

FIVE DAY NOTICE OF UNLAWFUL DETAINER
FOR FAILURE TO VACATE RENTAL UNIT-NRS 40.251 (No-Cause Termination)
AND
NOTICE OF SUMMARY EVICTION-NRS 40.254

TO: _____
Tenant(s) Name(s)

FROM: _____
Landlord's Name

Address

Address

City, State, Zip Code

City, State, Zip Code

Telephone Number

Telephone Number

Email address

Email address

Date of Service: _____

PLEASE TAKE NOTICE that pursuant to NRS 40.251, you are in unlawful detainer for failing to vacate and continuing in possession of the rental unit located at:

After having been served the following prior notice which has now expired:

- 1. Seven (7) judicial days¹ after service of that notice to vacate the rental unit (because you are a week-to week tenant when having leased real property and you continued in possession without the landlord's consent). NRS 40.251(1)(a)(1).
- 2. Thirty (30) calendar days after service of that notice to vacate the rental unit (because you have any other periodic tenancy which is not week-to-week when having leased real property and you continued in possession without the landlord's consent). NRS40.251(1)(a)(2).
- 3. Five (5) judicial days after service of that notice to vacate the rental unit (because you have a tenancy at will when having leased real property and you continued in possession without the landlord's consent). NRS 40.251(1)(a)(3).
- 4. Seven (7) judicial days after service of that notice to vacate the rental unit (because your tenancy is subject to Chapter 118A of the Nevada Revised Statutes and you continued in possession without the landlord's consent after the expiration of your rental agreement or its termination as of _____, 20____). NRS 40.251(1)(b)(I). (Applies to week-to-week tenancies).
- 5. Thirty (30) calendar days after service of that notice to vacate and leave the rental unit (because your tenancy is subject to Chapter 118A of the Nevada Revised Statutes and you continued in possession without the landlord's consent after the expiration of your rental agreement or its termination as of _____, 20 ____). NRS 40.251(1)(b)(1)(II). (Applies to all other periodic tenancies).
- 6. Five (5) judicial days after service of that notice to vacate and leave the recreational vehicle lot after service of this notice to vacate and leave the rental unit (because you

¹Judicial days do not include the date of service, weekends, or certain legal holidays.

Note: If mailing of service is used, Landlord must file with the court a "certificate of mailing" issued by the United States Post Office pursuant to NRS 40.280(3) (JCRCP 6(a)).

have a recreational lot tenancy rented for a period less than 3 months and located in recreational vehicle park or mobile home park, pursuant to NRS 40.215(8), NRS 40.251(1)(d).

ATTENTION! THIS NOTICE IS BEING GIVEN PURSUANT TO NEVADA REVISED STATUTES. If you do not comply with this notice you will be in unlawful possession (called “unlawful detainer”), and you will be subject to the eviction procedures contained in NRS 40.254 or NRS 40.290 *et seq.* 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 or constable to remove you within twenty-four (24) hours after receipt of the order.

After the service of this Five Day Notice to Quit you will have the right to: (1) file an Affidavit, no later than the fifth full judicial day¹ after the date of service of this five day notice, with the Justice Court for the Township of Reno, stating the reasons why you are not guilty of an unlawful detainer; or (2) request that the court stay the execution of the order for your removal as the tenant for a period not exceeding 10 days pursuant to NRS 70.010, stating the reasons why such a stay is warranted.

There is a filing fee of \$_____. If you are unable to pay the filing fee, you may file a written motion with the court requesting a fee waiver. If the court grants your fee waiver, your Tenant’s Affidavit/Declaration will be filed at no charge. You must also deliver a file-stamped copy of your Tenant’s Affidavit/Declaration to me. Upon the filing and delivery of your Tenant’s Affidavit/Declaration, you are entitled to a court hearing.

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.

NOTE: If you are 60 years of age or older, or if you have a physical or mental disability, and your tenancy is not week-to-week, you may make a written request to me to be allowed to continue in possession of the rental unit for an additional 30 days past the time listed on this notice. You must provide me with proof of your age or disability with your written request. If I reject your request, you have the right to petition the court to continue in possession of the rental unit for an additional 30 days. If the court denies your petition, you will be allowed to continue in possession of the rental unit for five (5) calendar days following the date of entry of the order denying the petition.

Dated this _____ day of _____, 20_____.

Landlord

Address

Phone

Signature of Landlord or Duly Authorized Agent

Print Name of Landlord or Duly Authorized Agent