SPARKS JUSTICE COURT
FIVE-DAY UNLAWFUL DETAINER NOTICE

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 40.254**, you are hereby required to vacate the premises **within five (5) judicial days** following the Date of Service of this Notice.

FAILURE to vacate the premises before close of business on the 5th judicial day following the Date of Service of this Notice may result in your landlord applying to the Sparks Justice Court for an eviction order. If the Court determines that the tenant(s) is/are guilty of an unlawful detainer, the Court may issue a summary order for removal of the tenant(s) from the premises or an order providing for the non-admittance of the tenant(s). The Sheriff may then remove you not earlier than twenty-four (24) hours but no later than thirty-six (36) hours after posting the Order. Pursuant to NRS 70.010 subsection 2, you may request that the Court stay the execution of the Order for a period of not more than ten (10) days by stating the reasons why a stay is warranted. 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.

YOU HAVE THE RIGHT TO CONTEST THIS NOTICE by filing an Affidavit of Tenant with the **Sparks Justice Court no later than the fifth (5th) judicial[1] day** following the Date of Service of this Notice. If unsure of your last day to respond, you may call the **Sparks Justice Court Civil Department at 775.353.7600, Ext. 3**.

Eviction forms can be found online at https://www.washoecounty.gov/sjc/Forms.php or by visiting the **Sparks Justice Court located at 1675 E. Prater Way Ste. 107, Sparks, NV 89434**. Forms can be filed in-person or online at https://efilenv.tylertech.cloud/OfsEfsp/ui/landing (Court Location: Sparks Civil; choose Case Type: "**Eviction**").

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).

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

[1] If the last date for filing is a non-judicial day, the time to file is extended through the next day that the Court is open for business.