

IN THE JUSTICE COURT OF CARSON TOWNSHIP
IN AND FOR CARSON CITY, STATE OF NEVADA

TO: _____ and/or any other tenants Case No.

UNLAWFUL DETAINER NOTICE (NRS 40.254)

PLEASE TAKE NOTICE that you are hereby required to vacate the premises before close of business on the fifth *judicial day, or eighth *judicial day if served by posting and mailing following receipt of this notice.

FAILURE to vacate the premises before close of business on the fifth *judicial day, or eighth* judicial day if served by posting and mailing, following receipt of this notice may result in your landlord applying to the Justice Court for an eviction order. The Court may issue a summary order for removal of the tenant or an order providing the non-admittance of the tenant(s), directing the Sheriff to post the order in a conspicuous place on the premises not later than 24 hours after the order is received by the Sheriff. The Sheriff shall remove the tenant not earlier than 24 hours but not later than 36 hours after the posting of the order.

YOU ARE HEREBY ADVISED OF YOUR RIGHT TO CONTEST THIS NOTICE by filing an affidavit with the Justice Court stating the reasons why you are not guilty of an unlawful detainer within five (5) *judicial days if personally served, or eight (8) *judicial days if served by posting and mailing. There will be a \$71 fee for this affidavit at the time of filing.

Pursuant to subsection 2 of NRS 70.010, a tenant may request that the court stay the execution of the order for their removal or order providing for their non-admittance for a period not exceeding ten (10) days stating the reasons why such a stay is warranted.

Pursuant to NRS 118A.390, a tenant may seek relief if a landlord unlawfully removes a tenant from the premises, or excludes tenant by blocking or attempting to block tenant's entry upon the premises, or willfully interrupts or causes or permits the interruption of any essential service required by the rental agreement or chapter 118A of the Nevada Revised Statutes.

If the tenant is 60 years of age or older or has a physical or mental disability, then the tenant may request to be allowed to continue in possession for an additional 30 days beyond the time specified by submitting a written request for an extended period and providing proof of the tenant's age or disability. If a landlord rejects a request to allow a tenant to continue in possession for an additional 30 days, the tenant may petition the Court for an order to continue in possession for the additional 30 days. This does not apply if the tenancy is a week to week tenancy and applies to no-cause evictions only.

Date

Landlord or Duly Authorized Agent

Address

Telephone Number

*Judicial Days: Exclude Saturdays, Sundays, Holidays, and the date of service.