LANDLORD EVICTION COURT FORMS
LANDLORD INSTRUCTIONS
(Forms #8, #9 and #10)

WHAT IS INCLUDED IN THIS PACKET?

Included in this group of forms is the following:

Form #8	Landlord's Affidavit/Declaration for Summary Eviction for Non-payment of Rent
Form #9	Landlord's Affidavit/Declaration for Summary Eviction for Breach
Form #10	Order for Summary Eviction

FILLING OUT FORM #8

The Landlord's Affidavit/Declaration for Summary for Eviction for Non-Payment of Rent, Form #8, must be filed with the court if the tenant fails to comply with the Five-Day Notice of Unlawful Detainer for Non-Payment of Rent, (NRS 40.2512) and Notice of Summary Eviction (NRS 40.253), Form #7, by either failing to pay the rent or vacating within five (5) judicial days.[1] The landlord must attach a copy of the Five-Day Notice of Unlawful Detainer for Non-Payment of Rent to the Landlord's Affidavit/Declaration. The landlord must also attach a copy of the signed rental agreement, if any, to the Landlord's Affidavit/Declaration. The landlord must also file the correct Proof of Service of the Five-Day Notice of Unlawful Detainer for Non-Payment of Rent with the court before the court may grant an eviction order.

Heading

Fill in the name of the township and county of the Justice Court where the rental unit is located.

Parties

You must fill in the names, addresses and phone numbers of the Landlord/Plaintiff and Tenant/Defendant.

Case No. and Dept. No.

Leave blank. The court will assign a Case Number and Department Number.

[1] "Judicial Days" do not include date of service, weekends or legal holidays.

©2006 Nevada Supreme Court

Body of the Affidavit

- Fill in your name.
- Provide the requested information in Numbers 1 and 2.
- Check the items that apply and provide information requested in A through J.
- Provide the township name in the "WHEREFORE" section.

AFFIDAVIT/DECLARATION OF SERVICE
AND
SIGNATURE AND NOTARY PUBLIC / DECLARATION SECTION

Affidavit/Declaration of Service

Nevada law requires that the landlord serve notices to tenants of the termination of their tenancies. This is done in any one of three (3) ways as outlined in NRS 40.280. The document that records and proves the method of notification is an Affidavit/Declaration of Service.

To complete the form correctly, read the alternative methods of service described in the form. Be sure to pick the appropriate one and follow it strictly. Make sure that if service was made personally, the server, the tenant and a witness sign the form. If the service was made on someone else other than the tenant at the tenant's residence or business and a copy was mailed to the tenant, make sure that you attach a United States Postal Service Certificate of Mailing to the Affidavit/Declaration of Service to prove that a copy was mailed to the tenant. If service was made by posting a copy at the residence and mailing a copy to the tenant, make sure that you attach a United States Postal Service Certificate of Mailing to the Affidavit/Declaration of Service to prove that a copy was mailed to the tenant. Failure to give lawful notice may result in the dismissal of the eviction and require that a new notice process begin again.

Signature and Notary Public/Declaration Section

You have a choice between signing the document in front of a notary, making the document an affidavit, or signing a declaration without a notary. Generally, clerks are available to certify that you signed the document. However, both alternatives mean that if you are not being truthful, you could be prosecuted for perjury.

©2006 Nevada Supreme Court

FILLING OUT FORM #9

The Landlord's Affidavit/Declaration for Summary Eviction for Breach, Form #9, must be filed with the court if the tenant fails to comply with any Five-Day Notice of Unlawful Detainer other than non-payment of rent. The landlord must attach a copy of the applicable Five-Day Notice of Unlawful Detainer to the Landlord's Affidavit/Declaration. The landlord must also file the correct proof of service of the applicable Five-Day Notice of Unlawful Detainer before the court may grant an eviction order.

Heading

Fill in the name of the township and county of the Justice Court where the rental unit is located.

Parties

You must fill in the names, addresses and phone numbers of the Landlord/Plaintiff and Tenant/Defendant.

Case No. and Dept. No.

Leave blank. The court will assign a Case Number and Department Number.

Body of the Affidavit

- Fill in your name.
- Provide the requested information in Numbers 1 through 4.

AFFIDAVIT/DECLARATION OF SERVICE AND SIGNATURE AND NOTARY PUBLIC / DECLARATION SECTION

Affidavit/Declaration of Service

Nevada law requires that the landlord serve notices to tenants of the termination of their tenancies. This is done in any one of three (3) ways as outlined in NRS 40.280. The document that records and proves the method of notification is an Affidavit/Declaration of Service.

To complete the form correctly, read the alternative methods of service described in the form. Be sure to pick the appropriate one and follow it strictly. Make sure that if service was made personally, the server, the tenant and a witness sign the form. If the

©2006 Nevada Supreme Court

service was made on someone else other than the tenant at the tenant's residence or business and a copy was mailed to the tenant, make sure that you attach a United States Postal Service Certificate of Mailing to the Affidavit/Declaration of Service to prove that a copy was mailed to the tenant. If service was made by posting a copy at the residence and mailing a copy to the tenant, make sure that you attach a United States Postal Service Certificate of Mailing to the Affidavit/Declaration of Service to prove that a copy was mailed to the tenant. Failure to give lawful notice may result in the dismissal of the eviction and require that a new notice process begin again.

Signature and Notary Public/Declaration Section

You have a choice between signing the document in front of a notary, making the document an affidavit, or signing a declaration without a notary. Generally, clerks are available to certify that you signed the document. However, both alternatives mean that if you are not being truthful, you could be prosecuted for perjury.

FILLING OUT FORM #10

You may fill out this form and hand it to the clerk for use by the court should the judge decide to grant your request for a summary eviction.

Heading

Fill in the name of the township and county of the Justice Court where the rental unit is located.

Parties

You must fill in the names, addresses and phone numbers of the Landlord/Plaintiff and Tenant/Defendant.

Case No. and Dept. No.

Use the identical Case Number and Department Number as was assigned by the court on Forms #8 and #9.

Body of the Order

Fill in the landlord name and leave the rest blank. If the court grants the order, the court will complete the form. Give to the clerk for the judge to complete.

©2006 Nevada Supreme Court