

**JUSTICE COURT, TOWNSHIP OF NEW RIVER
CHURCHILL COUNTY, NEVADA**

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

Case No.: _____
Dept. No.: _____

**LANDLORD'S
AFFIDAVIT/COMPLAINT FOR
SUMMARY EVICTION**

- Nuisance/Waste/Assigning/Subletting/Unlawful
Business/Controlled Substance Violation
- Perform Lease Condition
- Tenancy-At-Will
- No Cause

Landlord,
vs.
Tenant's Name: _____
Tenant.

Landlord or Landlord's authorized agent states as follows pursuant to 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) _____,
in the city of (insert city name) _____, Nevada.

2. The tenancy started on (insert date) _____.

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 has not complied with the terms of the rental agreement or with the obligations of
tenants set forth in Chapter 118A of the NRS as follows (describe tenant's violation):

5. Tenant was served with a written notice to quit on (insert date notice served) _____
in compliance with NRS 40.280, and a copy of that notice is attached or submitted with this complaint.

6. I examined the rental property on (insert date you examined the property) _____
and Tenant remained in possession; in addition, if Tenant was served with a Five-Day Notice to Perform
Lease Condition or Quit, Tenant did not perform that lease condition as of the date of my examination.

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

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

5 9. I did did not receive a Declaration from the tenant pursuant to the Department of
6 Health & Human Services Centers of Disease Control & Prevention's Temporary Halt in Residential
7 Evictions to Prevent the Further Spread of COVID-19. *85 Fed. Reg. 173 (Sept. 4, 2020)*.

8 THEREFORE, Landlord asks the Court to enter an Order for Summary Eviction of Tenant.

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

11
12 _____
(Date)

_____ *(Type or print name)*

_____ *(Signature)*