

1 IN THE JUSTICE COURT OF RENO TOWNSHIP
2 COUNTY OF WASHOE, STATE OF NEVADA

3
4 _____
5 (Name)

6 _____
7 Preferred Pronoun(s)

8 _____
9 (Address)

10 _____
11 (City, State, Zip)

12 _____
13 (Telephone)

14 _____
15 (E-Mail Address)

Case No.

Dept. No.

16 _____
17 Tenant (Plaintiff),

18 vs.

19 _____
20 Landlord (Defendant),

21 _____ /
22 **VERIFIED COMPLAINT FOR EXPEDITED RELIEF FOR UNLAWFUL REMOVAL**
23 **OR THE WILLFUL INTERRUPTION OF ESSENTIAL SERVICES**

24 **NOTE:** If the power/gas/water company terminated your utilities for unpaid bills, you will not
25 be entitled to relief from the Court. This Complaint is required to be filed within 5 judicial
26 days after the date of the unlawful act by the landlord. If this time has been exceeded, this
27 Complaint for Expedited Relief will be dismissed, but you will retain the right to pursue all
28 other available remedies against the Landlord.

Unless this Complaint is dismissed for the reasons stated above, the Court will conduct a hearing on this Verified Complaint for Expedited Relief within THREE (3) judicial days after the date this document is filed. Either before or at the scheduled hearing, you must provide proof that the Landlord has been properly served with this document, or you will be entitled to no relief and hearing shall be vacated.

The Tenant named above hereby files this Complaint against the Landlord named above and hereby alleges as follows (*if completing by hand, please **print** in clear, legible ink. Illegible documents may be summarily dismissed by the Court*):

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1. PLEASE CHECK ONE OF THE FOLLOWING BOXES:

The Landlord has not instituted a pending legal action for summary eviction or a pending legal action for unlawful detainer against me. *(IF THIS BOX IS CHECKED, YOU CAN USE THIS FORM).*

The Landlord has instituted a pending legal action for summary eviction or a pending legal action for unlawful detainer against me, or I have already been locked out pursuant to a prior action. *(IF THIS BOX IS CHECKED, YOU CANNOT USE THIS FORM)*

2. The parties entered into a rental agreement on or about *(insert date)*

_____.

3. The address for the property at issue is as follows:

Street Address: _____
City: _____
Zip Code: _____

4. The rental agreement *(check one)* was or was not in writing. *(Attach a copy of the Rental Agreement if applicable)*

5. The amount of Tenant’s rent is *(insert amount)* \$ _____ per *(check one)*
 monthly, weekly, or other *(specify)* _____ and I
pay rent as follows *(enter form of payment)* _____. My
rent payments are current, or my rent is not current, I am \$ _____ in
arrears. My next payment is due on *(insert date)*: _____.

6. Tenant paid the following deposits *(insert amounts)*: Rent deposit of \$ _____
security deposit of \$ _____, and cleaning deposit of \$ _____.

7. PLEASE CHECK ONE OF THE FOLLOWING BOXES:

The Landlord barred me from entering my dwelling unit on or about *(insert date)*:
_____ OR The Landlord terminated my utilities or other essential
services on or about *(insert date)*: _____.

8. Please describe the factual circumstances surrounding the blocked entry and/or the termination of essential services *(For example, if you were barred from entry, please describe how this was done. If your utilities were terminated, please state which utilities were affected.)*

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check here if continuation sheets are attached.

9. PLEASE CHECK ONE OF THE FOLLOWING:

After I was blocked entry to the premises, I tried to get back into the dwelling, but the Landlord refused to let me in. *(If available, please attach a copy of any letters sent to, or from, the Landlord.)*

After the Defendant/Landlord terminated my utilities or other essential services, I tried to convince Defendant/Landlord to restore the services, but the Defendant/Landlord refused. *(If available, please attach a copy of any letters sent to, or from, the Landlord.)*

10. As a result of the Landlord's actions, I have incurred damages as follows: (In addition to statutory damages of \$2,500.00 allowed under NRS 118A.390, I am seeking to be compensated for the following items of damages:

AMOUNT:	DESCRIPTION:
\$ _____	_____
\$ _____	_____
\$ _____	_____
\$ _____	_____
\$ _____	_____
\$ _____	_____

11. Based on the above, Plaintiff requests that this Court:

- (a) Find that the Defendant/Landlord has violated NRS 118A.390 and/or NRS 118A.480.
- (b) Assess actual and statutory damages against Defendant/ Landlord not to exceed the jurisdictional limit (\$15,000.00) of Justice Court.
- (c) Issue an immediate order restoring me to the premises and/or restoring the utilities or essential services at the premises; and
- (d) Enjoin the Defendant/Landlord from violating the provisions of NRS 118A.390 and, if the circumstances so warrant, hold Landlord in contempt.

1 I declare under penalty of perjury that the above statements are true and correct to the best of my
2 knowledge and that the reason for this request is not for the purpose of delay or any other frivolous
3 or improper purposes. Finally, by signing below I consent to accept electronic service of any
4 documents filed into this case at the e-mail address indicated above, pursuant to Rule 9(c) of the
5 Nevada Electronic Filing and Conversion Rules.

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(Date)

(Type or Print Name)

(Signature)

1 ***THIS ENTIRE PAGE IS TO BE COMPLETED BY COURT STAFF***

2 **NOTICE OF MOTION and HEARING**

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4 TO: DEFENDANT(S) / LANDLORD

5 **PLEASE TAKE NOTE THAT** the Verified Complaint for Expedited Relief for
6 Unlawful Removal or the Willful Interruption of Essential Services shall be, and hereby is set
7 to be heard at **Reno Justice Court, located at 1 South Sierra Street, Reno, Nevada, on the**
8 _____ day of _____, 20____, at the hour of _____
9 _____ M.

10
11 Although you are not required to file a written response to the Motion, failure to appear
12 at the hearing may result in the requested relief being granted by the Court in your absence.
13 The purpose of this hearing is to address the Tenant's right to be immediately restored to the
14 premises and/or the Tenant's right to have utilities or other essential services restored.
15 Moreover, Tenant may also be entitled to an award of damages against you, so you may wish
16 to consult with an attorney prior to the scheduled hearing.
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