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2 **JUSTICE COURT OF VIRGINIA TOWNSHIP**
3 **COUNTY OF STOREY, STATE OF NEVADA**

4 *Owner's Name:* _____
5 *Business Name:* _____
6 *Agent's Name:* _____
7 *Address:* _____
8 *City, State, Zip:* _____
9 *Phone:* _____
10 *E-Mail:* _____

Case No.: _____

**LANDLORD'S AFFIDAVIT/COMPLAINT
FOR SUMMARY EVICTION**

8 Landlord,
9 vs.

10 *Tenant's Name:* _____

Tenant.

- Nuisance/Waste/Assigning/Subletting/Unlawful
Business/Controlled Substance Violation
- Perform Lease Condition
- Tenancy-At-Will
- No Cause

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

12 1. I am the (*check one box*) owner or owner's agent of the rental premises located at
13 (*insert rental's address*) _____,
14 in the city of (*insert city name*) _____, Nevada.

15 2. The tenancy started on (*insert date*) _____.

16 3. The tenancy is a (*check one box*) periodic month-to-month periodic week-to-week
17 fixed-term with the tenancy ending on (*insert date tenancy ends*) _____
18 tenancy-at-will or other (*describe*) _____.

19 4. Tenant has not complied with the terms of the rental agreement or with the obligations of
20 tenants set forth in Chapter 118A of the NRS as follows (*describe tenant's violation*):
21 _____
22 _____

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

26 6. I examined the rental property on (*insert date you examined the property*)
27 _____ and Tenant remained in possession; in addition, if Tenant was served with a Five-Day
28 _____

1 Notice to Perform Lease Condition or Quit, Tenant did not perform that lease condition as of the date of
2 my examination.

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

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

9 9. I did did not receive a Declaration from the tenant pursuant to the Department of
10 Health & Human Services Centers of Disease Control & Prevention's Temporary Halt in Residential
11 Evictions to Prevent the Further Spread of COVID-19. *85 Fed. Reg. 173 (Sept. 4, 2020)*.

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

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

15

16 _____
(Date)

(Type or print name)

(Signature)

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