

SEVEN-DAY NOTICE OF EVICTION
FOR NON-PAYMENT OF RENT
(NRS 40.253)

TO: _____
Tenant(s) Name

FROM: _____
Landlord's Name

Tenant(s) Name

Landlord's Name

Address

Address

City, State, Zip Code

City, State, Zip Code

Telephone Number

Telephone Number

Email Address

Date of Service: _____

PLEASE TAKE NOTICE that you are in default in payment of rent for the above-described premises in the sum of \$ _____ (total rent due) for the period (beginning date covered by rent due) _____ to (ending date covered by rent due) _____. Rental payment(s) became delinquent on (first date rent was due but not paid) _____.

A tenant(s) failure to pay rent or vacate the premises before close of business on the seventh judicial day¹ following the date of service of this notice may result in their landlord applying to the Justice Court for an eviction order. If the Court determines that the tenant is guilty of an unlawful detainer, it may issue a summary order for removal of the tenant or an order providing for the non-admittance of the tenant(s), 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 remove the tenant not earlier than 24 hours but not later than 36 hours after the posting of the order.

Pursuant to NRS 118A.390, a tenant may seek relief if a landlord unlawfully removes the tenant from the premises, or excludes them by blocking or attempting to block their entry upon the premises, or willfully interrupts or causes or permits the interruption of any essential service required by the rental agreement or Chapter 118A of the Nevada Revised Statutes.

YOU ARE HEREBY ADVISED OF YOUR RIGHT TO CONTEST THIS NOTICE by filing an Affidavit² no later than the end of business day on the seventh judicial day¹ following the date of service of this notice with the Sparks Justice Court stating that you have tendered payment or are not in default in payment of rent. **THE AFFIDAVIT FORM AND INFORMATION MAY BE OBTAINED** at the **Sparks Justice Court** located at **1675 E. Prater Way, Suite 107, Sparks, NV 89434**, or on the Court's website at www.washoecounty.us/sjc.

¹ Judicial days do not include the date of service, weekends, or certain legal holidays.
² To file an Affidavit, you **MUST** bring this Notice and a **\$71.00** filing fee to the address listed above.