

FIVE-DAY NOTICE OF UNLAWFUL DETAINER
(NRS 40.254)

TO: _____
Tenant(s) Name(s)

FROM: _____
Landlord's Name

Address

Address

City, State, Zip Code

City, State, Zip Code

Telephone Number

DATE OF SERVICE: _____

YOU ARE GUILTY OF AN UNLAWFUL DETAINER. YOU ARE REQUIRED TO QUIT THE PREMISES.

YOU CAN CONTEST THIS NOTICE and state the reasons you are not guilty of an unlawful detainer by filing an Affidavit (or Answer) before the court's close of business¹ on the fifth (5th) full judicial day² following the Date of Service of this notice. You can find the Tenant's Answer form on the Churchill County Justice Court website <http://www.churchillcountynv.gov/354/Eviction>.

If you do not have internet access, you can find the forms at the New River Justice Court at 71 N. Maine St. Fallon, NV 89406.

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 nonadmittance, 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. You may request that the court stay the execution of the order for removal or nonadmittance for a period of no more than 10 days by stating the reasons why a stay is warranted.

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 can obtain forms and information at the Civil Law Self-Help Center on its website, www.civillawselfhelpcenter.org or at the New River Justice Court.

DECLARATION OF SERVICE

On *(insert date of service)* _____, I served this notice in the following manner *(check only one)*:

By delivering a copy to the tenant(s) personally.

(Tenant's signature)

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 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 Signature)

(Date)

(Witness Name)

(Witness Signature)

Witness must be over the age of 18 and must sign this document at the time it is served. Witnesses cannot be the same person as the Server.

¹ New River Justice Court is open Monday through Friday, 8AM to 4PM.

² Judicial days do not include the date of service, weekends, or certain legal holidays.