

**JUSTICE COURT, TOWNSHIP OF HENDERSON
CLARK 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 9. Tenant is *not* is in default of rent. *(If tenant is not in default, move on to signature line of the form.)*

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

6 _____
7 _____

8 b. I am moving to rebut Tenant’s affirmative defense regarding a pending rental
9 assistance application based on the following facts: *(describe what facts support your rebuttal to the*
10 *affirmative defense):*

11 _____
12 _____

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

15 11. Tenant’s rent *(check one box)* is *not*, or is subsidized by a public housing authority or
16 governmental agency, and a copy of the Housing Assistance Payment Contract (or “HAP”) is attached or
17 submitted with this complaint and I have provided Southern Nevada Regional Housing Authority with a
18 copy of the eviction notice pursuant to 24 C.F.R. § 982.310(e)(2)(ii).

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

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

22 _____
23 *(Date)*

_____ *(Print your name)*

_____ *(Sign your name)*