JUSTICE COURT, TOWNSHIP OF HENDERSON 1 **CLARK COUNTY, NEVADA** 2 Owner's Name: Business Name: 3 Agent's Name: Address: 4 City, State, Zip: 5 Phone: Case No.: E-Mail: 6 Dept. No.: Landlord, 7 VS. LANDLORD'S COMPLAINT FOR 8 Tenant's Name: **SUMMARY EVICTION FOR** NONPAYMENT OF RENT Tenant. 9 10 Landlord or Landlord's authorized agent states as follows pursuant to NRS 40.253: 11 1. I am the (check one box) owner or owner's agent of the rental premises located at 12 (insert rental's address) 13 in the city of (insert city name) ______, Nevada. 14 2. The tenancy started on (insert date) _____. 15 3. The amount of Tenant's rent is (insert amount) \$_____ per (check one) 16 \square month, \square week, or \square other (specify) ______. 17 4. Tenant paid the following deposits (insert amounts): Rent deposit of \$______, 18 security deposit of \$, and cleaning deposit of \$. 19 5. Tenant's rent became delinquent on (insert date) ______, and Tenant has 20 remained in possession without paying rent since that date. 21 6. I verified Tenant continued in possession of the rental premises following the expiration of 22 the Notice to Pay Rent or Quit on (insert date you checked rental premises) _____. 23 7. Tenant owes the following amounts: 24 \$_____ in periodic rent 25 \$_____ in late fees 26 \$_____ TOTAL now due and delinquent. 27 28

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1	8. Tenant was served with a written notice to pay rent or quit on (insert date notice served)
2	in compliance with NRS 40.280, and a copy of that notice and proof of service is
3	attached or submitted with this complaint.
4	9. Tenant (<i>check one box</i>) ☐ did not sign a written rental agreement, or ☐ did sign a written
5	rental agreement, and a copy of that agreement is attached or submitted with this complaint.
6	10. Tenant's rent (<i>check one box</i>) is not, or is subsidized by a public housing authority or
7	governmental agency, and a copy of the Housing Assistance Payment Contract (or "HAP") is attached
8	or submitted with this complaint and I have provided Southern Nevada Regional Housing Authority with
9	a copy of the eviction notice pursuant to 24 C.F.R. § 982.310(e)(2)(ii).
10 11 12	11. I am moving for an exemption from a stay of this case due to a realistic threat of foreclosure. The following facts demonstrate that I am facing a realistic threat that the rental property will be foreclosed upon unless I am able to evict the tenant (describe what facts that show the threat of foreclosure):
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16	12. I am moving to rebut Tenant's defense regarding a pending rental assistance
17	application, based on the following facts: (describe what facts support your rebuttal to the affirmative defense):
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21	Tenant has not complied with the obligations of tenants set forth in Chapter 118A of the NRS by
22	defaulting on the rent. THEREFORE, Landlord asks the Court to enter a date for mediation, or
23	alternativly, an Order for Summary Eviction of Tenant
24	I declare under penalty of perjury under the laws of the State of Nevada that the foregoing is
25	true and correct.
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28	(Date) (Type or print name) (Signature)