

Case No.: _____

**IN THE EAST FORK JUSTICE COURT
COUNTY OF DOUGLAS, STATE OF NEVADA**

**LANDLORD'S AFFIDAVIT/COMPLAINT
FOR SUMMARY EVICTION FOR
NON-PAYMENT OF RENT**

(Name, Address, Phone Number)

L,

vs.

(Name, Address)

TENANT,

Landlord or Landlord's authorized agent states as follows pursuant to
NRS 40.253:

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, and zip)*

Rental's Street Address

City, State, Zip Code

2. The tenancy started on: _____
(insert date)

3. The amount of Tenant's rent is: _____
(insert amount)

per: ☐ week ☐ month ☐ other (specify below)

4. Tenant paid the following deposits (insert amounts):

Rent Deposit of \$: _____

Security Deposit of \$: _____

Cleaning Deposit of \$ _____

5. Tenant's rent became delinquent on:

(insert date)

Tenant has remained in possession without paying rent since that date.

6. I verified Tenant continued in possession of the rental premises following the expiration of the Notice to Pay Rent or Quit on

(insert date you checked rental premises)

7. Tenant owes the following amounts:

Periodic Rent of \$: _____

Late Fees of \$: _____

Total Delinquent of \$ _____

8. Tenant was served with a written notice to pay rent or quit on

(insert date)

in compliance with NRS 40.280, and **a copy of that notice and proof of service is attached or submitted with this complaint.**

9. 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.

10. 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).

11. I, (check one box):

- ☐ do not request to mediate this issue.
☐ do request to mediate this issue.

Answer the questions 12, 13 & 14 even if you are not requesting mediation.

12. If sent to mediation, I prefer mediation to occur by the following means (check one box): ☐ In-person ☐ Telephonically ☐ Video-conference

13. The following individual has the authority to settle the case and would participate in mediation if mediation proceeds: (check all that apply)

☐ Myself ☐ Other Individual with Authority:

(Write the names of all the individuals with authority who plan to be at the mediation)

14. A mediator may contact me/the individual at the following:

i. Phone number: (List the best phone number for participants)

_____ - _____ - _____

ii. Email: (insert the best email for the mediator to reach participants)

iii. Mailing Address (insert best mailing address for the mediator to mail to):

Street Address: _____

City, State, Zip Code: _____

iv. I require an interpreter in the following language:

☐ Spanish ☐ Other (name language) _____

15. ☐ 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):

(Attach additional pages if necessary.)

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

(Attach additional pages if necessary.)

Tenant has not complied with the obligations of tenants set forth in Chapter 118A of the NRS by defaulting on the rent. THEREFORE, Landlord asks the Court to enter a date for mediation, or alternatively, 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 _____

Landlord's Name

Landlord's Signature