

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**

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

Landlord,

v.

Tenant Name(s): _____

Tenant.

Landlord, or Landlord's authorized agent, pursuant to NRS 40.254 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 tenancy is a ☐ periodic month-to-month, ☐ periodic week-to-week, ☐ fixed-term with the tenancy ending on (insert date tenancy ends): _____, ☐ tenancy-at-will or ☐ other (describe) _____.

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

5. Tenant has not complied with the terms of the rental agreement or with the obligations of tenants set forth in Chapter 118A of the NRS as follows (describe tenant's violation): _____

_____ ☐ check box if additional sheets are attached.

6. Tenant was served with a written notice to quit on *(insert date notice served)*: _____ in compliance with NRS 40.280, and a copy of that notice and proof of service is **submitted with this Complaint**.

7. Tenant was served with a five-day unlawful detainer notice on *(insert date notice served)*: _____ in compliance with NRS 40.280, and a copy of that notice and proof of service is **submitted with this Complaint**.

8. On *(insert date you last checked the rental premises)*: _____, I examined the rental premises and verified the tenant is in continued possession of the rental premises. In addition, if tenant was served with a Five-Day Notice to Perform Lease Condition or Quit, tenant did not perform that lease condition as of the date of my examination.

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

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

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

Dated: _____

Signature: _____

Print name: _____

Address: _____

City, State, Zip: _____

Telephone: _____

Email Address: _____