

IN THE JUSTICE COURT OF SPARKS TOWNSHIP  
COUNTY OF WASHOE, STATE OF NEVADA

Landlord Name: \_\_\_\_\_  
Agent Name: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

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,  
v.  
Tenant Name(s): \_\_\_\_\_  
Tenant.

Landlord, or Landlord's authorized agent, pursuant to NRS 40.254 states as follows:

1. I am the (check one box)  owner  owner's agent of the rental premises located at (insert complete address, including city, state, and zip code): \_\_\_\_\_

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

3. The tenancy is a  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 (check one box)  did  did not sign a written rental agreement, and if so, a copy of that agreement is **attached to this Complaint**.

5. 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): \_\_\_\_\_

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

\_\_\_\_\_  check box if additional sheets are attached.

1 6. Tenant was served with a written notice to quit on *(insert date notice*  
2 *served)*: \_\_\_\_\_ in compliance with NRS 40.280, and a copy of that notice and proof of  
3 service is **submitted with this Complaint**.

4 7. Tenant was served with a five-day unlawful detainer notice on *(insert date notice served)*:  
5 \_\_\_\_\_ in compliance with NRS 40.280, and a copy of that notice and proof of service  
6 is **submitted with this Complaint**.

7 8. On *(insert date you last checked the rental premises)*: \_\_\_\_\_, I examined  
8 the rental premises and verified the tenant is in continued possession of the rental premises. In  
9 addition, if tenant was served with a Five-Day Notice to Perform Lease Condition or Quit, tenant did  
10 not perform that lease condition as of the date of my examination.

11 9. Tenant's rent *(check one box)*  **is**  **is not** subsidized by a public housing authority or  
12 governmental agency, and a copy of the Housing Assistance Payment Contract (or "HAP") is  
13 attached or submitted with this Complaint and I have provided the Reno Housing Authority with a  
14 copy of the eviction notice pursuant to 24 C.F.R. § 982.310(e)(2)(ii).

15 Therefore, I ask that the Court enter an Order for Summary Eviction of tenant.

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

18 Dated: \_\_\_\_\_

19  
20 Signature: \_\_\_\_\_

21 Print name: \_\_\_\_\_

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

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

24 Telephone: \_\_\_\_\_

25 Email Address: \_\_\_\_\_