

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 FOR
NONPAYMENT OF RENT**

Landlord,
v.
Tenant Name(s): _____
Tenant.

Landlord, or Landlord's authorized agent, pursuant to NRS 40.253 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 amount of tenant's rent is (insert amount of rent) \$ _____ per (check one) month, week, or other (specify) _____.

4. Tenant paid the following deposits (insert amounts): rent deposit of \$ _____, security deposit of \$ _____, and cleaning deposit of \$ _____.

5. Tenant's rent became delinquent on (insert date): _____, and tenant has remained in possession of the premises without paying rent since that date.

6. Tenant owes the following amounts:

Current rent due (inclusive of contractual utilities): \$ _____

Past due rent (rent due for previous unpaid rental periods): \$ _____

Late fees (cannot be more than 5% of the periodic rent): \$ _____

Total owed (current rent due + past due rent + late fees, if any): \$ _____

1 7. Tenant (check one box) **did** **did not** sign a written rental agreement, and if so, a copy of that
2 agreement is **attached to this Complaint.**

3 8. Tenant was served with a written Notice to Pay Rent or Quit on (insert date notice served)
4 _____ in compliance with NRS 40.280, and a copy of that notice and proof of
5 service is **submitted with this Complaint.**

6 9. On (insert date you last checked the rental premises): _____, I examined the
7 rental premises and verified the tenant is in continued possession of the rental premises following the
8 expiration of the Notice to Pay Rent or Quit.

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

13 Tenant has not complied with the obligations of tenants set forth in Chapter 118A of the NRS by
14 defaulting on the rent.

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 and
17 correct.

18 Dated: _____

19 Signature: _____

20 Print name: _____

21 Address: _____

22 City, State, Zip: _____

23 Telephone: _____

24 Email Address: _____