

IN THE JUSTICE COURT OF SPARKS TOWNSHIP  
COUNTY OF WASHOE, STATE OF NEVADA

Landlord Name: \_\_\_\_\_  
Agent Name: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

Case No.: \_\_\_\_\_  
Dept. No.: \_\_\_\_\_

**LANDLORD'S AFFIDAVIT/COMPLAINT  
FOR SUMMARY EVICTION FOR  
NONPAYMENT OF RENT**

Landlord,  
v.  
Tenant Name(s): \_\_\_\_\_  
Tenant.

Landlord, or Landlord's authorized agent, pursuant to NRS 40.253 states as follows:

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

2. The tenancy started on (insert date): \_\_\_\_\_.

3. The amount of tenant's rent is (insert amount of rent) \$ \_\_\_\_\_ per (check one)  month,  week, or  other (specify) \_\_\_\_\_.

4. Tenant paid the following deposits (insert amounts): rent deposit of \$ \_\_\_\_\_, security deposit of \$ \_\_\_\_\_, and cleaning deposit of \$ \_\_\_\_\_.

5. Tenant's rent became delinquent on (insert date): \_\_\_\_\_, and tenant has remained in possession of the premises without paying rent since that date.

6. Tenant owes the following amounts:

**Current rent due** (inclusive of contractual utilities): \$ \_\_\_\_\_

**Past due rent** (rent due for previous unpaid rental periods): \$ \_\_\_\_\_

**Late fees** (cannot be more than 5% of the periodic rent): \$ \_\_\_\_\_

**Total owed** (current rent due + past due rent + late fees, if any): \$ \_\_\_\_\_

1 7. Tenant (check one box)  did  did not sign a written rental agreement, and if so, a copy of that  
2 agreement is **attached to this Complaint.**

3 8. Tenant was served with a written Notice to Pay Rent or Quit on (insert date notice served)  
4 \_\_\_\_\_ in compliance with NRS 40.280, and a copy of that notice and proof of  
5 service is **submitted with this Complaint.**

6 9. On (insert date you last checked the rental premises): \_\_\_\_\_, I examined the  
7 rental premises and verified the tenant is in continued possession of the rental premises following the  
8 expiration of the Notice to Pay Rent or Quit.

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

13 Tenant has not complied with the obligations of tenants set forth in Chapter 118A of the NRS by  
14 defaulting on the rent.

15 Therefore, I ask that the Court enter an Order for Summary Eviction of tenant.

16 I declare under penalty of perjury under the law of the State of Nevada that the foregoing is true and  
17 correct.

18 Dated: \_\_\_\_\_

19 Signature: \_\_\_\_\_

20 Print name: \_\_\_\_\_

21 Address: \_\_\_\_\_

22 City, State, Zip: \_\_\_\_\_

23 Telephone: \_\_\_\_\_

24 Email Address: \_\_\_\_\_