

JUSTICE COURT, LAS VEGAS TOWNSHIP Clark County, Nevada	Case No. _____
Name and Address of Landlord	Department No. _____
VERSUS	
Name and Address of Tenant(s) or Occupant(s)	TENANT'S ANSWER IN OPPOSITION TO SUMMARY EVICTION
Tenant's/Occupant's E-mail Address: _____	
Tenant's/Occupant's Phone Number: _____	

COMES NOW, the undersigned Tenant and states that:

1. I am the *(check one box)* Tenant / Occupant of rental unit located at (insert complete address of rental unit including city, state and zip code): _____
2. My rent *(check one box)* is / is not subsidized by a public housing authority or governmental agency.

(Complete Section 3 if you are being evicted for nonpayment of rent.)

3. I received a five-day notice alleging that I owe rent. I disagree with this notice for the following reasons *(check all that apply)*:

I paid my rent in full *(explain)*: _____

 _____ () Check if attaching continuation sheet

I offered to pay the rent, but the Landlord refused to accept it *(explain)*: _____

 _____ () Check if attaching continuation sheet

My Landlord accepted partial payment of the rent *(explain)*: _____

 _____ () Check if attaching continuation sheet

I am withholding payment of the rent because Landlord has failed to supply, or make a good faith effort to restore, certain essential services *(heat, air conditioning, running or hot water, electricity, gas, a functioning door lock, or another essential item or service)* within 48 hours after I gave Landlord written notice of the problem *(explain)*: _____

 _____ () Check if attaching continuation sheet

I am withholding payment of the rent because Landlord failed to maintain my dwelling unit in a habitable condition and failed to remedy, or make a good faith effort to remedy, the problems within 14 days after I gave Landlord written notice describing the problems¹ *(explain)*: _____

 _____ () Check if attaching continuation sheet

I am entitled to withhold my rent because I have made repairs to the rental unit and deducted the cost of the repairs from my rent after Landlord failed to remedy the problems within 14 days after I gave Landlord written notice describing the problem *(explain)*: _____

 _____ () Check if attaching continuation sheet

¹ To raise this defense in court, you must first deposit your rent into the Court's rent escrow account maintained by the Justice Court Clerk's Office.

- Landlord's five-day notice to me did not comply with Nevada law because it *(check all that apply)*:
 - Was not served on me as required by NRS 40.280;
 - Did not identify the court that has jurisdiction over this case;
 - Did not notify me of my right to contest this matter by filing an affidavit with the court;
 - Did not notify me that the court may issue a summary order for my removal directing the sheriff or constable to remove me within 24 hours;
 - Did not notify me of my right to seek expedited relief if Landlord unlawfully removes or excludes me from the premises or interrupts an essential service.

Other defense *(explain)*: _____

 _____ () *Check if attaching continuation sheet*

I am in default in the payment of the rent but wish to request ___ days (select up to 10 days) to move from the rental unit *(explain)*: _____

 _____ () *Check if attaching continuation sheet*

(Complete Section 4 ONLY if you received a Three-Day Notice to Quit for Nuisance.)

- 4. I received a three-day notice pursuant to NRS 40.2514. I disagree with this notice for the following reasons *(check all that apply)*:
 - The notice alleges that I committed a "nuisance," but the acts described in the notice do not meet the definition of nuisance² *(explain)*: _____

 _____ () *Check if attaching continuation sheet*

I deny the allegations made in the notice *(explain)*: _____

 _____ () *Check if attaching continuation sheet*

- Landlord's notice did not comply with Nevada law because *(check all that apply)*:
 - One or more of the notices was not served on me as required by NRS 40.280;
 - The Notice of Unlawful Detainer did not identify the court that has jurisdiction over this case;
 - The Notice of Unlawful Detainer did not notify me of my right to contest this matter by filing an affidavit with the court;

Other defense *(explain)*: _____

 _____ () *Check if attaching continuation sheet*

(Complete Section 5 ONLY if you received a Five-Day Notice to Perform Lease Condition or Quit.)

