

FIVE-DAY NOTICE OF UNLAWFUL DETAINER
(NRS 40.254)

TO: _____
Tenant(s) Name(s)

FROM: _____
Landlord's Name

Address

Address

City, State, Zip Code

City, State, Zip Code

DATE OF SERVICE: _____

Telephone Number

Email Address

YOU ARE GUILTY OF AN UNLAWFUL DETAINER.
YOU ARE REQUIRED TO QUIT THE PREMISES.

YOU CAN CONTEST THIS NOTICE and state the reasons you are not guilty of an unlawful detainer by filing an Affidavit (or Answer) before the court's close of business¹ on the fifth (5th) full judicial day² following the Date of Service of this notice. You can fill out the forms and file electronically at <https://nevada.tylerhost.net/ofswb>. If you do not have internet access, you can file your forms in-person at the Sparks Justice Court, located at 1675 E. Prater Way, Ste. 107, Sparks, NV 89434.

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 nonadmittance, directing the sheriff to post the order in a conspicuous place on the premises not later than 24 hours after the order is received by the sheriff. The sheriff shall then remove you not earlier than 24 hours but not later than 36 hours after the posting of the order. You may request that the court stay the execution of the order for removal or nonadmittance for a period of no more than 10 days by stating the reasons why a stay is warranted.

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 the Nevada Revised Statutes.

If you are in default in the payment of rent, ***rental assistance is available at <https://www.renoha.org/chap/>*** If you have a pending application for rental assistance, or if your landlord has refused to participate in the rental assistance process or has refused to accept rental assistance on your behalf, you have the right to assert those facts as a defense to this eviction at any point in the proceedings. Should you assert this defense to the court, the court will determine if your case is designated as one that may be paused until a determination on your rental assistance application is made or until a hearing is held for you to prove the validity of your claim of the landlord's refusal.

Your landlord IS NOT IS requesting an exemption from any pause in this eviction case due to a realistic threat of foreclosure of the rental property if unable to evict you.

Additionally, if the court determines that your case is designated as one mandating mediation, you may receive an order setting a hearing and notification of mediation after you file an affidavit contesting the eviction notice. The eviction case will be paused for not more than 30 days to facilitate mediation.

Tenants are advised that the Sparks Justice Court has information on its website concerning the availability of mediation, government-sponsored rental assistance, and electronic filing for the Tenant Affidavit, among other matters. A tenant may access this information at <https://www.washoecounty.us/sjc/>

¹ Sparks Justice Court closes at 5:00 p.m. on Mondays through Thursdays and 12:00 p.m. on Fridays.

² Judicial days do not include the date of service, Saturdays, or Sundays, or certain legal holidays.

DECLARATION OF SERVICE
OF FIVE-DAY NOTICE TO QUIT FOR UNLAWFUL DETAINER

On *(insert date of service)* _____, I served a Five-Day Notice to Quit for Unlawful Detainer to the following address in the following manner:

(street address where you served) _____

(city, state, zip where you served) _____

(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 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 Name)

(Server's Badge/License #)³

(Server's Signature)

³ 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.