

1 IN THE JUSTICE COURT OF DAYTON TOWNSHIP  
2 IN AND FOR THE COUNTY OF LYON, STATE OF NEVADA

3 **SUMMARY EVICTION: SEVEN-DAY**  
4 **NOTICE TO PAY RENT OR QUIT**

5 Case Number: \_\_\_\_\_

6 To: \_\_\_\_\_  
7 *Tenant(s) Name(s)*

6 From: \_\_\_\_\_  
7 *Landlord (Print)*

8 \_\_\_\_\_  
9 *Business name*

8 \_\_\_\_\_  
9 *Business name*

9 \_\_\_\_\_  
10 *Address*

9 \_\_\_\_\_  
10 *Address*

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

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

11 \_\_\_\_\_  
12 *Telephone*

13 PLEASE TAKE NOTICE that you are in default in payment of rent for the above-described premises.

14 You are in default for the period (*insert beginning date covered by rent due*) \_\_\_\_\_ to (*insert ending date covered by rent due*) \_\_\_\_\_.

15 The amount of periodic rent is (*rent may include recurring periodic utilities*): \_\_\_\_\_.

16 The last date any amount of rent was paid was (*insert date of last rent payment*) \_\_\_\_\_ in the amount of (*amount of last rent payment made*) \$ \_\_\_\_\_.

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

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

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

18 Total owed: (*the rent owed plus late fees owed*) \$ \_\_\_\_\_

19 Your failure to pay rent or vacate the premises before the close of business on the seventh (7<sup>th</sup>) judicial day<sup>1</sup>, OR ten (10)  
20 \*judicial days if served by posting and mailing, an affidavit, following the Date of Service of this notice may result in your  
21 landlord applying to the Justice Court for an eviction order. If the court determines that you are guilty of an unlawful detainer,  
22 the court may issue a summary order for your removal or an order providing for your nonadmittance, directing the sheriff or  
23 constable to post the order in a conspicuous place on the premises not later than 24 hours after the order is received by the sheriff  
24 or constable. The sheriff or constable shall then remove you not earlier than 24 hours but not later than 36 hours after the posting  
25 of the order. Pursuant to NRS 118A.390, you may seek relief if a landlord unlawfully removes you from the premises, or  
26 excludes you by blocking or attempting to block your entry upon the premises, or willfully interrupts or causes or permits the  
27 interruption of an essential service required by the rental agreement or chapter 118A of the Nevada Revised Statutes.

24 **YOU ARE HEREBY ADVISED OF YOUR RIGHT TO CONTEST THIS NOTICE** by filing an Affidavit no later than by  
25 the close of business<sup>2</sup> on the seventh (7<sup>th</sup>) judicial day, OR ten (10) \*judicial days if served by posting and mailing, following the  
26 Date of Service of this notice, with the Justice Court, stating that you have tendered payment or are not in default of rent. To file  
27 an answer, you can visit the clerk's office at: Dayton Justice Court, 235 Main St. Dayton, NV 89403

28 There is a \$61.00 filing fee for the above mentioned Tenant's Affidavit.

\* Judicial days exclude Saturdays, Sundays, Holidays, and the date of service.

(REV. 01/23/2023)