

# 7-DAY EVICTION NOTICE TO PAY RENT OR QUIT

(NRS 40.253)

TO: \_\_\_\_\_  
*Tenant(s) Name(s)*

and all occupants  named tenant(s) only

FROM: \_\_\_\_\_  
*Landlord's Name*

\_\_\_\_\_  
*Address*

\_\_\_\_\_  
*City, State, Zip Code*

\_\_\_\_\_  
*Property Street Address*

\_\_\_\_\_  
*Telephone Number*

\_\_\_\_\_  
*City, State, Zip Code*

\_\_\_\_\_  
*Email Address*

**THIS IS A LEGAL NOTICE THAT STARTS NEVADA'S EVICTION PROCESS.  
YOU COULD BE LOCKED OUT WITHOUT A COURT HEARING IF YOU DO NOTHING!**

You have 7 judicial days<sup>1</sup> after *(date of service)* \_\_\_\_\_ to take action.

You owe rent for the period of \_\_\_\_\_ to \_\_\_\_\_. If you do not take action by your deadline to act, the court can order your eviction without a hearing at your landlord's request.

If the court orders an eviction, the constable or sheriff will post the eviction order on your door within 24 hours and will return 24-36 hours later to lock you out. The eviction order and lockout can happen quickly without any more notice from your landlord.

There are 3 ways you can avoid being evicted and locked out:

- 1. File an Tenant Affidavit with the court.** If you file an Tenant Affidavit with the court clerk by your deadline to act, the court will schedule a hearing when your landlord asks for an eviction.

You can fill out and submit the Tenant Affidavit in person at Walker River Justice Court, 911 Harvey Way Suite 2, Yerington NV 89447. A copy of this notice must be filed along with the Tenant Affidavit. Additionally, there is a \$25.00 court filing fee to file an Tenant Affidavit.

- 2. Pay the total amount of rent owed.** If you pay your landlord the total amount of rent owed by your deadline to act, your landlord will have no legal basis to evict you for failure to pay rent.

Current rent due *(amount of rent due for the current period)*: \$ \_\_\_\_\_

Past due rent *(rent due for previous periods)*: \$ \_\_\_\_\_

Late fees *(cannot be in excess of 5% of the periodic rent)*: \$ \_\_\_\_\_

TOTAL OWED *(current and past rent plus late fees)*: \$ \_\_\_\_\_

- 3. Move out of the property before your deadline to act.**

Pursuant to NRS 118A.390, you may seek relief if a landlord unlawfully removes you from the premises, excludes you by blocking or attempting to block your entry upon the premises, or willfully interrupts or causes or permits the interruption of an essential service required by the rental agreement or Nevada law.

<sup>1</sup> Judicial days do not include the date of service, weekends, or certain legal holidays.