

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

3 Case No: _____
4 Owner's Name: _____
5 Business Name: _____
6 Agent's Name: _____
7 Address: _____
8 City, State, Zip: _____
9 Phone: _____
10 E-Mail: _____

**LANDLORD'S COMPLAINT FOR
SUMMARY EVICTION FOR
NONPAYMENT OF RENT**

11 Landlord,

12 Vs.

13 Tenant's Name: _____

14 Tenant,

15 Landlord or Landlord's authorized agent states as follows pursuant to NRS 40.253:

16 1. I am the (check one box) owner or owner's agent of the rental premises located at (insert
17 rental's address, including city, state, and zip) _____.

18 2. The tenancy started on (insert date) _____.

19 3. The amount of Tenant's rent is (insert amount) \$ _____ per (check one)
20 month, week, or other (specify) _____.

21 4. Tenant paid the following deposits (insert amounts): Rent deposit of \$ _____, security
22 deposit of \$ _____, and cleaning deposit of \$ _____.

23 5. Tenant's rent became delinquent on (insert date) _____, and Tenant has remained in
24 possession without paying rent since that date.

25 6. I verified Tenant continued in possession of the rental premises following the expiration of
26 the Notice to Pay Rent or Quit on (insert date you checked rental premises) _____.

27 7. Tenant owes the following amounts:

28 \$ _____ in periodic rent

\$ _____ in late fees

\$ _____ TOTAL now due and delinquent.

1 8. Tenant was served with a written notice to pay rent or quit on *(insert date notice served)*
2 _____ in compliance with NRS 40.280, and a copy of that notice and proof of service is
3 attached or submitted with this complaint.

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

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

10 11. I am moving for an exemption from a stay of this case due to a realistic threat of
11 foreclosure. The following facts demonstrate that I am facing a realistic threat that the rental property will
12 be foreclosed upon unless I am able to evict the tenant *(describe what facts that show the threat of foreclosure):*

13 _____
14 _____
15 _____

16 12. I am moving to rebut Tenant's affirmative defense regarding a pending rental assistance
17 application, based on the following facts: *(describe what facts support your rebuttal to the affirmative defense):*

18 _____
19 _____
20 _____

21 Tenant has not complied with the obligations of tenants set forth in Chapter 118A of the NRS
22 by defaulting on the rent. THEREFORE, Landlord asks the Court to enter a date for mediation, or
23 alternatively, an Order for Summary Eviction of Tenant.

24 I declare under penalty of perjury under the laws of the State of Nevada that the foregoing is true
25 and correct.

26 _____
(Date)

27 _____
(Type or print name)

28 _____
(Signature)