the unit. Tenant states he lives with the landlord and has asked him to add heat to the unit, however the Landlord likes the temperature of the unit. Tenant states he did not post rent with the courts escrow account because he was unaware. Tenant states he has suffered harassment by the Landlord. Tenant states he has lived in the unit since September. Tenant states the Landlord came in his room without a 24 hour notice at midnight. Tenant is requesting a 10 day stay.

Landlord asserts the Tenants balance is \$2,475.00 and has been in default since December. Landlord states he lives in the unit with the Tenant. Landlord states there is a total of three people living in the unit. Landlord states the other roommate and himself both agree of the temperature of the unit. Landlord states when the Tenant complained of the unit being to cold they gave him two blankets. Landlord states he went in the Tenants room at midnight for a wellness check to make sure the Tenant was not choking. Landlord states he has found the Tenant twice choking and had to perform the Heimlich on the Tenant. Landlord states he would like to move forward with the eviction.

Court finds the notice was properly served. Tenant raised the issue that the notice is not signed, and therefore not properly served. However the Court explained that the Tenant's copy does not have to have a signature; only the Court's copy has to be signed. Additionally, Tenant raised a habitability issue by claiming there was no heat in the unit. However, after further discussion, the Court learned that Tenant lives in the unit with the Landlord and there is heat, but the temperature is being controlled by Landlord, therefore it is not a habitability issue.

Court ORDERS the Complaint for Summary Eviction is GRANTED and orders eviction STAYED until February 26, 2026. Court further ORDERS no additional stays will be considered.

FUTURE HEARINGS:	