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**IN THE JUSTICE COURT RENO TOWNSHIP,  
IN AND FOR THE COUNTY OF WASHOE, STATE OF NEVADA**

Owner's Name: \_\_\_\_\_  
Business Name: \_\_\_\_\_  
Agent's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

Landlord,

vs.

Tenant's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

Tenant.

Case No.: \_\_\_\_\_

Dept. No.: \_\_\_\_\_

**LANDLORD AFFIDAVIT**

- Nuisance/Waste/Assigning/  
Subletting/Unlawful Business/  
Controlled Substance Violation (NRS 46.2514)  
 Breach of Lease (NRS 40.2516)  
 Tenancy-at-Will (NRS 40.251)  
 No Cause (NRS 40.251)  
 Lease Expiration (NRS 40.250)

Landlord or Landlord's authorized agent states as follows pursuant to NRS 40.253 and 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) \_\_\_\_\_, Nevada.

2. The tenancy started on (insert date) \_\_\_\_\_.  
The tenancy or rental agreement terminated on (insert date) \_\_\_\_\_.  
The term of the tenancy (insert term) \_\_\_\_\_.

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 paid the following deposits in advance (insert amounts): (1) rent deposit of \$ \_\_\_\_\_; (2) security deposit of \$ \_\_\_\_\_; (3) cleaning deposit of \$ \_\_\_\_\_; and/or (4) other deposit \$ \_\_\_\_\_ (specify) \_\_\_\_\_.

5. The date when written notice to surrender was given to the tenant pursuant to NRS 40.251, NRS 40.2514 or NRS 40.2516 as applicable together with any facts supporting the notice (insert facts) \_\_\_\_\_

6. The date tenant was served with the required written notices pursuant to NRS 40.280 (insert date notices served) \_\_\_\_\_. (you must **attach** a copy of the original notices).

1 7. I examined the rental property on *(insert date you examined the property)*\_\_\_\_\_ and  
Tenant remained in possession.

2 8. If Tenant was served with a Five-Day Notice to Perform Lease Condition or Quit and the Tenant did  
3 not perform that lease condition as of the date of my examination (explain why below):

4 \_\_\_\_\_  
5 \_\_\_\_\_

6 9. If Tenant was served with a Three day Notice to quit for waste, unlawful business, nuisance, or controlled  
7 substance violation and the Tenant did not cure said violation as of the date of my examination (explain why below):

8 \_\_\_\_\_  
9 \_\_\_\_\_

10 10. Tenant was not given an opportunity to cure the above violations because the violation is not curable  
(explain why below):

11 \_\_\_\_\_  
12 \_\_\_\_\_

13 11. Tenant has not complied with the terms of the rental agreement or with the obligations of tenants set  
14 forth in Chapter 118A and/or Chapter 40 of the NRS and a claim for relief is authorized by law *(describe tenant's  
violation)*:

15 \_\_\_\_\_  
16 \_\_\_\_\_

16 12. Landlord's claim for relief is authorized by law.

17 13. Tenant *(check one box)*  did not sign a written rental agreement, or  did sign a written rental  
18 agreement in which case you must attach **a copy of that agreement hereto.**

19 14. If Landlord's property is public/subsidized housing including without limitation Section 8 housing  
20 please check this box  and attach a copy of all the required notices and documentation to comply with the Federal  
21 statutes and regulations.

21 **NOTE: You must attach all notices/documentation substantiating the landlord's position.**

22 THEREFORE, Landlord requests the Court to enter an Order for Summary Eviction of Tenant.

23 Pursuant to NRS 53.045, I declare under penalty of perjury that this Declaration is executed in the County  
24 of Washoe and under the laws of the State of Nevada, and that the foregoing is true and correct.

25 \_\_\_\_\_  
(Date) (Type or print name) (Signature)