

SPARKS JUSTICE COURT
FIVE-DAY NOTICE TO PERFORM LEASE CONDITION OR QUIT

TO: _____ FROM: _____

Tenant Name(s)

Landlord Name(s)

☐ and all occupants ☐ named tenant(s) only

Address

Address

City, State, Zip Code

City, State, Zip Code

Telephone Number(s)

DATE OF SERVICE

Email Address(es)

PLEASE TAKE NOTICE that pursuant to **NRS 40.2516**, you have neglected or failed to perform a condition or covenant of your lease or rental agreement as follows (Landlord to describe alleged violation(s) in detail. Attach lease agreement and note which page and paragraph contains the condition or covenant being violated): _____

☐ (check if attaching additional page).

Within five (5) days after the Date of Service of this Notice, you may correct the violation(s) and save the lease from forfeiture, unless the covenants and conditions cannot be performed (explain why violation(s) cannot be fixed or performed):

☐ (check if attaching additional page).

IF YOU FAIL to vacate the premises or correct the violations described above no later than five (5) days following the Date of Service of this Notice, your possession of the premises will be unlawful (called “Unlawful Detainer”) and your landlord may initiate an eviction against you by either serving you with a Five-Day Unlawful Detainer Notice OR a Summons and Complaint for Unlawful Detainer. If the Court determines that the tenant(s) is/are guilty of an unlawful detainer, the Court may issue a summary order for removal from the premises or an order providing for the non-admittance of the tenant(s). The Sheriff may then remove you not earlier than 24 hours but no later than 36 hours after posting the Order. 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 a tenant with a periodic tenancy is a federal worker, tribal worker, state worker or household member of such a worker, the tenant may request to be allowed to continue in possession during the period commencing on the date on which a shutdown begins and ending on the date that is 30 days after the date on which the shutdown ends by submitting a written request for the extended period and providing proof they are a federal, tribal, or state worker or a household member of such a worker during the shutdown. The landlord who receives this request shall allow you to continue in possession for the period requested unless the court orders otherwise See NRS 40.251(3).

You can obtain information regarding this Notice by calling the Sparks Justice Court Civil Department at 775.353.7600, Ext. 3 or by visiting the Sparks Justice Court at 1675 E. Prater Way Ste. 107, Sparks, NV 89434.

To request free legal advice or assistance, contact Northern Nevada Legal Aid (775-329-2727) or Nevada Legal Services (775-284-3491).