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

Landlord's  
Name: \_\_\_\_\_  
Preferred Pronoun(s): \_\_\_\_\_  
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.: \_\_\_\_\_

**TENANT'S AFFIDAVIT IN  
OPPOSITION TO SUMMARY  
EVICITION**

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

Tenant, appearing in proper person, contests this matter pursuant to NRS 40.254 and states as follows (*if completing by hand, please **print** in clear, legible ink. Illegible documents may be summarily dismissed by the Court*):

1. I am the tenant of the rental unit located at (*insert complete address of rental unit, including city, state and zip*): \_\_\_\_\_.

2. My rent (*check one box*)  is not  is subsidized by a public housing authority or governmental agency.

*TENANTS: Find the Question (3, 4, 5, or 6) that corresponds to the notice you received and complete that section only. Then move on to page 6.*

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**QUESTION 3: NUISANCE, WASTE, ASSIGNING/SUBLETTING, UNLAWFUL BUSINESS**

*(Complete this question ONLY if you received a Three-Day Notice to Quit for Nuisance/Waste/Etc.)*

3. I received a three-day notice pursuant to NRS 40.2514. I disagree with this notice for the following reasons *(check all that apply and provide your written explanation at end of this section)*:

- The acts Landlord describes in the notice do not meet the legal definition of “nuisance.” (See Footnote 1)
  
- Other defense: *(explain below)*.

*(State the facts and circumstances that support the defenses you checked above).*

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*check here if continuation sheets are attached.*

1 **QUESTION 4: LEASE VIOLATION**

2 *(Complete this question ONLY if you received a Five-Day Notice to Perform Lease Condition or*  
3 *Quit.)*

4 4. I received a five-day notice stating that I violated my lease agreement. I disagree  
5 with this notice for the following reasons *(check all that apply and provide your written*  
6 *explanation at end of this section):*

7  The conduct Landlord alleges does not violate any term of my lease agreement.

8  I fixed *(or "cured")* the alleged violation of my lease agreement within five days  
9 after Landlord's notice to me.

10  Landlord's notices did not comply with Nevada law because the Notice to Perform  
11 Lease Condition or Quit did not specifically identify the relevant lease provisions, the  
12 alleged violations, and what I needed to do to save the lease.

13  Other defense *(explain below):*

14 *(State the facts and circumstances that support the defenses you checked above).*

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16 \_\_\_\_\_  
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22  *check here if continuation sheets are attached.*

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27 <sup>1</sup> NRS 40.2514(4) defines "nuisance" as "conduct or an ongoing condition which constitutes an unreasonable obstruction to  
28 the free use of property and causes injury and damage to other tenants or occupants of that property or adjacent buildings or  
structures" or violation of the controlled substance laws in NRS 453.011 to 453.552.

1 **QUESTION 5: "NO CAUSE"**

2 *(Complete this question ONLY if you received a Seven-Day or Thirty-Day "No Cause" Notice to Quit).*

3 5. I received a seven-day or thirty-day notice to vacate my rental premises. I disagree  
4 with the notice for the following reasons *(check all that apply and provide your written  
5 explanation at end of this section):*

6  My lease agreement has not expired and will not expire until *(insert date)*  
7 \_\_\_\_\_.

8  My lease agreement has expired, but Landlord renewed my tenancy by accepting  
9 rent for a new rental period and/or entering into a new lease agreement.

10  I received a thirty-day notice to quit and am 60 years of age or older or have a  
11 physical or mental disability. I gave Landlord a written request *(along with proof of my  
12 age or disability)* on *(insert date)* \_\_\_\_\_, asking to continue in  
13 possession for an additional thirty days. Landlord *(check one)*  approved my request  
14 on *(insert date)* \_\_\_\_\_, or rejected  my request,<sup>2</sup> or  has not responded  
15 to my request.

16  Landlord's notices did not comply with Nevada law because the thirty-day notice  
17 did not notify me of my right to request to be allowed to continue in possession for an  
18 additional thirty days as required by NRS 40.251(3).

19  Other defense *(explain below):*

20 *(State the facts and circumstances that support the defenses you checked above):*

21 \_\_\_\_\_  
22 \_\_\_\_\_  
23 \_\_\_\_\_  
24 \_\_\_\_\_  
25 \_\_\_\_\_

26  *check here if continuation sheets are attached.*

27 <sup>2</sup> If Landlord rejected your written request, NRS 40.251(4) allows you to file petition with the court asking for the additional  
28 thirty days.

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**QUESTION 6: TENANT-AT-WILL**

*(Complete this section ONLY if you received a Five-Day Tenancy-At-Will Notice to Quit).*

6. I received a five-day notice to vacate my rental premises. I disagree with the notice for the following reasons *(check all that apply and provide your written explanation at end of this section)*:

I am not a tenant-at-will because I pay rent to the Landlord in the amount of *(insert amount of rent)* \_\_\_\_\_ per *(check one)*  month,  week,  or other *(specify)* \_\_\_\_\_.

I am not a tenant-at-will because I have an agreement with my Landlord regarding the length of my tenancy *(explain the agreement at the end of this section)*:

Other defense *(explain below)*:

*(State the facts and circumstances that support the defenses you checked above):*

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*check here if continuation sheets are attached.*

1 *TENANTS: Complete the remainder of this form (check all that apply to you, date, print name, and*  
2 *sign).*

3 7. This action brought in violation of the Federal fair Housing Act or Nevada laws  
4 forbidding discrimination in housing (*see attached*).

5 8. This action is brought in violation of NRS 118A.510, which prohibits a landlord  
6 from terminating a tenancy in retaliation for a tenant having engaged in certain  
7 protected acts (*see attached*).

8 9. I am a tenant on a property that has been foreclosed upon and sold. The new owner  
9 (*check all that apply*):

10 Failed to serve me with the notice of change of ownership required by NRS 40.255(2);

11 Is violating NRS 40.255 by failing or refusing to grant me an additional 60 days on the  
12 property;

13 Is attempting to use the summary eviction procedure in violation of NRS 40.255(1), which  
14 requires the new owner to use the formal unlawful detainer procedure under NRS 40.290 to  
15 40.420.

16 10. Landlord's notice did not comply with Nevada law because (*check all that apply*):

17 One or more of the notices was not served on me as required by NRS 40.280;

18 The Notice of Unlawful Detainer did not identify the court that has jurisdiction over this  
19 case;

20 The Notice of Unlawful Detainer did not notify me of my right to contest this matter by  
21 filing an affidavit with the court;

22 The Notice of Unlawful Detainer did not notify me of my right to request that the court stay  
23 the execution of the order for a period not exceeding 10 days.

24 **THEREFORE, I declare under penalty of perjury that the above statements are true and correct**  
25 **to the best of my knowledge and that the reason for this request is not for the purpose of delay or**  
26 **any other frivolous or improper purposes. Finally, by signing below I consent to accept electronic**  
27 **service of any documents filed into this case at the e-mail address indicated above, pursuant to Rule**  
28 **9(c) of the Nevada Electronic Filing and Conversion Rules.**

\_\_\_\_\_  
(Date)

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

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