

**JUSTICE COURT, TOWNSHIP OF \_\_\_\_\_**  
**CLARK COUNTY, NEVADA**

Owner's Name: \_\_\_\_\_  
Business Name: \_\_\_\_\_  
Agent's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

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,  
vs.  
Tenant's Name: \_\_\_\_\_  
Tenant.

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

1. I am the (check one box)  owner or  owner's agent of the rental premises located at  
(insert rental's address) \_\_\_\_\_,  
in the Township of (insert township name) \_\_\_\_\_, Nevada.

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

3. The tenancy is a (check one box)  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 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):  
\_\_\_\_\_  
\_\_\_\_\_

5. Tenant was served with a written notice to quit on (insert date notice served) \_\_\_\_\_  
in compliance with NRS 40.280, and a copy of that notice is attached or submitted with this complaint.

6. I examined the rental property on (insert date you examined the property) \_\_\_\_\_  
and Tenant remained in possession; in addition, if Tenant was served with a Five-Day Notice to Perform  
Lease Condition or Quit, Tenant did not perform that lease condition as of the date of my examination.

7. Tenant (check one box)  did not sign a written rental agreement, or  did sign a written  
rental agreement, and a copy of that agreement is attached or submitted with this complaint.

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THEREFORE, Landlord asks the Court to enter an Order for Summary Eviction of Tenant.

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

\_\_\_\_\_  
*(Date)*                      *(Type or print name)*                      *(Signature)*