

IN THE JUSTICE COURT OF _____ TOWNSHIP
IN AND FOR THE COUNTY OF _____, STATE OF NEVADA

Name: _____
Address: _____
Phone: _____
Landlord/Plaintiff

vs.

CASE NO: _____

Name: _____
Address: _____
Phone: _____
Tenant/Defendant

DEPT. NO: _____

**LANDLORD'S AFFIDAVIT/DECLARATION FOR
SUMMARY EVICTION FOR NON-PAYMENT OF RENT**

I, _____, state:

1. I am the landlord or agent of a landlord of certain dwellings or apartments within the jurisdiction confines of _____ Township, _____ County, Nevada.
2. I rented a certain dwelling or apartment to _____, located at _____,

on _____, 20____, with periodic rental payments reserved by the month or for a shorter period of time. The following items apply:

- _____ A. Tenant paid a security deposit of \$_____.
- _____ B. Tenant paid a cleaning deposit of \$_____.
- _____ C. Tenant paid a rent deposit of \$_____.
- _____ D. The rental payment is \$_____ per month/week.
- _____ E. Date rent was due _____.
- _____ F. Date rental payment delinquent _____.
- _____ G. Length of time without paying rent _____.
- _____ H. Total amount of rent due \$_____.
- _____ I. The Tenant **does** receive a subsidy from a Public Housing Authority.
- _____ J. The Tenant **does not** receive a subsidy from a Public Housing Authority.

- 3. That the periodic rental payments have not been waived or altered by a written agreement of any kind.
- 4. That the above-named tenant is in arrears on rent and that notice has been served on the tenant in accordance with the provisions of Nevada Revised Statutes, Chapter 40, as amended, a copy of which Notice is attached hereto and incorporated herein.
- 5. That more than five (5) days have elapsed since the service of the Notice as aforesaid, but the above-named tenant has refused, and still refuses, to vacate and quit the above-named rental unit.

WHEREFORE, I pray for an order of this court, directed to the sheriff/constable of _____ Township, ordering the above-named tenant from the above-named rental unit, as provided for in Nevada Revised Statutes, Chapter 40.

AFFIDAVIT/DECLARATION OF SERVICE

On _____, I served the following document:
(Date)

(Name of Document)

at the following time ____: _____ AM / PM and in the following manner:

____ 1. By delivering a copy to the tenant(s) personally, in the presence of a witness. (Server, Tenant & Witness Must All Sign).

Signature of Server

Signature of Tenant

Signature of Witness

Print Name of Server

Print Name of Tenant

Print Name of Witness

____ 2. Because the tenant(s) were absent from their place of residence or from their usual place of business, by leaving a copy with _____, a person of suitable age and discretion, at either place and mailing a copy to the tenant(s) at their place of residence or place of business. (Attach United States Postal Service Certificate of Mailing).

____ 3. Because the place of residence or business could not be ascertained, or a person of suitable age or discretion could not be found there, by posting a copy in a conspicuous place on the property, delivering a copy to a person there residing, if the person could be found, and mailing a copy to the tenant(s) at the place where the property is situated. (Attach United States Postal Service Certificate of Mailing).

I swear the above is true. Signature: _____

SUBSCRIBED AND SWORN to before me this ____ day of _____,
20____.

NOTARY PUBLIC

OR

DEPUTY CLERK _____

OR
THE FOLLOWING:

Pursuant to NRS 53.045:

"I declare under penalty of perjury under the law of the State of Nevada that the foregoing is true and correct."

Executed on _____, 20____

Signature

Print Name