

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 _____. You have 7 business days (not counting weekends and holidays) to take action. 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 or sheriff 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.

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

- 1. You can submit an Answer to the court.** If you submit an Answer form to the court clerk by your deadline to act, the court will schedule a hearing when your landlord asks for an eviction. At the hearing, you can tell the judge why you disagree with this notice.

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.net/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 is:

TOTAL AMOUNT OF RENT OWED (current and past rent plus late fees): \$ _____

- 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.

Rental assistance is available at <https://chap.clarkcountynv.gov>.

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If your landlord (not the constable or sheriff) 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 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.

¹ 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.