

**JUSTICE COURT, TOWNSHIP OF \_\_\_\_\_**  
**WASHOE COUNTY, NEVADA**

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

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

Landlord,  
vs.

Tenant's Name: \_\_\_\_\_  
  
Tenant.

**LANDLORD'S COMPLAINT FOR  
SUMMARY EVICTION FOR  
NONPAYMENT OF RENT**

Landlord or Landlord's authorized agent states as follows pursuant to NRS 40.253:

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

2. The tenancy started on (insert date) \_\_\_\_\_.

3. The amount of Tenant's rent is (insert amount) \$ \_\_\_\_\_ per (check one)  month,  week, or  other (specify) \_\_\_\_\_.

4. Tenant paid the following deposits (insert amounts): Rent deposit of \$ \_\_\_\_\_, security deposit of \$ \_\_\_\_\_, and cleaning deposit of \$ \_\_\_\_\_.

5. Tenant's rent became delinquent on (insert date) \_\_\_\_\_, and Tenant has remained in possession without paying rent since that date.

6. I verified Tenant continued in possession of the rental premises following the expiration of the Notice to Pay Rent or Quit on (insert date you checked rental premises) \_\_\_\_\_.

7. Tenant owes the following amounts:

\$ \_\_\_\_\_ in periodic rent

\$ \_\_\_\_\_ in late fees

\$ \_\_\_\_\_ TOTAL now due and delinquent.

8. Tenant was served with a written notice to pay rent or quit on (insert date notice served) \_\_\_\_\_ in compliance with NRS 40.280, and a copy of that notice and proof of service is attached or submitted with this complaint.

1 9. Tenant (check one box)  did not sign a written rental agreement, or  did sign a written rental  
2 agreement, and a copy of that agreement is attached or submitted with this complaint.

3 10. Tenant's rent (check one box)  is not, or  is subsidized by a public housing authority or  
4 governmental agency, and a copy of the Housing Assistance Payment Contract (or "HAP") is attached or  
5 submitted with this complaint and I have provided Southern Nevada Regional Housing Authority with a  
6 copy of the eviction notice pursuant to 24 C.F.R. § 982.310(e)(2)(ii).

7 11. I  do not  do request to mediate this issue. (Answer the following questions even if you  
8 are not requesting mediation.)

9 12. If sent to mediation, I prefer (check one box)  an in-person mediation  a telephonic  
10 mediation  a video-conference mediation.

11 13. The following individual has the authority to settle the case and would participate in  
12 mediation if mediation proceeds: (check all that apply)  myself  other individual with authority:  
13 (write the names of all the individuals with authority who plan to be at the mediation)  
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15 14. The mediator may contact me/the individual with settlement authority at the following.

16 Phone number: (insert the best phone number for the mediator to make contact)

17 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

18 Email: (insert the best email for the mediator to make contact)

19 \_\_\_\_\_

20 Mailing Address: (insert best mailing address for mediator to make contact)

21 (Street Address): \_\_\_\_\_

22 (City, State, Zip): \_\_\_\_\_

23 15.  I am moving for an exemption from a stay of this case due to a realistic threat of  
24 foreclosure. The following facts demonstrate that I am facing a realistic threat that the rental property will  
25 be foreclosed upon unless I am able to evict the tenant (describe what facts that show the threat of foreclosure):  
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16.  I am moving to rebut Tenant's affirmative defense regarding a pending rental assistance application, based on the following facts: *(describe what facts support your rebuttal to the affirmative defense):*

\_\_\_\_\_

\_\_\_\_\_

Tenant has not complied with the obligations of tenants set forth in Chapter 118A of the NRS by defaulting on the rent. THEREFORE, Landlord asks the Court to enter a date for mediation, or alternatively, an Order for Summary Eviction of Tenant.

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

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