

| | |
|---|---|
| JUSTICE COURT, LAS VEGAS TOWNSHIP Clark County, Nevada | Case No. _____ |
| <i>Name and Address of Landlord</i> | Department No. _____ |
| VERSUS | TENANT'S ANSWER TO COMPLAINT FOR UNLAWFUL DETAINER |
| <i>Name and Address of Tenant(s)</i> | |
| <i>Tenant's Phone Number:</i> _____ | |

COMES NOW, the undersigned Defendant/Tenant and ANSWERS THE Complaint as follows:

1. Defendant admit the allegations contained on paragraphs _____ of the Complaint.
2. Defendant denies the allegations contained on paragraphs _____ of the Complaint.
3. Defendant has no information or belief as to the truth of the allegations contained on paragraphs _____ of the Complaint and denies them on that basis.

AFFIRMATIVE DEFENSES

(Complete Section 4 if you are being evicted based on the foreclosure of the residence.)

4. I am the tenant/ current or former owner of the residence and received a complaint claiming that the residence in which I reside has been foreclosed upon. I have a defense to this action for the following reasons *(check all that apply)*:

Plaintiff has failed to comply with the Protecting Tenants at Foreclosure Act (Public Law 111-22) *(explain)*: _____

Plaintiff has failed to comply with Chapter 107 of the Nevada Revised Statutes *(explain)*: _____

Other Defense *(explain)*: _____

(Complete Section 5 if you are being evicted for nonpayment of rent.)

5. I received a complaint alleging that I am in default of the payment of the rent. I have a defense to this action for the following reasons *(check all that apply)*:

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

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

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

I am withholding payment of the rent because the Landlord has failed to restore, or make a good faith effort to restore, certain essential services (i.e. water, heat, electricity, etc.) within 48 hours after I gave the Landlord written notice of the problem (explain): _____

I am withholding payment of the rent because the Landlord has failed to remedy, or make a good faith effort to remedy his/her failure to maintain the rental unit in a habitable condition within 14 days after I gave the Landlord written notice of the problem(s)¹ (explain): _____

I am entitled to withhold my rent because I have made repairs to the rental unit and deducted this amount from the rent (explain): _____

Other Defense (explain): _____

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): _____

(Complete Section 6 if you are being evicted for a lease violation.)

6. I received a complaint alleging that I have violated my lease agreement. I have a defense to this action for the following reasons (check all that apply):

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

I have cured the alleged violation (explain): _____

Other defense (explain): _____

(Complete Section 7 if you are being evicted for committing a nuisance.)

7 I received a complaint alleging that I committed a nuisance. I have a defense to this action for the following reasons (check all that apply): _____

I received a notice that alleges that I committed a "nuisance" but the acts complained of do not meet the definition of nuisance in NRS 40.2514(4) (explain): _____

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

I deny the allegations made in the notice as follows: _____

Other defense (explain): _____

(The following Sections may apply regardless of why you are being evicted.)

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

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

WHEREFORE, I request that Landlord take nothing requested in the 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):

VERIFICATION

I, _____, am the Defendant/Tenant in the above-entitled action, have read the foregoing document and am competent to testify that the contents are true of my own knowledge except for those matters stated therein on information and belief and, as to those matters, I believe them to be true.

(Date):

(Type or Print Name):

(Signature):

CERTIFICATION OF MAILING

I HEREBY CERTIFY that service of the foregoing **TENANT'S ANSWER IN OPPOSITION TO SUMMARY EVICTION** was made on _____ day of _____, 20____, pursuant to JCRCP 5(b), by depositing a copy in the United States Mail in an addressed sealed envelope, postage prepaid, addressed as follows (insert name and address of the opposing party's attorney, or opposing party if unrepresented):

LVJCVL Form -114 Revised 8/11

Original-File

Copy-Tenant(s)

Copy-Landlord

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):

Original-File

Copy-Tenant(s)

Copy-Landlord

LVJCVL Form -114 Revised 8/11