

1 JUSTICE COURT, TOWNSHIP OF _____
2 CLARK COUNTY, NEVADA

3 Landlord's
Name: _____

4 Address: _____

5 City, State, Zip: _____

6 Phone: _____

7 E-Mail: _____

Case No.: _____

Dept No.: _____

8 Plaintiff,

9 vs.

10 Tenant's
Name: _____

11 Defendant.

12 **COMPLAINT FOR UNLAWFUL DETAINER**

13 (NOTICE TO QUIT NOT SERVED PURSUANT TO NRS 40.255 FOLLOWING SALE)

14 Plaintiff ("Landlord"), appearing in proper person, states as follows:

15 1. I am the owner and landlord of the rental premises located at (*insert address of rental*
16 *premises*) _____,
17 in the Township of (*insert name of township*) _____, Clark County, Nevada.

18 2. Defendant ("Tenant") took possession of the rental premises on or about (*insert date*)
19 _____ pursuant to a rental agreement.

20 3. Tenant's rental agreement (*check one box*) ☐ was not in writing, or ☐ was in writing
21 and a copy of the agreement is attached to this complaint as Exhibit 1.

22 4. Under the terms of the rental agreement, Tenant was to pay periodic rent in the amount of
23 (*insert amount*) \$_____ per (*check one box*) ☐ month, ☐ week, ☐ other (*explain*)
24 _____.

25 5. Tenant paid a rent deposit of (*insert amounts*) \$_____, a security deposit of
26 \$_____, and a cleaning deposit of \$_____.

27 6. I caused the following written notice to be served on Tenant (a copy of the notice served
28 on Tenant, along with proof of service, is attached to this complaint as Exhibit 2) (*check one box and*
insert date):

☐ Five-Day Notice to Perform Lease Condition or Quit per NRS 40.2516, which was served on
Tenant on (*insert date*) _____.

☐ Five-Day Notice to Quit for Tenancy-at-Will per NRS 40.251, which was served on Tenant

on (insert date) _____.

☐ Five-Day Notice to Pay Rent or Quit per NRS 40.2512 or 40.253, which was served on Tenant on (insert date) _____.

☐ Seven-Day "No Cause" Notice to Quit per NRS 40.251, which was served on Tenant on (insert date) _____.

☐ Thirty-Day "No Cause" Notice to Quit per NRS 40.251, which was served on Tenant on (insert date) _____.

☐ Three-Day Notice to Quit for Nuisance, Waste, Assigning/Subletting, Unlawful Business, or Drug Violation per NRS 40.2514, which was served on Tenant on (insert date) _____.

7. I caused the notice to be served on Tenant for the following reasons (state the facts that support your notice): _____

8. The time period of the notice has expired, but Tenant has failed to comply with the notice served. Tenant continues to remain in possession of the rental premises unlawfully and without my consent or permission. Tenant's actions have resulted in damage to me.

9. Other allegation(s) (state in detail other allegations or legal claims you have against Tenant): _____

BY THIS COMPLAINT, Landlord requests a judgment against Tenant as follows (check all that apply):

☐ For restitution and possession of the rental premises by temporary and permanent writ of restitution and judgment;

☐ For past due rent in the amount of (insert amount) \$ _____;

☐ For court costs in the amount of (insert amount) \$ _____;

☐ For other damages in the amount of (insert amount) \$ _____ for (explain) _____;

And for such other relief as the court deems appropriate based on my proof.

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

3
4 _____
(Date)

(Type or print name)

(Signature)

5 **VERIFICATION**
6 (PER NRS 15.010)

7 Under penalties of perjury, I declare that I am the Plaintiff/Landlord named in this Complaint for
8 Unlawful Detainer and know the contents of the complaint; that the complaint is true of my knowledge,
9 except as to those matters stated on information and belief, and that as to those matters I believe them to
10 be true.

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

13 _____
(Date)

(Type or print name)

(Signature)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

EXHIBIT 1
(Tenant's Rental Agreement)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

EXHIBIT 2
(Eviction Notice and Proof of Service)