

**JUSTICE COURT, TOWNSHIP OF \_\_\_\_\_**  
**WASHOE COUNTY, NEVADA**

Owner's Name: \_\_\_\_\_  
Business Name: \_\_\_\_\_  
Agent's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

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,  
vs.  
Tenant's Name: \_\_\_\_\_  
Tenant.

Landlord or Landlord's authorized agent states as follows pursuant to NRS 40.254:

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

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

3. The tenancy is a (check one box)  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 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):  
\_\_\_\_\_  
\_\_\_\_\_

5. 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 is attached or submitted with this complaint.

6. I examined the rental property on (insert date you examined the property) \_\_\_\_\_ and Tenant remained in possession. 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.

1 7. I  do not  do request to mediate this issue. (Answer the following questions even if you  
2 are not requesting mediation.)

3 8. If sent to mediation, I prefer (check one box)  an in-person mediation  a telephonic  
4 mediation  a video-conference mediation.

5 9. The following individual has the authority to settle the case and would participate in  
6 mediation if mediation proceeds: (check all that apply)  myself  other individual with authority:  
7 (write the names of all the individuals with authority who plan to be at the mediation)

8 \_\_\_\_\_.

9 10. The mediator may contact me/the individual with settlement authority at the following.

10 Phone number: (insert the best phone number for the mediator to make contact)

11 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

12 Email: (insert the best email for the mediator to make contact)

13 \_\_\_\_\_

14 Mailing Address: (insert best mailing address for mediator to make contact)

15 (Street Address): \_\_\_\_\_

16 (City, State, Zip): \_\_\_\_\_

17 11. Tenant  is not  is in default of rent. (If tenant is not in default, move on to signature line of the form.)

18 a.  I am moving for an exemption from a stay of this case due to a realistic threat of  
19 foreclosure. The following facts demonstrate that I am facing a realistic threat that the  
20 rental property will be foreclosed upon unless I am able to evict the tenant (describe what facts  
21 that show threat of foreclosure):

22 \_\_\_\_\_  
23 \_\_\_\_\_

24 b.  I am moving to rebut Tenant's affirmative defense regarding a pending rental  
25 assistance application based on the following facts: (describe what facts support your rebuttal to the  
26 affirmative defense):

27 \_\_\_\_\_  
28 \_\_\_\_\_

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12. Tenant (*check one box*)  did *not* sign a written rental agreement, or  did sign a written rental agreement, and a copy of that agreement is attached or submitted with this complaint.

13. Tenant's rent (*check one box*)  is *not*, or  is 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 Southern Nevada Regional Housing Authority with a copy of the eviction notice pursuant to 24 C.F.R. § 982.310(e)(2)(ii).

THEREFORE, Landlord asks the Court to enter an Order for Summary Eviction of Tenant.

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

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Print your name)

\_\_\_\_\_  
(Sign your name)