

**FIVE-DAY NOTICE TO QUIT FOR UNLAWFUL DETAINER**  
**OTHER THAN NON-PAYMENT OF RENT (NRS 40.254)**

TO: \_\_\_\_\_  
*Tenant(s) Name(s)*

\_\_\_\_\_  
*Address*

\_\_\_\_\_  
*City, State, Zip Code*

\_\_\_\_\_  
*Telephone Number*

\_\_\_\_\_  
*E-mail Address*

Date of Service: \_\_\_\_\_

FROM: \_\_\_\_\_  
*Landlord's Name*

\_\_\_\_\_  
*Address*

\_\_\_\_\_  
*City, State, Zip Code*

\_\_\_\_\_  
*Telephone Number*

\_\_\_\_\_  
*E-mail Address*

**PLEASE TAKE NOTICE** that you are hereby required to vacate the premises within five (5) judicial days<sup>1</sup> following the Date of Service of this notice. Your failure to vacate the premises may result in your landlord applying to Reno Justice Court for an eviction order. The occupant(s) has/have continued in possession without the landlord's consent after the expiration of the following served notice (*check the notice that applies*):

- Notice of failure to vacate premise (no cause or at will).
- Notice of failure to comply with rental agreement or NRS Chapter 118A.
- Notice for assigning/subletting, drugs/crime, waste, unlawful business or nuisance in or about the premises.
- Notice for failure to vacate premises after your lease term expired.

**YOU HAVE THE RIGHT TO CONTEST THIS NOTICE** by filing in RENO JUSTICE COURT (1 S. Sierra Street, Reno NV 89501; 775-325-6501) an Affidavit stating the reasons why you are not guilty of an unlawful detainer. The Affidavit must be filed before the Court's close of business on the fifth full judicial day following the date you were served with this Notice. The Affidavit may be accessed on the Reno Justice Court website and may be filed at [www.efilenv.com](http://www.efilenv.com).

If the Court determines that you are guilty of an unlawful detainer, the Court may issue a Summary Order for your removal from or your non-admittance to the premises. The Order will direct the Sheriff to post the Order in a conspicuous place on the premises no later than twenty-four (24) hours after receipt of the Order. The Sheriff may then remove you not earlier than twenty-four (24) hours but no later than thirty-six (36) hours after posting the Order. Pursuant to NRS 70.010 subsection 2, you may request that the Court stay the execution of the Order for a period of not more than ten (10) days by stating the reasons why a stay is warranted. Pursuant to NRS 118A.390, you may seek relief if a landlord unlawfully removes you from the premises, excludes you by blocking or attempting to block your entry upon the premises, or willfully interrupts or causes or permits the interruption of an essential service required by the rental agreement or NRS Chapter 118A.

If you are behind in rent, rental assistance may be available by contacting Reno Housing Authority ([www.renoha.org](http://www.renoha.org); 775-329-3630). To request free legal advice or assistance, contact Northern Nevada Legal Aid (775-321-2062) or Nevada Legal Services (775-284-3491).

<sup>1</sup> Judicial days do not include the date of service, weekends, or certain legal holidays.