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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: _____

COMPLAINT FOR UNLAWFUL DETAINER

Landlord/Plaintiff alleges as follows:

1. At all times mentioned herein, Landlord/Plaintiff was, and is, the owner
of real property described as: _____

_____ (name of park and address)

_____ County, Nevada.

2. Tenant/Defendant is the tenant in possession of Space No. _____,
at _____,
(name of park and address)

_____ County, Nevada, and is either the owner of or leasing a
mobile home occupying that space.

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GROUND

The Landlord/Plaintiff has grounds to terminate Tenant/Defendant's tenancy as follows:

____ 3. The Landlord/Plaintiff has established grounds to terminate Tenant/Defendant's tenancy as required by NRS 118B.200:

____ A. **Rent Delinquency and Termination Notice Failure to Pay Rent** (All five subparagraphs below must apply to proceed and must be answered and checked.)

____ 1. The Defendant was in default of the payment of rent, utility charges and/or reasonable service fees on the ____ day of _____, 20____.

____ 2. The Defendant was served with a 10-Day Notice of Delinquency as required by NRS 118B.200 1(a) on the _____ day of _____, 20____.

____ 3. A copy of that Notice is attached.

____ 4. A copy of the Proof of Service is attached.

____ 5. The Defendant failed, neglected and/or refused to comply with said Notice because the defendant did not pay the sums demanded nor vacate the Premises.

AND/OR

____ B. **Non-compliance with Law, Ordinance, Government Regulation or Rules of Park.** (All five subparagraphs below must apply to proceed and must be answered and checked.)

____ 1. The Defendant is in non-compliance with the following:(specify)

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____ 2. The Defendant was provided with a written Notice advising the Defendant to cure the alleged non-compliance within a reasonable time as required by NRS 118B.200 1(b) on the ____ day of _____, 20____.

____ 3. A copy of that Notice is attached.

____ 4. A copy of the Proof of Service is attached.

____ 5. The Defendant failed to cure the non-compliance within the reasonable time specified in the Notice.

AND/OR

____ C. **Violation of Rules of Park.** (All four subparagraphs below must apply to proceed and must be answered and checked.)

____ 1. The Defendant has violated valid rules as follows: (specify) _____

____ 2. The Defendant was provided with prior written notice that a violation of the rule would result in termination of Defendant's tenancy as required by NRS 118B.200(1)(d) on the ____ day of _____, 20____.

____ 3. A copy of that Notice is attached.

____ 4. A copy of the Proof of Service is attached.

AND/OR

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____ D. **Nuisance or Violation of State Law or Local Ordinance.**

____ 1. (5 Day) The Defendant's conduct amounts to a nuisance as defined by law as required by NRS 40.140 as follows: (specify) _____

_____.

- ____ 2. A copy of that Notice is attached.
- ____ 3. A copy of the Proof of Service is attached.

OR

____ 2. (3 Day) The Defendant's conduct violated a specific state law or local ordinance listed in NRS 118B.200(1)(f) as follows: (specify) _____

_____.

- ____ 2. A copy of that Notice is attached.
- ____ 3. A copy of the Proof of Service is attached.

AND/OR

____ E. **Annoyance**

____ 1. The Defendant has engaged in activity that constitutes an annoyance to other tenants. (Specify)

_____.

- ____ 2. A copy of that Notice is attached.
- ____ 3. A copy of the Proof of Service is attached.

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TERMINATION NOTICE CONTENT

____ 4. The termination Notice served on the ____ day of _____, 20____:

____ A. specified the reason for the termination as follows:

- ____ 1. Non-payment of rent;
- ____ 2. Non-compliance with law or valid park rules, specifically: _____

____ 3. Violation of valid park rules, specifically: _____

- ____ 4. Nuisance
 - ____ a. 5-Day, specifically: _____

or

- ____ b. 3-Day, specifically: _____

____ 5. Annoyance, specifically: _____

____ 6. Change of Park Use or Closure, specifically: _____

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_____ B. specific facts were stated on the Notice which would enable the Defendant to determine:

_____ 1. The date(s) on which the event(s) occurred which gives rise to the landlord's reason for terminating the tenancy is _____

_____ 2. The place where the alleged events took place, specifically _____; and

_____ 3. The circumstances of the alleged event, specifically _____

TERMINATION NOTICE – TIMING AND SERVICE

_____ 5. The Defendant was served with a timely Notice to terminate the Defendant's tenancy as follows:

_____ A. **Non-payment of Rent.** (All three subparagraphs must apply to proceed and must be checked)

_____ 1. The Defendant was served with a 10-Day Notice of Delinquency/Termination as required by NRS 118B.190.1(c) on the _____ day _____, 20____.

_____ 2. A copy of that Notice is attached.

_____ 3. A copy of the Proof of Service is attached.

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____ B. **Nuisance.**
____ 1. ____ a. **5-Day Notice - Nuisance - NRS**
118B.190(1)(a) was served on the ____
day of _____, 20____.
____ b. A copy of that Notice is attached.
____ c. A copy of the Proof of Service is attached.

OR

____ 2. ____ a. **3-Day Notice - Nuisance - NRS**
118B.190(1)(b) was served on the
_____ day of _____,
_____, 20____.
____ b. A copy of that Notice is attached.
____ c. A copy of the Proof of Service is attached.

____ C. **180 days for Change in Park Use/Closure of Park.**
____ a. NRS 118B.190(1)(d) on the _____
day of _____, 20____.
____ b. A copy of that Notice is attached.
____ c. A copy of the proof of service is attached.

____ D. **45 days for all other reasons - Annoyance, Non-compliance and Violation:**
____ a. NRS 118B.190(1)(e) was served on the
_____ day of _____, 20____.
____ b. A copy of that Notice is attached.
____ c. A copy of that proof of service is attached.

WHEREFORE, Landlord/Plaintiff respectfully requests that judgment be rendered as follows:

1 (a) Declaring the Rental Agreement to be terminated and directing the
2 issuance of a Writ of Restitution restoring Landlord/Plaintiff to possession of Space
3 No. _____, located at _____

4 _____
5 (name of park and address),
6 _____ County, Nevada, presently occupied by Defendant;

7 (b) For the amount of rent unpaid and accrued, if any, at the time of
8 hearing of this Complaint and through the date of removal of the mobile home from
9 the premises;

10 (c) For costs of suit and reasonable attorneys' fees (if applicable); and
11 (d) For such other and further relief as to this Court seems just and proper.

12 Submitted by,

13 _____
14 Date

13 _____
14 Signature of Landlord/Plaintiff or Duly
15 Authorized Agent

16 _____
17 Print Name of Landlord/Plaintiff or Duly
18 Authorized Agent

19 **VERIFICATION**

20 I, _____, am the Landlord/Plaintiff in the
21 above-entitled action; that I have read the foregoing document and am competent to
22 testify that the contents are true of my own knowledge except for those matters
23 stated therein on information and belief; and, as to those matters, I believe them to
24 be true.

25 _____
26 Date

25 _____
26 Signature of Landlord/Plaintiff or Duly
27 Authorized Agent

27 _____
28 Print Name of Landlord/Plaintiff or Duly
Authorized Agent

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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