

# **SUMMARY EVICTION: FOUR-DAY NOTICE TO PAY RENT OR QUIT**

(NRS 40.253)

TO: \_\_\_\_\_

*Tenant(s) Name(s)*

FROM: \_\_\_\_\_

*Landlord's Name*

and all occupants  named tenant(s) only

\_\_\_\_\_  
*Address*

\_\_\_\_\_  
*Address*

\_\_\_\_\_  
*City, State, Zip Code*

\_\_\_\_\_  
*City, State, Zip Code*

\_\_\_\_\_  
*Telephone Number*

DATE OF SERVICE: \_\_\_\_\_

PLEASE TAKE NOTICE that you are in default in payment of rent for the above-described premises.

You are in default for the period (*insert beginning date covered by rent due*) \_\_\_\_\_ to  
(*insert ending date covered by rent due*) \_\_\_\_\_.

The amount of periodic rent is (*rent may include recurring periodic utilities*): \_\_\_\_\_.

The last date any amount of rent was paid was (*insert date of last rent payment*) \_\_\_\_\_  
in the amount of (*amount of last rent payment made*) \$ \_\_\_\_\_.

Current rent due: ( <i>amount of rent due for the current period</i> )	\$ _____
Past due rent: ( <i>rent due for previous periods</i> )	\$ _____
Late fees: ( <i>cannot be in excess of 5% of the periodic rent</i> )	\$ _____
Total owed: ( <i>the rent owed plus late fees owed</i> )	\$ _____

**The Las Vegas Justice Court has information on its website concerning the availability of mediation, government-sponsored rental assistance, and electronic filing for the Tenant Affidavit, among other matters. A tenant may access this information at <http://lasvegasjusticecourt.us/>**

**Rental assistance is available at <https://chap.clarkcountynv.gov>.** If you have a pending application for rental assistance, or if your landlord has refused to participate in the rental assistance process or has refused to accept rental assistance on your behalf, you have the right to assert those facts as a defense to this eviction at any point in the proceedings. Should you assert this defense to the court, the court will determine if your case is designated as one that may be paused until a determination on your rental assistance application is made or until a hearing is held for you to prove the validity of your claim of the landlord's refusal.

Your landlord  IS NOT  IS requesting an exemption from any pause in this eviction case due to a realistic threat of foreclosure of the rental property if unable to evict you.

Additionally, if the court determines that your case is designated as one mandating mediation, you may receive an order setting a hearing and notification of mediation after you file an affidavit contesting the eviction notice. The eviction case will be paused for not more than 30 days to facilitate mediation.

Your failure to pay rent or vacate the premises before the close of business on the fourth (4<sup>th</sup>) judicial day<sup>1</sup> following the Date of Service of this notice may result in your landlord applying to the Justice Court for an eviction order. If the court determines that you are guilty of an unlawful detainer, the court may issue a summary order for your removal or an order providing for your non-admittance, directing the sheriff or constable to post the order in a conspicuous place on the premises not later than 24 hours after the order is received by the sheriff or constable. The sheriff or constable shall then remove you not earlier than 24 hours but not later than 36 hours after the posting of the order. Pursuant to NRS 118A.390, you may seek relief if a landlord unlawfully removes you from the premises, or excludes you by blocking or attempting to block your entry upon the premises, or willfully interrupts or causes or permits the interruption of an essential service required by the rental agreement or chapter 118A of the Nevada Revised Statutes.

**YOU ARE HEREBY ADVISED OF YOUR RIGHT TO CONTEST THIS NOTICE** by filing an Affidavit no later than by the close of business<sup>2</sup> on the fourth (4<sup>th</sup>) judicial day following the Date of Service of this notice, with the Justice Court for the city of Las Vegas, stating that you have tendered payment or are not in default of rent. You can fill out the forms and file electronically at <https://nevada.tylerhost.net/SRL/srl/> (choose "SUMMARY EVICTION: Tenant's Answer"). If you do not have internet access, you can file your forms in-person at the Las Vegas Justice Court is located at 200 Lewis Avenue, Las Vegas, NV 89155.

<sup>1</sup> Judicial days do not include the date of service, Saturdays, Sundays, or certain legal holidays.

<sup>2</sup> Las Vegas Justice Court closes at 5:30 p.m. on Mondays through Thursdays and at 4 p.m. on Fridays.

**DECLARATION OF SERVICE**  
**OF FOUR-DAY NOTICE TO PAY RENT OR QUIT**

On *(insert date of service)* \_\_\_\_\_, I served a Four-Day Notice to Pay Rent or Quit to the following address in the following manner:

*(street address where you served)* \_\_\_\_\_

*(city, state, zip where you served)* \_\_\_\_\_

*(check only one)*

- By delivering a copy to the tenant(s) personally.
- Because the tenant(s) was absent from tenant's place of residence, by leaving a copy with *(insert name or physical description of person served)* \_\_\_\_\_, a person of suitable age and discretion, AND by mailing a copy to the tenant(s) at tenant's place of residence.
- Because neither tenant nor a person of suitable age or discretion could be found there, by posting a copy in a conspicuous place on the property, AND mailing a copy to the tenant(s) at the place where the property is situated.

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

\_\_\_\_\_  
*(Date)*

\_\_\_\_\_  
*(Server's Name)*

\_\_\_\_\_  
*(Server's Badge/License #)<sup>3</sup>*

\_\_\_\_\_  
*(Server's Signature)*

<sup>3</sup> A server who does not have a badge or license number may be an agent of an attorney licensed in Nevada. Notices served by agents must also include an attorney declaration as proof of service.