

JUSTICE COURT, TOWNSHIP OF _____
CLARK 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)*) or a Covered
8 Person Declaration pursuant to State of Nevada Declaration of Emergency Directive 036 (*Dec. 14, 2020*).
9 (*If you did receive a Declaration, proceed to question "a" below. If you did not receive a Declaration,*
10 *move on to Question 10.*)

11 a. I am am not challenging the Tenant(s)' eligibility as a Covered Person. If I am
12 challenging eligibility, I am attaching a copy of the Declaration provided to me. (*Attach*
13 *a copy of the Declaration that you received if you are challenging eligibility and*
14 *proceed to question "b" and "c" below. If you are not challenging eligibility, proceed*
15 *to Question 10.*)

16 b. Tenant is is not in default of rental payments.

17 c. The evidence I am presenting which goes to prove that Tenant is not a Covered Person
18 under State of Nevada Declaration of Emergency Directive 036 is as follows (*describe*
19 *what evidence you are presenting that shows Tenant is not protected under the state*
20 *eviction moratorium and attach any documents you may have*):

21 _____
22 _____
23 _____

24 10. I am am not seeking an exemption under Section 6 of the State of Nevada Declaration
25 of Emergency Directive 036 because of the risk of foreclosure. (*If you are seeking an exemption, proceed*
26 *to question "a" below. If you are not seeking an exemption, proceed to Question 11.*)

27 a. I am presenting the following evidence which demonstrates that I am facing a realistic
28 threat that the rental property will be foreclosed upon before March 31, 2021 unless I

1 am able to evict the tenant (*describe what evidence you are presenting that shows the*
2 *threat of foreclosure and attach any documents you may have*):

3 _____
4 _____
5 _____

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

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

9
10 _____
(Date)

_____ *(Type or print name)*

_____ *(Signature)*