

IN THE JUSTICE COURT, RENO TOWNSHIP
WASHOE COUNTY, NEVADA

Owner's Name: _____
Business Name: _____
Agent's Name: _____
Address: _____
City, State, Zip: _____
Phone: _____
E-Mail: _____

Case No.: _____
Dept. No.: _____

**LANDLORD'S
AFFIDAVIT/COMPLAINT FOR
SUMMARY EVICTION**

- Nuisance/Waste/Assigning/Subletting/
Unlawful Business/Controlled Substance
Violation
 Perform Lease Condition
 Tenancy-At-Will
 No Cause

Landlord,
vs.
Tenant's Name: _____
Tenant.

Landlord or Landlord's authorized agent states as follows pursuant to NRS 40.254:

1. I am the (check one box) owner or owner's agent of the rental premises located at (insert rental's address, including city, state, zip) _____.

2. The tenancy started on (insert date) _____.

3. The tenancy is a (check one box) periodic month-to-month periodic week-to-week
 fixed-term with the tenancy ending on (insert date tenancy ends) _____
 tenancy-at-will or other (describe) _____.

4. Tenant has not complied with the terms of the rental agreement or with the obligations of tenants set forth in Chapter 118A of the NRS as follows (describe tenant's violation):

5. Tenant was served with a written notice to quit on (insert date notice served) _____ in compliance with NRS 40.280, and a copy of that notice is attached or submitted with this complaint.

6. I examined the rental property on (insert date you examined the property) _____ and Tenant remained in possession. In addition, if Tenant was served with a Five-Day Notice to Perform Lease Condition or Quit, Tenant did not perform that lease condition as of the date of my examination.

1 7. I do not do request to mediate this issue. (Answer the following questions even if you
2 are not requesting mediation.)

3 8. If sent to mediation, I prefer (check one box) an in-person mediation a telephonic
4 mediation a video-conference mediation.

5 9. The following individual has the authority to settle the case and would participate in
6 mediation if mediation proceeds: (check all that apply) myself other individual with authority:
7 (write the names of all the individuals with authority who plan to be at the mediation)

8 _____.

9 10. The mediator may contact me/the individual with settlement authority at the following.

10 Phone number: (insert the best phone number for the mediator to make contact)

11 _____ - _____ - _____

12 Email: (insert the best email for the mediator to make contact)

13 _____

14 Mailing Address: (insert best mailing address for mediator to make contact)

15 (Street Address): _____

16 (City, State, Zip): _____

17 11. Tenant is not is in default of rent. (If tenant is not in default, move on to signature line of the form.)

18 a. I am moving for an exemption from a stay of this case due to a realistic threat of
19 foreclosure. The following facts demonstrate that I am facing a realistic threat that the
20 rental property will be foreclosed upon unless I am able to evict the tenant (describe what facts
21 that show threat of foreclosure):

22 _____
23 _____

24 b. I am moving to rebut Tenant's affirmative defense regarding a pending rental
25 assistance application based on the following facts: (describe what facts support your rebuttal to the
26 affirmative defense):

27 _____
28 _____

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12. Tenant (*check one box*) did *not* sign a written rental agreement, or did sign a written rental agreement, and a copy of that agreement is attached or submitted with this complaint.

13. Tenant’s rent (*check one box*) is *not*, or is subsidized by a public housing authority or governmental agency, and a copy of the Housing Assistance Payment Contract (or “HAP”) is attached or submitted with this complaint and I have provided Southern Nevada Regional Housing Authority with a copy of the eviction notice pursuant to 24 C.F.R. § 982.310(e)(2)(ii).

THEREFORE, Landlord asks the Court to enter an Order for Summary Eviction of Tenant.

I declare under penalty of perjury under the laws of the State of Nevada that the foregoing is true and correct.

(Date)

(Print your name)

(Sign your name)