

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

Name: _____

Address: _____

Phone: _____

Landlord/Plaintiff

vs.

CASE NO: _____

Name: _____

DEPT. NO: _____

Address: _____

Phone: _____

Tenant/Defendant

**LANDLORD'S AFFIDAVIT/DECLARATION
FOR SUMMARY EVICTION FOR BREACH**

I, _____, state:

1. I am the 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____ for an original period of _____, terminating on or transferring to a periodic tenancy on _____, 20____. A copy of the written rental agreement, if any, is attached hereto.

3. That the above-named tenant has not complied with the conditions(s) or covenant(s) of the rental agreement or with the obligations of the tenant as enumerated in Nevada Revised Statutes, Chapter 118A, as of _____, 20____, as set forth below:

4. That the termination and surrender of the rental unit was to have taken place on or before _____, 20____. That legal Notice has been served upon the tenant pursuant to the provisions of NRS 40.280, on _____, 20____. A copy of the Notice is attached hereto and incorporated by this reference.

5. That compliance with the breached covenant(s) and conditions(s) has not taken place or cannot be ascertained and that termination and surrender of the rental unit has not taken place and the tenant continues in possession of the rental unit unlawfully.

6. That the attached rental agreement and accompanying rules were issued to the tenant as prescribed by Chapter 118A, and no changes have been made to either document except by compliance with Chapter 118A.

7. Affiant requests that the court enter an order for the summary eviction of the tenant from the premises and the sheriff/constable be ordered to remove the tenant within twenty-four (24) hours after receipt of the court order.

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