

**THREE-DAY NOTICE TO QUIT FOR NUISANCE, WASTE, ASSIGNING/SUBLETTING,
UNLAWFUL BUSINESS, OR DRUG VIOLATION
(NRS 40.2514)**

TO: _____
Tenant(s) Name(s)

FROM: _____
Landlord's Name

Address

Address

City, State, Zip Code

City, State, Zip Code

Telephone Number

Telephone Number

Email address

Email address

Date of Service: _____

PLEASE TAKE NOTICE that you are hereby required to vacate the premises within three (3) judicial days¹ after the Date of Service of this notice for the following reason(s) (*check all that apply*):

- Assigning or subletting the premises contrary to the covenant of the lease;
- Committing or permitting waste on the property;
- Setting up or carrying on any unlawful business in or on the property;
- Suffering, permitting, or maintaining a nuisance² on or about the premises consisting of conduct or an ongoing condition which constitutes an unreasonable obstruction to the free use of property and causes injury and damage to other tenants or occupants of that property or adjacent buildings or structures;
- Violating any of the controlled substance laws contained in NRS 453.011 to NRS 453.552, inclusive, except NRS 453.336, in or on the property.

This notice is based upon the following facts (describe in detail the facts and circumstances relating to each box checked above, including names, dates, locations, etc.;

_____ () *Check if attaching continuation sheet*

If you do not comply with this notice, your possession of the premises will be unlawful (called "**unlawful detainer**"), and your landlord may initiate an eviction against you by either serving you with a second Five-Day Notice to Quit for Unlawful Detainer or a Summons and Complaint for Unlawful Detainer. If the court determines that you are guilty of an unlawful detainer, the court may issue a summary order for your removal or an order providing for your nonadmittance, directing the sheriff or constable to remove you within twenty-four (24) hours after receipt of the order.

Pursuant to NRS 118A.390, you may seek relief if a landlord unlawfully removes you from the premises, or 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 Chapter 118A of the Nevada Revised Statutes.

¹Judicial days do not include the date of service, weekend, or certain legal holidays.
²See NRS 40.140 for the definition of nuisance.

first, then