

JUSTICE COURT, TOWNSHIP OF [SELECT TOWNSHIP]
CLARK COUNTY, NEVADA

Landlord's Name: [INSERT LANDLORD'S COMPLETE NAME]
Address: [INSERT LANDLORD'S ADDRESS]
City, State, Zip: [INSERT LANDLORD'S CITY, STATE, ZIP]
Phone: [INSERT LANDLORD'S PHONE NUMBER]
E-Mail: [INSERT LANDLORD'S E-MAIL ADDRESS]

Case No.:
Dept No.:

Plaintiff,
vs.

Tenant's Name: [INSERT TENANT'S COMPLETE NAME]
Defendant.

TIP!

- The "Landlord's Name" and "Tenant's Name" should be listed and spelled like they are on the eviction notice that you served on the tenant.
- If the property is owned by a business entity (like a corporation or LLC) you must have an attorney. A corporation cannot represent itself in a formal eviction case.
- Under most circumstances, you will not yet have a case or department number. The court clerk will assign those when you file your complaint with the court. Just leave those spaces blank for now.

COMPLAINT FOR UNLAWFUL DETAINER

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

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

1. I am the owner and landlord of the rental premises located at (*insert address of rental premises*) [INSERT STREET ADDRESS AND UNIT NUMBER OF RENTAL PREMISES], in the Township of (*insert name of township*) [INSERT TOWNSHIP WHERE RENTAL PREMISES ARE LOCATED, I.E. LAS VEGAS, HENDERSON, NORTH LAS VEGAS, ETC.], Clark County, Nevada.

2. Defendant ("Tenant") took possession of the rental premises on or about (*insert date*) [INSERT DATE TENANT TOOK POSSESSION OR SIGNED LEASE AGREEMENT] pursuant to a rental agreement.

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

4. Under the terms of the rental agreement, Tenant was to pay periodic rent in the amount (*insert amount*) \$ 0.00 per (*check one box*) ☐ month, ☐ week, ☐ other (*explain*) [INSERT EXPLANATION OR TYPE "N/A"].

5. Tenant paid a rent deposit of (*insert amounts*) \$ 0.00, a security deposit of \$ 0.00, and a cleaning deposit of \$ 0.00.

6. I caused the following written notice to be served on Tenant (a copy of the notice served 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

TIP! State how much rent tenant pays and check one box to indicate how frequently tenant pays rent.

- If you check "other," explain tenant's rent payment arrangement.

Tenant on (insert date) INSERT DATE OR TYPE TYPE "N/A" IF NOT APPLICABLE.

TIP! Before you can file this complaint, you must have served one of these notices on tenant, and the time period of that notice must have expired.

- Check a box to indicate which notice you served on tenant.
- In the space to the right, type the date the notice was served on tenant

☐ Five-Day Notice to Quit for Tenancy-at-Will per NRS 40.251, which was served on Tenant on (insert date) INSERT DATE OR TYPE TYPE "N/A" IF NOT APPLICABLE.

☐ Five-Day Notice to Pay Rent or Quit per NRS 40.2512 or 40.253, which was served on Tenant on (insert date) INSERT DATE OR TYPE TYPE "N/A" IF NOT APPLICABLE.

☐ Seven-Day "No Cause" Notice to Quit per NRS 40.251, which was served on Tenant on (insert date) INSERT DATE OR TYPE TYPE "N/A" IF NOT APPLICABLE.

☐ Thirty-Day "No Cause" Notice to Quit per NRS 40.251, which was served on Tenant on (insert date) INSERT DATE OR TYPE TYPE "N/A" IF NOT APPLICABLE.

☐ 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) INSERT DATE OR TYPE TYPE "N/A" IF NOT APPLICABLE.

7. I caused the notice to be served on Tenant for the following reasons (state the facts that support your notice): DESCRIBE THE REASONS YOU SERVED TENANT WITH AN EVICTION 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): STATE IN DETAIL ANY OTHER ALLEGATIONS OR LEGAL CLAIMS YOU HAVE AGAINST TENANT; IF NONE, TYPE "N/A"

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) \$ 0.00;

☐ For court costs in the amount of (insert amount) \$ 0.00;

☐ For other damages in the amount of (insert amount) \$ 0.00 for (explain) INSERT

TIP! Check all that apply to your case.

TIP! If you have other legal claims against the occupant, you might need to include them all in one lawsuit.

- Your total suit can't exceed \$10,000 in the justice court.
- Check with an attorney to see if your other claims are the type that you might lose if you don't assert them all.
- If you need more space, attach additional pages.

1 EXPLANATION; OR TYPE "N/A" IF NOT APPLICABLE :

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

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

[SIGN HERE AFTER PRINTING,
OR ATTACH DIGITAL
SIGNATURE IF ALLOWED BY
COURT RULES]

5 [INSERT DATE]

(Date)

6 [INSERT YOUR NAME]

(Type or print name)

7 **VERIFICATION**

(PER NRS 15.010)

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

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

[SIGN HERE AFTER PRINTING,
OR ATTACH DIGITAL
SIGNATURE IF ALLOWED BY
COURT RULES]

14 [INSERT DATE]

(Date)

15 [INSERT YOUR NAME]

(Type or print name)

(Signature)

16 Is this the right form for you?

This form might be right for you if all of the following apply:

- You are the owner listed on the deed to the property. (If the property is owned by a business entity such as a corporation, an LLC, or a trust, you cannot use this form. Those entities must be represented by an attorney.)
- There is a tenant living on the property who you want to evict.
- You served the tenant with the appropriate eviction notice.
- The time period of that notice has run, and the tenant is still on the property.
- You want to obtain a court order for the occupant's removal and possibly sue the occupant for money damages.

What you should know before you file:

- Filing fee: The court will charge you a filing fee to file this complaint. The filing fee may vary depending the dollar amount of your claim. To verify the amount of the filing fee, click to visit [Filing Fees And Waivers](#).

Filing With the Court:

In person: Take your completed form to the justice court for the township where the rental property is located.

- If you're filing your case in the Las Vegas Justice Court, you will not need to make copies, but you will need a valid e-mail address. The court clerk will help you electronically file your form. The court will e-mail your filed document to you after processing.
- In all other justice courts (Henderson or North Las Vegas, for example), you'll need to make at least two additional copy of your form. Give the original and all copies to the court clerk for filing. The clerk will return the filed copies to you.

Online: In the Las Vegas Justice Court, you can file electronically at <http://wiznet.wiznet.com/clarknv>. You must register for an account, and you must be able to upload your documents via pdf. There is a \$2.50 fee for each document you upload.

Serving the Other Side:

After you file your complaint, you must arrange to have it and a summons "served" (delivered) to the tenant (along with any other applications or orders you are filing).

- A summons form is available on the Self-Help Center website. (The Las Vegas Justice Court will generate the summons automatically.)
- Service can be completed by the constable, sheriff, or a private process server. For contact information for the sheriff and constable, click to visit [Constables & Sheriffs](#).
- There will be a charge to have your summons and complaint served. The cost is usually a flat fee plus mileage. Contact the sheriff, constable, or process server in advance to determine the cost of service and the number of copies of the summons and complaint needed for service.

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TIP! Following this page, insert a copy of the tenant's rental agreement if one exists.



EXHIBIT 1

(Tenant's Rental Agreement)

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TIP! Following this page, insert a copy of the eviction notice that you had served on the tenant.
• Also attach a copy of the proof of service that shows the date the tenant was served, the method of service, and the name of the person serving the notice.



EXHIBIT 2

(Eviction Notice and Proof of Service)