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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: _____

ANSWER TO COMPLAINT FOR UNLAWFUL DETAINER

Defendant, by way of Answer to the Complaint herein alleges as follows:

1. Defendant admits the allegations contained in paragraphs numbered _____ of the Complaint.
2. Defendant denies the allegations contained in paragraphs numbered _____ of the Complaint.
3. Defendant denies sufficient knowledge and information as to form a belief as to the truth of the allegations contained in paragraphs numbered _____ of the Complaint.

1 **DEFENSES**

2 **FAILURE TO ESTABLISH GROUNDS**

3 _____ 4. The Landlord has not established grounds to terminate my tenancy as
4 required by NRS 118B.200: (Check any and all below that apply)

5 _____ A. **Rent Delinquency and Termination Notice Failure to Pay**
6 **Rent.**

7 _____ 1. The landlord has not served me with a 10-Day
8 Notice of delinquency as required by NRS
9 118B.200(1)(a).

10 _____ 2. I have tendered my rent and my landlord has
11 refused to accept it.

12 _____ 3. I am not in default of payment of rent

13 _____ 4. Other (specify) _____
14 _____

15 _____ B. **Non-compliance with Law, Ordinance, Government**
16 **Regulation or Rules of Park.**

17 _____ 1. The landlord has not provided me with a written
18 notice advising me of my right to cure the alleged
19 non-compliance within a reasonable time as
20 required by NRS 118B.200(1)(b)

21 _____ 2. I have cured any alleged non-compliance within a
22 reasonable time.

23 _____ 3. I am in compliance (specify) _____
24 _____
25 _____.

26 _____ C. **Violation of Rules of Park.**

27 _____ 1. The landlord has not provided me with prior written
28 notice that a violation of the rule would result in

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termination of my tenancy as required by NRS
118B.200(1)(d).

_____ 2. I have not violated any valid rules.

_____ D. **Nuisance or violation of state law or local ordinance.**

_____ 1. My alleged conduct does not amount to a
nuisance as defined by law as required by NRS
40.140.

_____ 2. My alleged conduct does not violate a specific
state law or local ordinance listed in NRS
118B.200(1)(f).

_____ 3. I have not engaged in any conduct that could be
considered as a nuisance (specify) _____

_____ E. **Annoyance** -- I have not engaged in any activity that could be
considered an annoyance to other tenants.

FACTUAL DISPUTE

_____ 5. I dispute the facts as alleged by the Landlord, specifically: _____

_____.

TERMINATION NOTICE CONTENT

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- _____ 6. I have not received a legally sufficient notice to terminate my tenancy.
 - _____ A. I have not been served with a 10-Day Notice of Rent Delinquency/Termination as required by NRS 118B.190(1)(c)/NRS 118B.200(1)(a).
 - _____ B. I have not received the proper termination notice time period.
 - _____ 1. _____ a. 5-Day Nuisance Notice – NRS 118B.190(1)(a)/NRS 118B.200(1)(f)
 - _____ b. 3-Day Nuisance Notice – NRS 118B.190(1)(b)/NRS 118B.200(1)(f)
 - _____ 2. 45 days for all other reasons [NRS 118B.190(1)(e)] and Non-compliance [NRS 118B.200(1)(b)], or Annoyance (1)(c), or Violation (1)(d)
 - _____ 3. 180 days for change in park use. 118B.190(1)(d)/NRS 118B.200(1)(e)
 - _____ C. The termination Notice I received is deficient pursuant to NRS 118B.190(2) in that:
 - _____ 1. There is no specified reason stated for the termination.
 - _____ 2. There are no specific facts stated which would enable me to determine:
 - _____ a. The date(s) on which an event(s) occurred which gives rise to the landlord’s reason for terminating my tenancy.
 - _____ b. The place where the alleged events took place; and

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_____ c. The circumstances of the alleged event.

TERMINATION NOTICE – TIMING AND SERVICE

_____ 7. I have not been properly served with the required Notice pursuant to NRS 40.280.

_____ A. NOTICE PURPORTING TO ESTABLISH

_____ GROUNDS (non-compliance and violation) was not

_____ 1. personally served on me; and

_____ a. my signature is not on the proof of service posted and properly mailed to me; and

_____ b. there is no signature of witness.

_____ 2. received by me by mail.

_____ B. NOTICE OF TERMINATION was not

_____ 1. personally served on me; and

_____ a. my signature is not on the proof of service posted and properly mailed to me; and

_____ b. there is no signature of witness.

_____ 2. received by me by mail.

AFFIRMATIVE DEFENSES
(Retaliation)

_____ 8. _____ A. The Landlord has improperly terminated my tenancy under NRS 118B.210 in retaliation for

_____ 1. my complaining in good faith of a code violation.

_____ 2. my complaints to the landlord about park conditions.

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_____ 3. my organizing or becoming a member of a tenant's league.

_____ 4. my request for a reduction in rent because
_____ a. of a reduction in property taxes.
_____ b. the landlord decreased or eliminated a service, specifically _____.

_____ 5. a citation being issued to the landlord as a result of my complaint.

_____ 6. I prevailed in a previous judicial proceeding or arbitration.

_____ B. Rent Withholding.

As the landlord's failure to maintain has made my mobile home unfit for occupancy, pursuant to NRS 118B.220, I have withheld rent.

WHEREFORE, Defendant respectfully requests that:

- _____ (a) Plaintiff take nothing by way of his complaint;
- _____ (b) Plaintiff's complaint be dismissed;
- _____ (c) the Court award costs and reasonable attorney fees to the Defendant;
- _____ (d) the Court grant any and all other relief as this Court deems just and proper.

Submitted by,

Date

Signature of Tenant/Defendant

Print Name of Tenant/Defendant

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VERIFICATION

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

Date

Signature of Tenant/Defendant

Print Name of Tenant/Defendant

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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

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CERTIFICATE OF SERVICE

Pursuant to NRCP 5(b) and JCRCP 5(b), I hereby certify that I am a non-party over the age of 18 years, and that on _____, 20____, I served a true and correct copy of the foregoing _____,

(Name of document that was served)

addressed to:

BY U.S. MAIL: I deposited for mailing in the United States mail, with postage fully prepaid, an envelope containing the above-identified document at _____ (City and State), in the ordinary course of business.

BY FACSIMILE TO: _____ (FAX number).

BY PERSONAL SERVICE: I personally hand delivered the above-identified document to the address/offices of the person named above.

Signature of Server

Print Name of Server