

FIVE-DAY NOTICE TO QUIT FOR UNLAWFUL DETAINER
OTHER THAN NON-PAYMENT OF RENT (NRS 40.254)

TO: _____
Tenant(s) Name(s)

Address

City, State, Zip Code

Telephone Number

E-mail Address

Date of Service: _____

FROM: _____
Landlord's Name

Address

City, State, Zip Code

Telephone Number

E-mail Address

PLEASE TAKE NOTICE that you are hereby required to vacate the premises within five (5) judicial days¹ following the Date of Service of this notice. Your failure to vacate the premises may result in your landlord applying to Reno Justice Court for an eviction order. The occupant(s) has/have continued in possession without the landlord's consent after the expiration of the following served notice (*check the notice that applies*):

- ☐ Notice of failure to vacate premise (no cause or at will).
- ☐ Notice of failure to comply with rental agreement or NRS Chapter 118A.
- ☐ Notice for assigning/subletting, drugs/crime, waste, unlawful business or nuisance in or about the premises.
- ☐ Notice for failure to vacate premises after your lease term expired.

YOU HAVE THE RIGHT TO CONTEST THIS NOTICE (or request mediation if you are behind in rent) by filing in RENO JUSTICE COURT (1 S. Sierra Street, Reno NV 89501; 775-325-6501) an Affidavit stating the reasons why you are not guilty of an unlawful detainer. The Affidavit must be filed before the Court's close of business on the fifth full judicial day following the date you were served with this Notice. The Affidavit may be accessed on the Reno Justice Court website and may be filed at www.efilenv.com or emailed to rjccivil@washoecounty.us. If your case is referred to mediation it will be stayed for no more than 30 days.

If the Court determines that you are guilty of an unlawful detainer, the Court may issue a Summary Order for your removal from or your non-admittance to the premises. The Order will direct the Sheriff to post the Order in a conspicuous place on the premises no later than twenty-four (24) hours after receipt of the Order. The Sheriff may then remove you not earlier than twenty-four (24) hours but no later than thirty-six (36) hours after posting the Order. Pursuant to NRS 70.010 subsection 2, you may request that the Court stay the execution of the Order for a period of not more than ten (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, 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 NRS Chapter 118A.

If you are behind in rent, rental assistance may be available by contacting Reno Housing Authority (www.renoha.org; 775-329-3630). If you have a pending application for rental assistance, or if your landlord has refused to participate in the rental assistance process or has refused to accept rental assistance on your behalf, you may assert those facts as a defense to this eviction. Should you assert this defense, your landlord may oppose it, and the Court will determine if your case will be stayed until a determination on your rental assistance application is made or until a hearing is held for you to prove the validity of your allegations. If your landlord has already accepted rental assistance on your behalf, you may be able to file a claim for wrongful eviction. To request free legal advice or assistance, contact Washoe Legal Services (775-329-2727) or Nevada Legal Services (775-284-3491).

¹ Judicial days do not include the date of service, weekends, or certain legal holidays.