

# THREE-DAY NOTICE TO QUIT FOR NUISANCE, WASTE, ASSIGNING/SUBLETTING, UNLAWFUL BUSINESS, OR DRUG VIOLATION (NRS 40.2514)

<b>TO:</b> _____ Tenant(s) Name(s) <input type="checkbox"/> All Occupants <input type="checkbox"/> Named Tenant(s) Only _____ Address _____ City, State, Zip Code	<b>FROM:</b> _____ Landlord's Name _____ Address _____ City, State, Zip Code _____ Telephone Number
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**PLEASE TAKE NOTICE** that you are hereby required to vacate the premises within three (3) judicial days<sup>1</sup> after the Date of Service of this notice for the following reasons(s) *(check all that apply)*:

- ☐ Assigning or subletting the premises contrary to the covenants of the lease;
- ☐ Committing or permitting waste on the property;
- ☐ Setting up or carrying on any unlawful business in or on the property;
- ☐ Suffering, permitting, or maintaining a nuisance on or about the premises consisting of conduct or an ongoing condition which constitutes an unreasonable obstruction to the free use of property and causes injury and damage to other tenants or occupants of that property or adjacent buildings or structures;
- ☐ Violating any of the controlled substance laws in NRS 453.011 to 453.552, inclusive, except NRS 453.336, in or on the property.

This notice is based upon the following facts *(describe in detail the facts and circumstances relating to each box checked above, including names, dates, locations, etc.; attach additional pages if necessary)*:

\_\_\_\_\_  
(Attach additional pages if necessary)

If you do not comply with this notice, your possession of the premises will be unlawful (called "unlawful detainer"), and your landlord may initiate an eviction against you by either serving you with a Five-Day Notice to Quit for Unlawful Detainer or a Summons and Complaint for Unlawful Detainer. If the court determines that you are guilty of an unlawful detainer, the court may issue a summary order for your removal or an order providing for your non-admittance, directing the sheriff or constable to remove you within twenty-four (24) hours after receipt of the order. Pursuant to NRS 118A.390, you may seek relief if a landlord unlawfully removes you from the premises, or 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 chapter 118A of NRS.

**Legal Assistance may be available** through (1) Legal Aid Center of Southern Nevada/Civil Law Self Help Center at (1) <http://www.civillawselfhelpcenter.org/self-help/evictions-housing>; (2) Volunteer Attorneys of Rural Nevada at <http://www.varn.org/newsite/>; or (3) Nevada Legal Services at <https://nlslaw.net/>.

## DECLARATION OF SERVICE

On *(insert date of service)* \_\_\_\_\_, I served a Five-Day Notice to Quit for Tenancy at Will to the following address in the following manner *(check only one)*:

- ☐ By delivering a copy to the tenant(s) personally.
- ☐ Because the tenant(s) was absent from tenant's place of residence, by leaving a copy with:  
\_\_\_\_\_  
*(insert name or physical description of person served)*  
a person of suitable age and discretion, AND by mailing a copy to the tenant(s) at the tenant's place of residence.
- ☐ Because neither tenant nor a person of suitable age or discretion could be found there, by posting a copy in a conspicuous place on the property, AND mailing a copy to the tenant(s) at the place where the property is situated.

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

_____ Date	_____ Server's Badge or License # <sup>2</sup>	_____ Server's Printed Name	_____ Server's Signature
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<sup>1</sup> Judicial days do not include the date of service, weekends, or certain legal holidays.

<sup>2</sup> A server who does not have a badge or license number may be an agent of an attorney licensed in Nevada. Notices served by agents must also include an attorney declaration as proof of service.