

1 Case No.: _____
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6 **IN THE EAST FORK JUSTICE COURT**
7 **COUNTY OF DOUGLAS, STATE OF NEVADA**

8
9
10 **LANDLORD'S**
11 **AFFIDAVIT/COMPLAINT**
12 **FOR SUMMARY EVICTION**

11 _____
12 _____
13 _____
14 *(Name, Address, Phone Number)*

15 LANDLORD,

16 vs.

17 _____
18 _____
19 _____
20 *(Name, Address)*

21 TENANT,

22 Landlord or Landlord's authorized agent states as follows pursuant to
23 NRS 40.254:

- 24 1. I am the (check one box) owner or owner's agent of the rental
25 premises located at *(insert rental's address, including city, state, and zip)*

26 _____
27 *Rental's Street Address*

28 _____
City, State, Zip Code

- 29 2. The tenancy started on: _____
30 *(insert date)*

1
2 3. The tenancy is a (check one box):

3 Periodic month-to-month

4 Periodic week-to-week

5 Fixed-term with the tenancy ending on _____ (insert date)

6 tenancy-at-will or other (describe)

7 _____
8 _____

(Attach additional pages if necessary.)

9 4. Tenant has not complied with the terms of the rental agreement or with the
10 obligations of tenants set forth in Chapter 118A of the NRS as follows
11 (describe tenant's violation):

12 _____
13 _____

(Attach additional pages if necessary.)

14 5. Tenant was served with a written notice to quit on _____

(insert date)

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

17 6. I examined the rental property on _____

(insert date of examination)

18 Tenant remained in possession. In addition, if Tenant was served with a
19 Five-Day Notice to Perform Lease Condition or Quit, Tenant did not perform
20 that lease condition as of the date of my examination.

21 7. I, (check one box):

22 do not request to mediate this issue.

23 do request to mediate this issue.

24 **Answer the questions 8, 9 & 10 even if you are not requesting mediation.**

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

27 9. The following individual has the authority to settle the case and would
28 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)

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

2 a. Phone number: *(List the best phone number for participants)*

3 _____ - _____ - _____

4 b. Email: *(insert the best email for the mediator to reach participants)*

5 _____

6 c. Mailing Address *(insert best mailing address for the mediator to mail to):*

7 Street

8 Address: _____

9 City, State, _____

10 Zip

11 Code: _____

12 d. I require an interpreter in the following language:

13 Spanish Other *(name language)* _____

14 11. Tenant is not is in default of rent. *(If tenant is not in default, skip to # 12.)*

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

20 _____
21 _____
22 _____

23 *(Attach additional pages if necessary.)*

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

27 _____
28 _____
29 _____

30 *(Attach additional pages if necessary.)*

31 12. Tenant *(check one box):*

32 Did not sign a written rental agreement, or

33 Did sign a written rental agreement, and a **copy of that agreement is
34 attached or submitted with this complaint.**

35 13. Tenant's rent (check one box):

36 is not, or

37 is

38 subsidized by a public housing authority or governmental agency, and a
39 copy of the Housing Assistance Payment Contract (or "HAP") is attached or
40 submitted with this complaint and I have provided Southern Nevada

1 Regional Housing Authority with a copy of the eviction notice pursuant to 24
2 C.F.R. § 982.310(e)(2)(ii).

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

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

7 _____
8 *Date*

_____ *Landlord's Name*

_____ *Landlord's Signature*