

**JUSTICE COURT, TOWNSHIP OF HENDERSON  
CLARK COUNTY, NEVADA**

Landlord's  
Name: \_\_\_\_\_

Landlord,  
vs.

Tenant's  
Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Tenant.

Case No.: \_\_\_\_\_

Dept. No.: \_\_\_\_\_

**TENANT'S AFFIDAVIT IN OPPOSITION  
TO SUMMARY EVICTION REGARDING  
NONPAYMENT OF RENT**

**I have been served with a Pay or Quit Notice and request a hearing for the following reason:**  
(Check the appropriate reason)

I am not in default of the rent. Rent paid on *(insert date)* \_\_\_\_\_.

I attempted to pay the rent on *(insert date)* \_\_\_\_\_ in the sum of \$ \_\_\_\_\_  
and it was refused.

I have been locked out of the premises and the landlord is holding my property in lieu of rent.

I gave Landlord written notice describing landlord's failure to maintain my rental unit in a habitable condition. Landlord did not fix, or make reasonable effort to fix, the habitability problem within 14 days after my notice. Therefore, I am withholding my rent and depositing it with the court. ***(To raise this defense, you must deposit your rent with the court and provide an explanation below)***

Other defense *(explain below)*:

**Tenant, appearing in proper person, contests this matter under NRS 40.253 and states as follows:**

1. I am the tenant of the rental unit located at *(insert complete address, including city, state and zip)*:
  
2. My rent *(check one box)*      is not      is subsidized by a public housing authority or government agency.
  
3. I *(check one box)*      have not      have previously entered into a repayment plan with my landlord to pay back owed rent.
  
4. I *(check one box)*      have not      have applied for rental assistance through *(name the organization)* \_\_\_\_\_ and that application *(check one box)*      was approved      was denied      is pending.

**I DECLARE UNDER PENALTY OF PERJURY** under the law of the State of Nevada that the foregoing is true and correct.

\_\_\_\_\_  
(SIGNATURE UNDER PENALTY OF PERJURY)

\_\_\_\_\_  
EXECUTED ON (Date)

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*FOR COURT USE ONLY*

## **NOTICE OF HEARING**

THIS MATTER IS SET FOR THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ .M.  
IN DEPARTMENT NO: \_\_\_\_\_ LOCATED AT **243 WATER STREET, HENDERSON, NEVADA 89015.**

**NRS 40.253** requires a copy of the Tenant's Affidavit be provided to the Landlord or Agent to avoid non-admittance to the premises.

**PROPER ATTIRE IS REQUIRED. NO TANK TOPS, HALTER TOPS, OR SHORTS ARE ALLOWED IN THE COURTROOM.**

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- ☐ Copy of Affidavit/Notice of Hearing given to Plaintiff/Landlord (at the counter).
- ☐ Copy of Affidavit/Notice of Hearing mailed to Plaintiff/Landlord.
- ☐ Copy of Affidavit/Notice of Hearing mailed to Defendant/Tenant(s).
- ☐ Landlord notified by telephone of hearing date/time.
- ☐ Tenant(s) notified by telephone of hearing date/time.

DATE: \_\_\_\_\_

CLERK'S INITIALS: \_\_\_\_\_