

SPARKS JUSTICE COURT
THREE-DAY NOTICE TO QUIT FOR NUISANCE, WASTE,
ASSIGNING/SUBLETTING, UNLAWFUL BUSINESS, OR DRUG VIOLATION

TO: _____ FROM: _____

Tenant Name(s)

Landlord Name(s)

and all occupants named tenant(s) only

Address

Address

City, State, Zip Code

City, State, Zip Code

Telephone Number(s)

DATE OF SERVICE

Email Address(es)

PLEASE TAKE NOTICE that pursuant to **NRS 40.2514**, you are hereby required to vacate the premises within three (3) days after the Date of Service of this Notice for the following reasons(s) *(check all that apply)*:

- Assigning or subletting the premises contrary to the covenants of the lease;
- Committing or permitting waste on the property;
- Setting up or carrying on any unlawful business in or on the property;
- Suffering, permitting, or maintaining a nuisance on or about the premises consisting of conduct or an ongoing condition which constitutes an unreasonable obstruction to the free use of property and causes injury and damage to other tenants or occupants of that property or adjacent buildings or structures;
- Violating any of the controlled substance laws in NRS 453.011 to 453.552, inclusive, except NRS 453.336, in or on the property.

This Notice is based upon *(describe in detail the facts and circumstances relating to each box checked above, including names, dates, locations, etc.)*: _____

 (check if attaching additional sheet).

IF YOU FAIL to vacate the premises, your possession of the premises will be unlawful (called “Unlawful Detainer”), and **your landlord may initiate an eviction against you by serving you with a second Notice called a “Five-Day Unlawful Detainer Notice” OR Summons and Complaint for Unlawful Detainer.** If the Court determines that the tenant(s) is/are guilty of an unlawful detainer, the Court may issue a summary order for removal from the premises or an order providing for the non-admittance of the tenant(s). The Sheriff may then remove you not earlier than 24 hours but no later than 36 hours after posting the Order. Pursuant to NRS 118A.390, you may seek relief if a landlord unlawfully removes you from the premises, excludes you by blocking or attempting to block your entry upon the premises, or willfully interrupts or causes or permits the interruption of an essential service required by the rental agreement or NRS Chapter 118A.

You can obtain information regarding this Notice by calling the **Sparks Justice Court Civil Department at 775.353.7600, Ext. 3** or by visiting the **Sparks Justice Court at 1675 E. Prater Way Ste. 107, Sparks, NV 89434.**

To request free legal advice or assistance, contact Northern Nevada Legal Aid (775-329-2727) or Nevada Legal Services (775-284-3491).