

JUSTICE COURT, HENDERSON TOWNSHIP
CLARK COUNTY, NEVADA

		)	CASE NO.
		)	To be completed by court staff
	Tenant)	
vs.		)	DEPT NO.
		)	To be completed by court staff
		)	VERIFIED COMPLAINT FOR
		)	EXPEDITED RELIEF FOR THE
		)	REMOVAL OR EXCLUSION OF
	Landlord,	)	THE TENANT OR THE WILLFUL
		)	INTERRUPTION OF ESSENTIAL
		)	SERVICE

The Tenant named above hereby files this Complaint against the Landlord named above and hereby alleges as follows:

1. PLEASE CHECK ONE OF THE FOLLOWING BOXES:

The Landlord has not instituted a pending legal action for summary eviction or a pending legal action for unlawful detainer against me.
IF THIS BOX IS CHECKED, YOU CAN USE THIS FORM.

The Landlord has instituted a pending legal action for summary eviction or a pending legal action for unlawful detainer against me, or I have already been locked out pursuant to a prior action.
IF THIS BOX IS CHECKED, YOU CANNOT USE THIS FORM.
INSTEAD, YOU MUST FILE A “MOTION TO PLACE ON CALENDAR” USING THE CASE NUMBER FOR THE CASE WHICH THE LANDLORD HAS FILED.

2. The parties entered into a rental agreement on or about the _____ day of _____, 20__ .

3. The Nevada address for the property at issue is as follows:

STREET ADDRESS:

CITY:

ZIP CODE:

4. **PLEASE CHECK ONE OF THE FOLLOWING BOXES:**

The rental agreement was not in writing.

The rental agreement was in writing.

(PLEASE ATTACH A COPY OF THE RENTAL AGREEMENT IF ONE IS AVAILABLE.)

5. **The amount of rent is \$** _____ **.**

6. **PLEASE CHECK ONE OF THE FOLLOWING BOXES:**

I pay rent weekly.

I pay rent monthly.

I pay rent as follows:

7. **PLEASE CHECK ONE OF THE FOLLOWING BOXES:**

My rent payments are current.

My rent is not current. I am \$ _____ in arrears.

8. My next rental payment is due on the _____ day of _____, 20 _____.

9. **PLEASE CHECK ONE OR BOTH OF THE FOLLOWING BOXES:**

The Landlord barred me from entering my dwelling unit on or about the _____ day of _____, 20 _____.

The Landlord terminated my utilities or other essential services on or about the _____ day of _____, 20 _____.

NOTE: If the power/gas/water company terminated your utilities for unpaid bills, you will not be entitled to relief from the Court.

NOTE: This Complaint is required to be filed within 5 judicial days after the date of the unlawful act by the landlord. If this time period has been exceeded, this Complaint for Expedited Relief will be dismissed, but you will retain the right to pursue all other available remedies against the Landlord.

13. **Based on the above, Plaintiff requests that this Court:**

- (a) Find that the Defendant Landlord has violated NRS 118A.390 and/or NRS 118A.480;
- (b) Assess actual and statutory damages against Defendant Landlord not to exceed the jurisdictional limit (\$7,500.00) of Justice Court;
- (c) Issue an immediate order restoring me to the premises and/or restoring the utilities or essential services at the premises; and
- (d) Enjoin the Landlord from violating the provisions of NRS 118A.390 and, if the circumstances so warrant, hold Landlord in contempt.

14. **VERIFICATION:** I have read the foregoing Verified Complaint and know the contents thereof, and the contents are true of my own knowledge except for those matters therein stated on information and belief, and as to those matters, I believe them to be true.

DATED:

BY:

(Tenant's Signature)

15. **DECLARATION:** I declare under penalty of perjury under the law of the State of Nevada that the foregoing is true and correct.

Executed on

(Date)

BY:

(Tenant's Signature)

NOTE: Unless this Complaint is dismissed for the reasons stated above, the Court will conduct a hearing on this Verified Complaint for Expedited Relief within **3 judicial days after the date this document is filed.**

Either **before** or **at** the scheduled hearing, **you must provide proof that the Landlord has been properly served with this document, or you will be entitled to no relief**

THIS ENTIRE PAGE IS TO BE COMPLETED BY COURT STAFF:

NOTICE OF MOTION

TO: _____ (Landlord)

You will please take notice that a hearing will be held on this “Verified Complaint for Expedited Relief for the Unlawful Removal or Exclusion of the Tenant or the Willful Interruption of Essential Services.”

This hearing will be held in the **Henderson Justice Court** in Department No. _____, located at **243 Water Street, Henderson, Nevada**, on the _____ day of _____, 20_____, at the hour of _____ M.

Although you are not required to file a written response to the Motion, failure to appear at the hearing may result in the requested relief being granted by the Court in your absence.

The purpose of this hearing is to address the Tenant’s right to be immediately restored to the premises and/or the Tenant’s right to have utilities or other essential services restored. Moreover, Tenant may also be entitled to an award of damages against you, so you may wish to consult with an attorney prior to the scheduled hearing.

DATED: _____

Court Clerk, Henderson Justice Court