



Hutchison & Steffen is a full-service law firm practicing in the following areas:

- Administrative Law
- Alternative Dispute Resolution
- Appellate Litigation
- Asset Protection & Business Planning
- Banking
- Bankruptcy & Creditor's Rights
- Business Law & Commercial Litigation
- Condemnation Law
- Constitutional Law
- Construction Law
- Corporate & Commercial Law
- Election Law & Government Ethics
- Employment Law
- Family Law
- Healthcare Professionals Advocacy
- Insurance Litigation
- Landlord/Tenant
- Personal Injury
- Professional Liability Defense
- Real Estate Law
- Trust & Probate Litigation

## Unparalleled Experience

Attorneys at Hutchison & Steffen provide proactive services to commercial and residential property owners, trustees, and managers by teaching seminars and presenting workshops to educate and train professionals on current legal topics, developments, and risk management issues concerning landlords and tenants.

Call Hutchison & Steffen today for more information about the Firm's commercial and residential evictions and landlord/tenant advocacy services.

LANDLORD/TENANT

**HUTCHISON & STEFFEN**

ATTORNEYS

A FULL-SERVICE, AV-RATED LAW FIRM

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## Evictions & Related Procedures

**H**utchison & Steffen has represented commercial and residential landlords' interests for many years. The Firm has significant experience in difficult eviction matters and provides quick turnaround on these cases to minimize lost rent. The Firm guides clients through the numerous issues that surface during an eviction:

- No cause terminations, lease violations, and non-payment of rent
- Expedited relief from the bankruptcy court to evict tenants who have filed bankruptcy
- Nuisance, lockouts, entry, and other landlord rights
- Property changing hands and subsequent rights of landlord and tenant
- Damage or destruction by fire or casualty
- Abandonment and abandoned property following an eviction
- Public housing agreements and terminations
- Repairs by tenant or landlord and offsets in rent
- Proper service of notice (summons & complaint and 3-day, 10-day, and 45-day notices)
- Rent increases (required notices)

## Lease Agreements

The Firm has drafted and reviewed hundreds of lease agreements and is well versed in residential property laws, which impact drafting effective residential lease agreements. More importantly, lease agreements, when drafted properly, can help shield landlords and property owners from potential liability from tenants and third parties who are injured on the premises.

## Enforcement of Contracts and Leases

Hutchison & Steffen's attorneys successfully enforce contracts and lease agreements and know the statutes and court procedures that govern disputes between property owners, managers, and tenants. The Firm provides a range of services to meet the needs of a given situation:

- Competent analysis of contract and lease validity and enforceability
- Explanation of legal effect of landlord/tenant provisions under Nevada law
- Compliance with all statutory, contract, and lease provisions
- Proper service of Notices

## When appropriate, the following may be recommended:

- Relief from stay in bankruptcy proceedings
- Court-ordered, expedited hearing date
- Complaint for summary eviction
- Drafting and filing of unlawful detainer complaint
- Writ of restitution of premises to owner
- Removal of the tenant
- Damages

## Collections

Hutchison & Steffen provides aggressive and efficient litigation services to secure money owed to its clients:

- Evidentiary support for claimed damages
- Fair Debt Collection Practices Act
- Bankruptcy proceedings under Chapters 7, 11, and 13
- Pre-and post-judgment attachment and execution on assets

## Real Property Ownership

Hutchison & Steffen provides legal advice and services designed to guide clients in determining how best to hold ownership of real property or to conduct business:

- Corporations
- Generic Partnerships
- Limited Partnerships
- Limited Liability Companies
- Trusts
- Covenants, Conditions, and Restrictions (CC&Rs)
- Real Estate Transfers and Transactions

