

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

3 Landlord's
4 Name: _____

5 Landlord,

6 vs.

7 Tenant's
8 Name: _____

9 Address: _____

10 City, State, Zip: _____

11 Phone: _____

12 E-Mail: _____

13 Tenant.

Case No.: _____

Dept No.: _____

**MOTION FOR EXPEDITED RELIEF
FOR THE UNLAWFUL REMOVAL OR
EXCLUSION OF TENANT OR
INTERRUPTION OF ESSENTIAL
ITEMS OR SERVICES**

14 Tenant, appearing in proper person, files this motion against Landlord pursuant to NRS 118A.390(5)(b) and
15 alleges as follows:

16 1. My Landlord HAS instituted a pending court case for summary eviction or a pending court case for unlawful
17 detainer against me. *(If your Landlord HAS NOT filed an eviction case against you, you CANNOT use
18 this form. You must file a Verified Complaint for Expedited Relief.)*

19 2. I am filing this motion within 5 judicial days of Landlord's unlawful act. Specifically, my Landlord *(check
20 applicable box(es) and insert date):*

21 ☐ Removed me from the premises or my dwelling unit on or about *(insert date)* _____.

22 ☐ Excluded me from the premises or my dwelling unit by blocking or attempting to block my entry on or
23 about *(insert date)* _____.

24 ☐ Terminated my utilities or other essential item or service on or about *(insert date)* _____.
25 *(If the power/gas/water company terminated your utilities for unpaid bills, you will not be entitled to
26 relief from the Court.)*

27 ☐ Recovered possession of the premises or dwelling unit on or about *(insert date)* _____.
28 in violation of NRS 118A.480, which prohibits a landlord from recovering possession by any means other
than through a court action, upon a tenant's surrender of the dwelling unit, or when a tenant abandons the
dwelling unit per NRS 118A.450.

3. I entered into a rental agreement with Landlord on or about *(insert date of rental agreement):*

_____.

4. The address of the dwelling unit I rented from Landlord is *(insert address, including city, state, and zip)*:

5. The rental agreement *(check one)* ☐ was in writing/ ☐ was not in writing. *(If agreement was in writing, attach copy if one is available.)*

6. The amount of rent I pay is *(insert amount)* \$ _____.

7. I pay my rent *(check one box)* ☐ weekly/ ☐ monthly/ or ☐ other *(explain)*:

8. My rent *(check one box)* ☐ is current/ ☐ is not current, and I now owe back rent in the amount of *(insert amount of back rent owed)* \$ _____.

9. My next rental payment is due on *(insert date)* _____.

10. The factual circumstances surrounding the blocked entry and/or termination of essential items or services are as follows *(explain)*: *(For example, if you were barred from entry, please describe how it was done. If your utilities were terminated, please state which utilities were affected.)*

☐ Check if attaching continuation

11. My Landlord *(check applicable box(es) and, if available, attach all letters sent to or from Landlord that evidence your requests or Landlord's refusal)*:

☐ Refused to let me back into the premises or dwelling unit after Landlord removed me from or blocked my entry into the premises or dwelling unit, despite my requests for entry.

☐ Refused to restore my services or items after Landlord terminated my utilities or other essential items or services, despite my requests to have them restored.

12. In addition to statutory damages of \$2,500.00, I am seeking compensation for the following items of actual damage I incurred as allowed under NRS 118A.390(1) (*insert amount and description*):

\$ _____ for _____.

\$ _____ for _____.

\$ _____ for _____.

\$ _____ for _____.

\$ _____ for _____.

Based upon the above, Tenant requests that this Court:

- (a) Find that Landlord has violated NRS 118A.390;
- (b) Assess actual and statutory damages against Landlord not to exceed the jurisdictional limit;
- (c) Issue an immediate order restoring me to the premises and/or restoring the utilities or essential items or services; and
- (d) Enjoin Landlord for violating the provisions of NRS 118A.390 and, if the circumstances so warrant, hold Landlord in contempt.

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

(Date)

(Type or print name)

(Signature)

VERIFICATION

Under penalties of perjury, I declare that I am the Defendant/Tenant named in the foregoing Motion for Expedited Relief for the Unlawful Removal or Exclusion of Tenant or for the Willful Interruption of Essential Items or Services and know the contents thereof; that the motion is true of my own knowledge, except as to those matters stated on information and belief, and that as to such matters I believe them to be true.

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

(Date)

(Type or print name)

(Signature)

(The following section is to be completed by the Court Clerk only.)

NOTICE OF HEARING

TO: LANDLORD

PLEASE TAKE NOTICE THAT the Motion for the Unlawful Removal or Exclusion of Tenant or for the Willful Interruption of Essential Items or Services filed in this case shall be, and hereby is:

☐ Set to be heard on the _____ day of _____, 20____, at the hour of _____ M., in Department No. _____, at the Justice Court located at:

This hearing date is not later than 3 judicial days after the filing of the motion in accordance with NRS 118A.390(6).

☐ Other: _____

You are required to appear at the hearing and bring with you all books, papers, and witnesses needed to establish your defense to Tenant's motion. Your failure to appear at the hearing may result in the requested relief being granted by the Court in your absence. You do not need to appear if you do not wish to contest the motion.

Tenant shall cause a copy of this Notice of Hearing and the related Motion for Expedited Relief to be served upon Landlord pursuant to JCRCP 5(b)(2)(A) by (i) handing it to the Landlord, (ii) leaving it at the Landlord's office with a clerk or other person in charge, or if there is no one in charge, leaving it in a conspicuous place in the office, or (iii) if the office is closed or the Landlord has no office, leaving it at the Landlord's dwelling house or usual place of abode with some person of suitable age and discretion residing therein. Before or at the scheduled hearing, Tenant must provide proof that Landlord has been properly served.

DATED: _____
CLERK OF THE COURT

NOTE: Tenant must arrange for service on Landlord as required above. Person performing service on Landlord must complete Affidavit below. Tenant must file completed Affidavit with Court prior to or at scheduled hearing.

AFFIDAVIT OF SERVICE

I, (insert name of person performing service) _____, declare under penalty of perjury that on (insert date service was made) _____, 20____, I served (insert name of person served) _____ with a true and correct copy of Tenant's Motion for Expedited Relief, including the above Notice of Hearing, at (insert address where service was made) _____, which constitutes (check one of the following): ☐ handing it to the Landlord, ☐ leaving it at the Landlord's office with a clerk or other person in charge, or if there is no one in charge, leaving it in a conspicuous place in the office, or ☐ if the office is closed or the Landlord has no office, leaving it at the Landlord's dwelling house or usual place of abode with some person of suitable age and discretion residing therein.

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

(Date)

(Type or print name)

(Signature)