

1 JUSTICE COURT, TOWNSHIP OF \_\_\_\_\_

2 CLARK COUNTY, NEVADA

FOR COURT USE ONLY

3 Owner's Name: \_\_\_\_\_

4 Business Name: \_\_\_\_\_

5 Agent's Name: \_\_\_\_\_

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

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

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

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

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

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

7 Landlord,  
8 vs.

9 Tenant's Name: \_\_\_\_\_

10 Tenant.

**LANDLORD'S COMPLAINT FOR  
SUMMARY EVICTION FOR  
NONPAYMENT OF RENT**

11 Landlord or Landlord's authorized agent states as follows pursuant to NRS 40.253:

12 1. I am the (check one box) ☐ Landlord or ☐ Landlord's agent of the rental premises located at

13 (insert rental's address, including city, state, and zip) \_\_\_\_\_.

14 2. The tenancy started on (insert date) \_\_\_\_\_.

15 3. The amount of Tenant's rent is (insert amount) \$\_\_\_\_\_ per (check one)

16 ☐ month, ☐ week, or ☐ other (specify) \_\_\_\_\_.

17 4. Tenant paid the following deposits (insert amounts):

18 Rent deposit of \$\_\_\_\_\_

19 Security deposit of \$\_\_\_\_\_

20 Cleaning deposit of \$\_\_\_\_\_.

21 5. Tenant's rent became delinquent on (insert date) \_\_\_\_\_, and Tenant has remained in  
22 possession without paying rent since that date.

23 6. I verified Tenant has continued in possession of the rental premises following the expiration  
24 of the Notice to Pay Rent or Quit on (insert date you checked rental premises) \_\_\_\_\_.

25 7. Tenant's total amount of rent owed, (insert the "Total Owed" number you listed on the 7-Day Pay or Quit Notice),  
26 \$\_\_\_\_\_, is now due and delinquent.

1           8. Tenant was served with a written notice to pay rent or quit on *(insert date notice served)*  
2 \_\_\_\_\_ in compliance with NRS 40.280, and a copy of that notice and proof of service is  
3 attached or submitted with this complaint.

4           9. Tenant *(check one box)* ☐ did *not* sign a written rental agreement, or ☐ did sign a written rental  
5 agreement, and a copy of that agreement is attached or submitted with this complaint.

6           10. Tenant's rent *(check one box)* ☐ is *not*, or ☐ is subsidized by a public housing authority or  
7 governmental agency, and a copy of the Housing Assistance Payment Contract (or "HAP") is attached or  
8 submitted with this complaint and I have provided Southern Nevada Regional Housing Authority with a  
9 copy of the eviction notice pursuant to 24 C.F.R. § 982.310(e)(2)(ii).

10           11. ☐ I am moving for an exemption from a stay of this case due to the realistic threat of  
11 foreclosure. The following facts demonstrate that I am facing a realistic threat that the rental property will  
12 be foreclosed unless I am able to evict the tenant *(describe what facts that show the threat of foreclosure):*  
13 \_\_\_\_\_  
14 \_\_\_\_\_

15           The Tenant has not complied with the obligations of tenants set forth in Chapter 118A of the NRS  
16 by defaulting on the rent. THEREFORE, Landlord asks the Court to enter a date for mediation, or  
17 alternatively, an Order for Summary Eviction of Tenant.

18           I declare under penalty of perjury under the laws of the State of Nevada that the foregoing is true  
19 and correct.  
20  
21

22 \_\_\_\_\_  
23 *(Date)*

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

\_\_\_\_\_  
25 *(Signature)*  
26  
27  
28