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5			
6	IN THE .	JUSTICE COURT OF	TOWNSHIP
7	IN AND	FOR THE COUNTY OF	, STATE OF NEVADA
8	Name:		
9			
10	Phone:		
11		Landlord/Plaintiff	
12	VS.		CASE NO:
13	Name:		DEPT. NO:
14	Address:		
15	Phone:		
16		Tenant/Defendant	
17		COMPLAINT FOR U	NLAWFUL DETAINER
18	Landle	ord/Plaintiff alleges as follows	:
19	1.	At all times mentioned herei	n, Landlord/Plaintiff was, and is, the owner
20	of real prope	erty described as:	
21 22			
22		(name c	f park and address)
24		County, Nevada.	
25	2.	Tenant/Defendant is the ten	ant in possession of Space No,
26	at	(name c	f park and address)
27			, and is either the owner of or leasing a
28	mobile home	e occupying that space.	, and is either the owner of or leasing a
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1	GROUNDS							
2	The Landlord/Plaintiff has grounds to terminate Tenant/Defendant's tenancy					tenancy		
3	as follows:							
4	3. The	Landlord/Pla	aintiff	has	established	grounds	to	terminate
5	Tenant/Defendant'	s tenancy as	require	ed by N	RS 118B.200	:		
6	A.	Rent Delin	quenc	y and	Termination	n Notice F	ailu	re to Pay
7		Rent (All fi	ve sub	paragr	aphs below n	nust apply	to pr	oceed and
8		must be and	swered	and c	necked.)			
9		1.	The	Defen	dant was in o	default of t	he p	ayment of
10			rent,	utility	charges and/o	or reasonat	ole se	ervice fees
11			on th	ne	day of			., 20
12		2.	The	Defend	dant was serv	ved with a	10-E	Day Notice
13			of D	elinque	ncy as requir	ed by NRS	118	B.200 1(a)
14			on	the _				_ day of
15					, 20	•		
16		3.	A co	py of th	nat Notice is a	ttached.		
17		4.	A co	py of th	ne Proof of Se	ervice is atta	ache	d.
18		5.	The	Defend	dant failed, ne	eglected an	d/or	refused to
19			com	ply with	n said Notice b	because the	e def	endant did
20			not	pay th	ne sums de	manded n	or v	acate the
21			Pren	nises.				
22			4	AND/O	<u>R</u>			
23	B.	-			Law, O	-		overnment
24		Regulation	or R	ules of	Park. (All 1	ive subpar	agra	phs below
25		must apply	to proc	ceed ar	nd must be an	swered and	d che	ecked.)
26		1.			dant is in i	non-complia	ance	with the
27			follo	wing:(s	pecify)			
28								
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1			
2			
3		2.	The Defendant was provided with a written Notice
4			advising the Defendant to cure the alleged non-
5			compliance within a reasonable time as required
6			by NRS 118B.200 1(b) on the day of
7			, 20
8		3.	A copy of that Notice is attached.
9		4.	A copy of the Proof of Service is attached.
10		5.	The Defendant failed to cure the non-compliance
11			within the reasonable time specified in the Notice.
12			AND/OR
13	C.	Violation o	f Rules of Park. (All four subparagraphs below
14		must apply	to proceed and must be answered and checked.)
15		1.	The Defendant has violated valid rules as follows:
16			(specify)
17			
18			
19			
20		2.	The Defendant was provided with prior written
21			notice that a violation of the rule would result in
22			termination of Defendant's tenancy as required by
23			NRS 118B.200(1)(d) on the day of
24			, 20
25		3.	A copy of that Notice is attached.
26		4.	A copy of the Proof of Service is attached.
27			AND/OR
28			
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	Mobile Home Landlord Complaint for Unlawful Detai	ner	
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1	D.	Nuisance or	Violation of State Law or Local Ordinance.
2		1.	(5 Day) The Defendant's conduct amounts to a
3			nuisance as defined by law as required by NRS
4			40.140 as follows: (specify)
5			
6			
7			
8		2.	A copy of that Notice is attached.
9		3.	A copy of the Proof of Service is attached.
10	<u>OR</u>		
11		2.	(3 Day) The Defendant's conduct violated a
12			specific state law or local ordinance listed in NRS
13			118B.200(1)(f) as follows: (specify)
14			
15			
16			
17		2.	A copy of that Notice is attached.
18		3.	A copy of the Proof of Service is attached.
19			AND/OR
20	E.	Annoyance	
21		1.	The Defendant has engaged in activity that
22			constitutes an annoyance to other tenants.
23			(Specify)
24			
25			
26		0	
27		2.	A copy of that Notice is attached.
28		3.	A copy of the Proof of Service is attached.
