

**JUSTICE COURT, TOWNSHIP OF HENDERSON  
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**

Landlord,  
vs.

Tenant's Name: \_\_\_\_\_  
 and all occupants  named tenant(s) only  
Tenant.

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

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

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

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

3. The tenancy is a (*check one*)  periodic month-to-month  periodic week-to-week  
 fixed-term with the tenancy ending on (*insert date*) \_\_\_\_\_  
 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*):

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

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

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

11 8. Tenant  is *not*  is in default of rent *(if tenant is not in default, continue to the*  
12 *signature line of the form)*.

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

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

19  
20 **I DECLARE UNDER PENALTY OF PERJURY** under the laws of the State of  
21 Nevada that the foregoing is true and correct.

22  
23  
24 \_\_\_\_\_  
*(Date)*

\_\_\_\_\_ *(Type or Print Name)*

\_\_\_\_\_ *(Signature)*