- 5. I received a five-day notice stating that I violated my lease agreement. I disagree with this notice for the following reasons *(check all that apply)*:

I did not violate my lease agreement *(explain)*: _____

 _____ () *Check if attaching continuation sheet*

² NRS 40.2514(4) defines "nuisance" as "conduct or an ongoing condition which constitutes an unreasonable obstruction to the free use of property and causes injury to other tenants or occupants if that property or adjacent building or structures" or violation of the controlled substance laws in NRS 453.011 to 453.552

I have fixed (or "cured") the alleged violation of my lease agreement within three days of Landlord's notice to me *(explain)*:

_____ () Check if attaching continuation sheet

Landlord's notices did not comply with Nevada law because *(check all that apply)*:

- One or more of the notices was not served on me as required by NRS 40.280;
- The Notice to Perform Lease Condition or Quit did not specifically identify the relevant lease provisions, the alleged violations, and what I needed to do to save the lease: did not identify the court that has jurisdiction over this case:
- The Notice of Unlawful Detainer did not identify the court that has jurisdiction over this case;
- The Notice of Unlawful Detainer did not notify me of my right to contest this matter by filling an affidavit with the court.

Other defense *(explain)*: _____

_____ () Check if attaching continuation sheet

(Complete Section 6 if you are being evicted based on a 7 or 30-Day "No Cause" Notice.)

6. I received a seven-day or thirty-day notice directing me to vacate my rental premises. I disagree with this notice for the following reasons *(check all that apply)*:

- My lease agreement has not expired and will not expire until *(insert date)*: _____
- My lease agreement has expired, but Landlord renewed my tenancy by accepting rent for a new rental period and/or entering into a new lease agreement *(explain)*: _____

_____ () Check if attaching continuation sheet

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 Landlord (along with proof of my age or disability) on (insert date) _____, asking to continue in possession for an additional 30 days. Landlord (check one) approved my request on (insert date) _____, or rejected my request,³ or has not responded to my request.

Landlord's notices did not comply with Nevada law because *(check all that apply)*:

- One or more of the notices were not served on me as required by NRS 40.280;
- The thirty-day notice did not notify me of my right to request to be allowed in possession for an additional 30 days as required by NRS 40.251(3).
- The Notice of Unlawful Detainer did not identify the court that has jurisdiction over this case;
- The Notice of Unlawful Detainer did not notify me of my right to contest this matter by filling an affidavit with the court.

Other defense *(explain)*: _____

_____ () Check if attaching continuation sheet

(The following sections may apply regardless of why you are being evicted. Select all that apply.)

7. This action is brought in violation of the Federal Fair Housing Act or Nevada laws forbidding discrimination in housing *(explain)*:

_____ () Check if attaching continuation sheet

8. This action is brought in violation of NRS 118A.510 which prohibits a Landlord from terminating a tenancy in retaliation for a tenant /occupant having engaged in specific acts *(explain)*:

_____ () Check if attaching continuation sheet

[] 9. I am a (check one box) [] Tenant / [] Occupant on residential property that has been sold upon foreclosure. The new owner (Check all that apply)

[] Failed to serve me with a notice of change of ownership required by NRS 40.255(2):

[] Is violating the Federal Protection Tenants if Foreclosure Act (Public Law 111-22) and NRS 40.255 by failing or refusing to grant me an additional 90 days on the property or the term of my lease;

[] Is attempting to use the summary eviction procedure in violation of NRS 40.255(1), which requires the new owner to use the formal unlawful detainer procedure under NRS 40.290 to 40.420.

[] 10. Pursuant to NRS 70.010 and JCRCP 110, I ask the Court to delay ("stay") enforcement of any summary eviction order for (insert number of days, up to 10) _____ days for the following reasons (explain):

_____ () Check if attaching continuation sheet

WHEREFORE, I request that Landlord take nothing requested in Landlord's Complaint.

Per NRS 53.045, "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): _____

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on (insert date document was served) _____, I served the foregoing

TENANT'S ANSWER IN OPPOSITION TO SUMMARY EVICTION, pursuant to JCRCP 5(b), by the following method (check on box):

[] Depositing a copy of the same in the United States Mail in Las Vegas, Nevada. Postage prepaid, to the address listed below (on lines below insert name and mailing address of Landlord's attorney, or Landlord directly if Landlord has no attorney).

[] Delivering, via hand delivery, a copy of the same to the address listed below and leaving it (i) with Landlord, (ii) at the office of Landlord with a person in charge or in a conspicuous place; or (iii) at the dwelling house of Landlord with a person of suitable age and discretion residing therein (on lines below insert name and mailing address of Landlord, Landlord's agent or attorney, or person of suitable age and discretion, as applicable).

Per NRS 53.045, "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): _____