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1	TERMINATION NOTICE CONTENT					
2	4. The term	4. The termination Notice served on the day of,				
3	20:					
4	A.	speci	ified the reason for the termination as follows:			
5	_	1.	Non-payment of rent;			
6	-	2.	Non-compliance with law or valid park rules,			
7			specifically:			
8						
9						
10	-	3.	Violation of valid park rules, specifically:			
11						
12						
13	-	4.	Nuisance			
14			a. 5-Day, specifically:			
15			<u> </u>			
16			<u> </u>			
17			<u> </u>			
18			<u>or</u>			
19			b. 3-Day, specifically:			
20						
21						
22						
23	-	5.	Annoyance, specifically:			
24						
25			·			
26	-	6.	Change of Park Use or Closure, specifically:			
27						
28						
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1	B.	specific fac	ts were stated on the Notice which would
2		enable the	Defendant to determine:
3		1.	The date(s) on which the event(s) occurred
4			which gives rise to the landlord's reason for
5			terminating the tenancy is
6			
7			
8		2.	The place where the alleged events took
9			place, specifically;
10			and
11		3.	The circumstances of the alleged event,
12			specifically
13			
14			
15			
16			
17	TERMIN	ATION NOTI	<u>CE – TIMING AND SERVICE</u>
17 18			CE – TIMING AND SERVICE rved with a timely Notice to terminate the
	5. The Defend		rved with a timely Notice to terminate the
18	5. The Defend	lant was se tenancy as f	rved with a timely Notice to terminate the
18 19	5. The Defend Defendant's	lant was se tenancy as f Non-paym e	rved with a timely Notice to terminate the ollows:
18 19 20	5. The Defend Defendant's	lant was se tenancy as f Non-paym e apply to pro	rved with a timely Notice to terminate the ollows: ent of Rent. (All three subparagraphs must
18 19 20 21	5. The Defend Defendant's	lant was se tenancy as f Non-paym e apply to pro _1. The	rved with a timely Notice to terminate the ollows: ent of Rent. (All three subparagraphs must beceed and must be checked)
18 19 20 21 22	5. The Defend Defendant's	lant was se tenancy as f Non-paym e apply to pro _1. The of D	rved with a timely Notice to terminate the ollows: ent of Rent. (All three subparagraphs must beceed and must be checked) Defendant was served with a 10-Day Notice
18 19 20 21 22 23	5. The Defend Defendant's	lant was se tenancy as f Non-paym apply to pro _1. The of D 118E	rved with a timely Notice to terminate the ollows: ent of Rent. (All three subparagraphs must beeed and must be checked) Defendant was served with a 10-Day Notice elinquency/Termination as required by NRS
18 19 20 21 22 23 24	5. The Defend Defendant's	lant was se tenancy as f Non-paym apply to pro _1. The of D 118E	rved with a timely Notice to terminate the ollows: ent of Rent. (All three subparagraphs must beeed and must be checked) Defendant was served with a 10-Day Notice elinquency/Termination as required by NRS 3.190.1(c) on the day
 18 19 20 21 22 23 24 25 	5. The Defend Defendant's	lant was se tenancy as f Non-payme apply to pro _1. The of D 118E	rved with a timely Notice to terminate the ollows: ent of Rent. (All three subparagraphs must beceed and must be checked) Defendant was served with a 10-Day Notice elinquency/Termination as required by NRS 3.190.1(c) on the day , 20
 18 19 20 21 22 23 24 25 26 	5. The Defend Defendant's	lant was se tenancy as f Non-payme apply to pro _1. The 0f D 2.	rved with a timely Notice to terminate the ollows: ent of Rent. (All three subparagraphs must beeed and must be checked) Defendant was served with a 10-Day Notice elinquency/Termination as required by NRS 3.190.1(c) on the day , 20 A copy of that Notice is attached.
 18 19 20 21 22 23 24 25 26 27 	5. The Defend Defendant's	lant was se tenancy as f Non-payme apply to pro _1. The 2. 2. 3.	rved with a timely Notice to terminate the ollows: ent of Rent. (All three subparagraphs must beeed and must be checked) Defendant was served with a 10-Day Notice elinquency/Termination as required by NRS 3.190.1(c) on the day , 20 A copy of that Notice is attached.

1	B.	Nuisance.	
2		1a.	5-Day Notice - Nuisance – NRS
3			118B.190(1)(a) was served on the
4			day of, 20
5		b.	A copy of that Notice is attached.
6		C.	A copy of the Proof of Service is attached.
7	OR		
8		2a.	3-Day Notice - Nuisance – NRS
9			118B.190(1)(b) was served on the
10			day of
11			, 20
12		b.	A copy of that Notice is attached.
13		C.	A copy of the Proof of Service is attached.
14	C.	180 days fo	r Change in Park Use/Closure of Park.
15		a.	NRS 118B.190(1)(d) on the
16			day of, 20
17		b.	A copy of that Notice is attached.
18		C.	A copy of the proof of service is attached.
19	D.	45 days fo	r all other reasons – Annoyance, Non-
20		compliance	and Violation:
21		a.	NRS 118B.190(1)(e) was served on the
22			day of, 20
23		b.	A copy of that Notice is attached.
24		C.	A copy of that proof of service is attached.
25			
26	WHEREFORE,	Landlord/Plainti	ff respectfully requests that judgment be
27	rendered as follows:		
28			
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1	(a) Declaring the Rental A	greement 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 reas	sonable attorneys' fees (if applicable); and				
11	(d) For such other and furthe	er relief as to this Court seems just and proper.				
12		Submitted by,				
13		<u>Oissestures of Long Hand/Disistiff on Duby</u>				
14	Date	Signature of Landlord/Plaintiff or Duly Authorized Agent				
15						
16		Print Name of Landlord/Plaintiff or Duly				
17		Authorized Agent				
18						
19		RIFICATION				
20		, am the Landlord/Plaintiff in the				
21		the foregoing document and am competent to				
22		my own knowledge except for those matters				
23		ef; and, as to those matters, I believe them to				
24	be true.					
25	Date	Signature of Landlord/Plaintiff or Duly				
26		Authorized Agent				
27						
28		Print Name of Landlord/Plaintiff or Duly Authorized Agent				
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1	
2	I swear the above is true. Signature:
3	
4	
5	SUBSCRIBED AND SWORN to before me this day of
6	
7	20
8	
9	NOTARY PUBLIC
10	OR
11 12	DEPUTY CLERK
13	
14	<u>OR</u>
15	THE FOLLOWING:
16	
17	
18	Pursuant to NRS 53.045:
19	
20	"I declare under penalty of perjury under the law of the State of Nevada that the
21	foregoing is true and correct."
22	
23	Executed on, 20
24	
25	Signature
26	
27 28	Print Name
20	
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