Las Vegas Justice Court

7-DAY EVICTION NOTICE TO PAY RENT OR QUIT

(Para leer la versión de esta notificación en Español, vaya a https://tinyurl.com/2swxbdtr)

TO: _____
Tenant(s) Name(s)
☐ *and all occupants* ☐ *named tenant(s) only*

_____
Address

_____
City, State, Zip Code

_____
Telephone Number

_____
Email Address

FROM: _____
Landlord's Name

_____
Address

_____
City, State, Zip Code

_____
Telephone Number

_____
Landlord Email Address

THIS IS A LEGAL NOTICE THAT STARTS NEVADA'S EVICTION PROCESS.
YOU COULD BE LOCKED OUT WITHOUT A COURT HEARING IF YOU DO NOTHING!

You have 7 judicial days[1] after _____ to act.
(Date of Service)

Your landlord claims that you owe rent for the period of (months' rent is owed for) _____ to _____. Your deadline to act is 7 judicial days after the date of service listed above. If you do not act by this deadline, the court can order your eviction without a hearing at your landlord's request. If the court orders an eviction, the Constable may post the eviction order on your door as soon as 24 hours from when they receive it. They will return 24 to 36 hours after the order is posted to lock you out. The eviction order and lockout can happen quickly without any other notice from your landlord or the court.

There are 3 ways you can take action to avoid being evicted and locked out:

1. **You can submit an Answer to the court.** An Answer is a legal form stating why you disagree with this notice. If you submit an Answer form to the court by your deadline to act, the court will schedule a hearing after your landlord files a complaint for summary eviction.
   You can fill out and submit the Answer form in person at the Las Vegas Justice Court, 200 Lewis, Las Vegas, NV 89101. A copy of this notice must be filed along with the Answer form. There is a $71.00 court filing fee to file an Answer. This fee can be waived for qualifying applicants by submitting a separate request.
   You can also submit the Answer online at https://nevada.tylertech.cloud/SRL/ or by scanning this QR code (choose SUMMARY EVICTION: Tenant's Answer).

2. **You can pay the Total Amount of Rent Owed.** If you pay your landlord the Total Amount of Rent Owed by your deadline to act, your landlord has no legal basis to evict you for that rent. Your landlord claims that the TOTAL AMOUNT OF RENT OWED *(including current and past rent plus late fees)* is:

Current rent due:	$_____
Past rent due (if any):	$_____
Late fees:	$_____
TOTAL OWED:	**$_____**

[1] Judicial days do not include the date of service, Fridays, weekends, or court holidays.

For the Tenant Answer form and more information about evictions and your rights, visit www.civillawselfhelpcenter.org.

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3. **You can move out of the property.** If you move out of the property by your deadline to act, your landlord has no legal basis to file an eviction against you.

Your landlord ☐ IS NOT ☐ IS asking to be exempted from any pause of this case based on a realistic threat that the property will be foreclosed absent eviction.

If your landlord (not the Constable) tries to lock you out of the property or block your entry or cut off an essential service or item required by your lease or Nevada law, you can submit a request to the court and ask the court for help.

DECLARATION OF SERVICE

On *(Date of Service)* _____, I served a 7-Day Eviction Notice for Failure to Pay Rent to the following address in the following manner:

_____
Street Address where you served

_____
City, State, Zip Code where you served

Check only one:

☐ By delivering a copy to Tenant personally.

☐ Because Tenant was absent from Tenant's residence, by leaving a copy with *(name or physical description of person served)* _____, a person of suitable age and discretion, AND by mailing a copy to Tenant at Tenant's 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 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 #)*[2]	*(Server's Signature)*

Las Vegas Justice Court is open Monday - Thursday, 7:00 a.m - 5:00 p.m.

[2] 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.

STATEMENT OF UNPAID RENT

Attachment to the seven-day notice for Las Vegas Justice Court

NRS 40.253 and 118A.200(6)-(8)

Rent owed as of: _____

Tenant(s): _____

Rental premises: _____

_____

Landlord / authorized agent: _____

Address: _____

Phone: _____ Email: _____

UNPAID RENT

Lawful monthly periodic rent: $_____

Rental period	Rent charged	Paid / credited	Unpaid rent
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

TOTAL UNPAID PERIODIC RENT: $_____ Late fees demanded: $0.00

PAYMENT INFORMATION

Payment location / method: _____

_____

BASIS OF AMOUNT DEMANDED

The amounts stated are unpaid periodic rent due under the rental agreement for the premises identified above, after the payments and credits listed. Mandatory periodic fees included in the lawful monthly figure are not charged again. No separate late fee, collection charge, attorney's fee or filing cost is included in the total.

This statement accompanies the selected court's notice under NRS 40.253. It does not alter the notice's response period, the tenant's right to contest, or any applicable defense or payment credit.

Landlord / authorized agent signature: _____ Date: _____