

NO-CAUSE TERMINATION NOTICE TO VACATE  
NRS 40.251

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 you must surrender and vacate the rental unit at:

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You as the tenant (or subtenant) are entitled to a period of:

- 1. Seven (7) judicial days<sup>1</sup> after service of this 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 this 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). NRS 40.251(1)(a)(2).
- 3. Five (5) judicial days after service of this 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 this 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).

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<sup>1</sup>Judicial 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)).

- 5. Thirty (30) calendar days after service of this 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)(1)(II). (Applies to all other periodic tenancies).
- 6. Five (5) judicial days after service of this notice to vacate the recreational vehicle lot after service of this notice to vacate the rental unit (because you 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!** If you must vacate the rental unit by \_\_\_\_\_, 20\_\_\_\_\_.

**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, and you will be subject to the eviction procedures contained in NRS 40.254 or NRS 40.290 *et seq.***

**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