

1 JUSTICE COURT, TOWNSHIP OF HENDERSON  
2 CLARK COUNTY, NEVADA

3 Owner's Name: \_\_\_\_\_  
4 Business Name: \_\_\_\_\_  
5 Agent's Name: \_\_\_\_\_  
6 Address: \_\_\_\_\_  
7 City, State, Zip: \_\_\_\_\_  
8 Phone: \_\_\_\_\_  
9 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: \_\_\_\_\_  
☐ and all occupants ☐ named tenant(s) only  
Tenant.

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)*