

SPARKS JUSTICE COURT
FIVE-DAY NOTICE TO QUIT FOR TENANCY-AT-WILL

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 40.251**, that your tenancy-at-will is hereby terminated, and you are required to vacate the premises **within five (5) days** following the Date of Service of this Notice.

IF YOU FAIL to vacate the premises, your possession of the premises will be unlawful (called “Unlawful Detainer”), and **your landlord may initiate an eviction against you by serving you with a second Notice called a “Five-Day Unlawful Detainer Notice” OR 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 other than from week to week is 60 years of age or older or has a physical or mental disability, the tenant may request to be allowed to continue in possession for an additional 30 days by submitting a written request for additional time and providing proof of the tenant’s age or disability. If a landlord rejects a request to allow a tenant to continue in possession for an additional 30 days, a tenant may petition the Court for an order to stay on premises for the additional 30 days by submitting proof of the written request and proof of age/disability to the Court. See NRS 40.251(2).

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).