

**JUSTICE COURT, TOWNSHIP OF \_\_\_\_\_**  
**CLARK COUNTY, NEVADA**

Plaintiff's  
Name: \_\_\_\_\_

Plaintiff,

vs.

Defendant's  
Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Defendant.

Case No.: \_\_\_\_\_

Dept No.: \_\_\_\_\_

**ANSWER TO COMPLAINT FOR UNLAWFUL DETAINER**

Defendant, appearing in proper person, answers the Complaint for Unlawful Detainer filed by Plaintiff in this case as follows (*transfer each paragraph number from Plaintiff's complaint onto one of the lines below to indicate whether you admit, deny, or do not have enough information to answer the allegations in that paragraph*):

1. I ADMIT the allegations contained in the following paragraphs of Plaintiff's Complaint for Unlawful Detainer: \_\_\_\_\_.

2. I DENY the allegations contained in the following paragraphs of Plaintiff's Complaint for Unlawful Detainer: \_\_\_\_\_.

3. I DO NOT HAVE ENOUGH KNOWLEDGE OR INFORMATION to form a belief about the truth of the allegations in the following paragraphs of Plaintiff's Complaint for Unlawful Detainer: \_\_\_\_\_, and I deny them on that basis.

**AFFIRMATIVE DEFENSES**

(Check the box next to the type of eviction notice you received, if any, and the box next to each defense that applies to your case:)

☐ 4. I received a Three-Day Notice to Quit Following Sale and/or a Notice of Change of Ownership and a complaint that claims the premises where I live have been sold. I am the (check one box) ☐ former owner, ☐ tenant of the former owner, ☐ other occupant (explain) \_\_\_\_\_ of the premises.

I believe I have the following defenses:

☐ Plaintiff failed to comply with NRS 40.255 or other requirement of Chapter 40 of the

Nevada Revised Statutes.

☐ Plaintiff failed to comply with Chapter 107 of the Nevada Revised Statutes governing sales made after foreclosure or pursuant to power granted in a deed of trust.

☐ Other defense (*state your defense and the facts that support it*): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ 5. I received a Five-Day Notice to Pay Rent or Quit and a complaint that claims I owe rent. I believe I have the following defenses:

☐ I paid my rent in full.

☐ I offered to pay my rent, but Plaintiff refused to accept it.

☐ Plaintiff accepted partial payment of my rent.

☐ (*To raise this defense, you must deposit your rent into the court's rent escrow account.*) I gave Plaintiff written notice describing Plaintiff's failure to maintain my rental unit in a habitable condition. Plaintiff did not fix, or make a reasonable effort to fix, the habitability problem within 14 days after my notice. So I am withholding payment of rent.

☐ (*To raise this defense your rent must have been current at the time you gave written notice to Plaintiff.*) I gave Plaintiff written notice of an "essential services" problem at my rental unit (heat, air conditioning, running or hot water, electricity, gas, a working door lock, or other essential item or service). Plaintiff did not fix, or make a reasonable effort to fix, the problem within 48 hours after my notice. So I am withholding payment of rent.

☐ I corrected a habitability problem at my rental unit and am deducting the cost from my rent after giving Plaintiff an itemized statement. I gave Plaintiff written notice of the habitability problem and stated my intention to repair. Plaintiff did not fix the problem within 14 days after my notice.

☐ Other defense (*state your defense and the facts that support it*): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ 6. I received a Three-Day Notice to Quit and a complaint that claims that I committed nuisance or waste, am improperly assigning/subletting or conducting an unlawful business, or that I violated controlled substance laws. I believe I have the following defenses:

☐ The acts described in the complaint do not meet the legal definition of “nuisance” under NRS 40.2514(4).

☐ Other defense (*state your defense and the facts that support it*): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

☐ 7. I received a Five-Day Notice to Perform Lease Condition or Quit and a complaint that claims I have violated my lease. I believe I have the following defenses:

☐ I fixed (or “cured”) the alleged violation of my lease agreement within three days of Plaintiff’s notice to me.

☐ Other defense (*state your defense and the facts that support it*): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

☐ 8. I received a Seven-Day or Thirty-Day “No Cause” Notice to Quit. I believe I have the following defenses:

☐ My lease agreement has not expired and will not expire until (*insert date*) \_\_\_\_\_

\_\_\_\_\_.

☐ My lease agreement has expired, but Plaintiff renewed my tenancy by accepting rent for a new rental period and/or entering into a new lease agreement.

☐ I received a thirty-day notice to quit and am 60 years of age or older or have a physical or mental disability, and I submitted a written request to Plaintiff (along with proof of my age or disability) on (*insert date*) \_\_\_\_\_, asking to continue in possession for an additional 30 days. Plaintiff (*check one*) ☐ approved my request on (*insert date*) \_\_\_\_\_, ☐ rejected my request, or ☐ has not responded to my request.

☐ Other defense (*state your defense and the facts that support it*): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

- ☐ 9. This action is brought in violation of the Federal Fair Housing Act or Nevada laws forbidding discrimination in housing.
- ☐ 10. This action is brought in violation of NRS 118A.510, which prohibits a landlord from terminating a tenancy in retaliation for a tenant having engaged in certain protected acts.
- ☐ 11. Plaintiff's eviction notice to me did not comply with Nevada law or was not served on me as required by NRS 40.280.
- ☐ 12. Other defense (*state your defense and the facts that support it*): \_\_\_\_\_

THEREFORE, I request that Plaintiff take nothing requested in Plaintiff's complaint.

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**

(PER NRS 15.010)

Under penalties of perjury, I declare that I am the Defendant named in this Answer to Complaint for Unlawful Detainer and know the contents of the answer; that the answer is true of my knowledge, except as to those matters stated on information and belief, and that as to those matters I believe them to be true.

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

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Type or print name)

\_\_\_\_\_  
(Signature)

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**CERTIFICATE OF SERVICE**

I CERTIFY that on *(insert date answer was served)* \_\_\_\_\_, I served the  
**ANSWER TO COMPLAINT FOR UNLAWFUL DETAINER**, pursuant to JCRCP 5(b), by the  
following method *(check one box)*:

- ☐ Depositing a copy of the answer in the United States Mail, postage prepaid, to the address listed  
below *(below insert name and mailing address of Plaintiff or Plaintiff's attorney)*.
- ☐ Delivering, by hand delivery, a copy of the answer to the address listed below and leaving it (i) with  
Plaintiff or Plaintiff's attorney; (ii) at the office of Plaintiff or Plaintiff's attorney with a person in  
charge or, if there is no one in charge, in a conspicuous place; or (iii) at Plaintiff's dwelling house  
with a person of suitable age and discretion residing there *(below insert name and mailing address of  
Plaintiff, Plaintiff's attorney, or person of suitable age and discretion, as applicable)*.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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)*