

UNLAWFUL DETAINER NOTICE
(NRS 40.254)

TO: _____
Tenant(s) Name

FROM: _____
Landlord's Name

Tenant(s) Name

Landlord's Name

Address

Address

City, State, Zip Code

City, State, Zip Code

Telephone Number

Telephone Number

Email Address

Date of Service: _____

PLEASE TAKE NOTICE that you are hereby required to vacate the premises before close of business on the fifth (5) judicial day¹ following the date of service of this notice. Add three (3) calendar days if the notice was posted and mailed.

FAILURE to vacate the premises before close of business on the fifth (5) judicial day¹ following the date of service of this notice may result in your landlord applying to the Justice Court for an eviction order. If the Court determines that the tenant is guilty of an unlawful detainer, the Court may issue a summary order for removal of the tenant or an order providing for the non-admittance of the tenant(s), directing the Sheriff to post the order in a conspicuous place on the premises not later than 24 hours after the order is received by the Sheriff. The Sheriff shall remove the tenant not earlier than 24 hours but not later than 36 hours after the posting of the order.

YOU ARE HEREBY ADVISED OF YOUR RIGHT TO CONTEST THIS NOTICE by filing an Affidavit² no later than the end of business day on the fifth (5) judicial day¹ following the date of service of this notice with the Sparks Justice Court. **THE AFFIDAVIT FORM AND INFORMATION MAY BE OBTAINED** at the **Sparks Justice Court** located at **1675 E. Prater Way, Suite 107, Sparks, NV 89434**, or on the Court's website at www.washoecounty.us/sjc.

Pursuant to NRS 118A.390, a tenant may seek relief if a landlord unlawfully removes a tenant from the premises, or excludes tenant by blocking or attempting to block tenant's entry upon the premises, or willfully interrupts or causes or permits the interruption of any essential service required by the rental agreement or Chapter 118A of the Nevada Revised Statutes.

If the tenant is 60 years of age or older or has a physical or mental disability, then the tenant may request to be allowed to continue in possession for an additional 30 days beyond the time specified by submitting a written request for an extended period and providing proof of the tenant's age or disability. If a landlord rejects a request to allow a tenant to continue in possession for an additional 30 days, the tenant may petition the Court for an order to continue in possession for the additional 30 days. This does not apply if the tenancy is a week to week tenancy and applies to no-cause evictions only.

If a tenant is part of a low-rent housing program operated by a public housing authority, they may request that the Court stay the execution of the order for their removal or order providing for their nonadmittance for a period not exceeding ten (10) days stating the reasons why such a stay is warranted.

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

² To file an Affidavit, you **MUST** bring this Notice and a **\$71.00** filing fee to the address listed above.

first then