

1 JUSTICE COURT, _____ TOWNSHIP
2 _____ COUNTY, NEVADA

3 Name: _____)

4 Landlord,)

5 -vs-)

6 Name: _____)

7 Address: _____)

8 Phone: _____)

9 Tenant.)

CASE NO.: _____

DEPT. NO.: _____

**TENANT'S ANSWER IN OPPOSITION
TO SUMMARY EVICTION**

10 COMES NOW, the undersigned Tenant and states that:

11 1. I am the tenant of a rental unit located at the following address: _____

12 2. My rent is/ is not subsidized by a public housing authority or other governmental agency.

(Complete Section 3 If You Are Being Evicted For Nonpayment Of Rent)

13 3. I received a notice alleging that I am in default of the payment of the rent. I disagree with this notice for the
14 following reasons (check all that apply):

15 I paid my rent in full (explain): _____

16 I offered to pay the rent but the Landlord refused to accept it (explain): _____

17 My Landlord accepted partial payment of the rent (explain): _____

18 I am withholding payment of the rent because the Landlord has failed to restore, or make a good faith
19 effort to restore, the certain essential services (water, heat, electricity, etc.) within 48 hours after I gave the Landlord written
20 notice of the problem (explain): _____

21 I am withholding payment of the rent because the Landlord has failed to remedy, or make a good faith
22 effort to remedy, his/her failure to maintain the rental unit in a habitable condition within 14 days after I gave the Landlord
23 written notice of the problem(s)¹ (explain): _____

¹ To raise this defense in court, you must first deposit your rent into the court's rent escrow account maintained by the clerk's office.

1 [] I am entitled to withhold my rent because I have made repairs to the rental unit and deducted this amount
2 from the rent. Explain: _____

3 _____
4 [] Other defense: _____

5 _____
6 [] I am in default in the payment of the rent but wish to request ____ days (select up to 10) to move from
7 the rental unit (explain): _____

8 _____

9 **(Complete Section 4 If You Are Being Evicted For A Lease Violation)**

10 [] 4. I received a notice alleging that I have violated my lease agreement. I disagree with this notice for the following
11 reasons (check all that apply):

12 [] I did not violate my lease agreement (explain): _____

13 _____

14 [] I have cured the alleged violation (explain): _____

15 _____

16 [] Other defense: _____

17 _____

18 **(Complete Section 5 If You Are Being Evicted Based On A 3-Day Notice)**

19 [] 5. I received a 3-day notice. I disagree with this notice for the following reasons (check all that apply):

20 [] I received a notice that alleges that I committed a "nuisance" but the acts complained of do not meet the
21 definition of nuisance in NRS 40.2514(4) (explain): _____

22 _____

23 [] I deny the allegations made in the notice as follows: _____

24 _____

25 [] I have received a notice alleging that the rental premises have been foreclosed upon or sold. Summary
26 eviction proceedings cannot be utilized following these notices. NRS 40.255 requires the landlord to proceed under
27 NRS 40.290 *et seq.*

28 [] Other defense (explain): _____

(Complete Section 6 If You Are Being Evicted Based On A 7 Or 30-Day "No Cause" Notice)

6. I received a notice directing me to vacate my rental premises but did not list a reason why I am being asked to leave. I disagree with this notice for the following reasons (check all that apply):

My lease agreement has not expired and will not expire until _____.

Even though the terms of my original tenancy expired, the Landlord has renewed my tenancy by either accepting rent for a new rental period and/or entering into a new lease agreement. Explain: _____

I received a 30-day notice to vacate and I am 60 years of age or older and/or have a physical or mental disability. The Notice failed to notify me of my right to request to be allowed to continue in possession for an additional 30 days as required by NRS 40.251(3).

(The Following Sections May Apply Regardless Of Why You Are Being Evicted)

7. This action is brought in violation of the Federal Fair Housing Act or Nevada laws forbidding discrimination in housing. Explain: _____

8. This action is brought in violation of NRS 118A.510 which prohibits a Landlord from terminating a tenancy in retaliation for a tenant having engaged in specific acts. Explain: _____

9. Other defense: _____

WHEREFORE, I request that Landlord take nothing requested in the Complaint.

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

(date)

(type or print name)

(signature)