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**JUSTICE COURT, TOWNSHIP OF RENO  
WASHOE COUNTY, NEVADA**

Landlord's  
Name: \_\_\_\_\_  
Preferred Pronoun(s): \_\_\_\_\_  
Business Name: \_\_\_\_\_  
Agent's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Landlord,

vs.

Tenant's Name: \_\_\_\_\_  
Preferred Pronoun(s): \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Tenant.

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 or Landlord's authorized agent states as follows pursuant to NRS 40.254: *(if completing by hand, please **print** in clear, legible ink. Illegible documents may be summarily dismissed by the Court):*

1. I am the *(check one box)*  owner or  owner's agent of the rental premises located at *(insert complete address of rental unit, including city, state and 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)* \_\_\_\_\_.

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

7  check here if continuation sheets are attached.

8 5. Tenant was served with a written notice to quit on (insert date notice served)  
9 \_\_\_\_\_ incompliance with NRS 40.280, and a copy of that notice is attached or  
10 submitted with this complaint.

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

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

18 8. Tenant's rent (check one box)  is not, or  is subsidized by a public housing  
19 authority or governmental agency, and a copy of the Housing Assistance Payment Contract (or  
20 "HAP") is attached or submitted with this complaint and I have provided Reno Housing  
21 Authority with a copy of the eviction notice pursuant to 24 C.F.R. § 982.310(e)(2)(ii).

22 **THEREFORE, I declare under penalty of perjury that the above statements are true and correct**  
23 **to the best of my knowledge and that the reason for this request is not for the purpose of delay or**  
24 **any other frivolous or improper purposes. Finally, by signing below I consent to accept electronic**  
25 **service of any documents filed into this case at the e-mail address indicated above, pursuant to Rule**  
26 **9(c) of the Nevada Electronic Filing and Conversion Rules.**

27 \_\_\_\_\_  
28 (Date)

\_\_\_\_\_  
(Type or Print Name)

\_\_\_\_\_  
(Signature)