

7-DAY EVICTION NOTICE FOR FAILURE TO PAY RENT

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

TO: _____
Tenant(s) name(s) (First Name, Last Name) and all occupants named tenant(s) only

Property street address Tenant(s) telephone number

City, state, zip code Tenant(s) e-mail 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 days after _____ to take action (not counting weekends and certain holidays).
(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 business days (not counting weekends and holidays) after the date of service listed above. If you do not take action by your deadline to act, the court can order your eviction without a hearing at your landlord's request.

If the court orders an eviction, the Constable will post the eviction order on your door within 24 hours and will return 24 to 36 hours later to lock you out. The eviction order and lockout can happen quickly without any more 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.

Submitting an Answer protects you from automatic eviction. You can fill out and submit the Answer form in person at the Las Vegas Justice Court, 200 Lewis Avenue, Las Vegas, NV 89155. You can also submit the Answer online at <https://nevada.tylerhost.cloud/SRL/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 due plus late fees) is:

\$ _____

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 evict you.

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Rental assistance is available at <https://chap.clarkcountynv.gov>. In the Answer you submit (and at any other point in the eviction case), you can tell the court that you have a pending rental assistance application or that your landlord has refused to accept rental assistance or refused to cooperate to obtain it. The court will decide whether your case must be paused until your application for rental assistance is processed or until a hearing is held for you to prove your landlord's refusal. 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.

The Las Vegas Justice Court has information about rental assistance, mediation, and electronic filing for the Tenant Answer, among other things, on its website at <http://lasvegasjusticecourt.us/>

ISSUED BY: _____
Landlord Name

Landlord Address, City, State, Zip Code

Landlord Telephone Number

Landlord E-mail Address

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 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 #)*¹ _____
(Server's Signature)
