

**IN THE JUSTICE COURT OF VIRGINIA TOWNSHIP  
IN AND FOR THE COUNTY OF STOREY, STATE OF NEVADA**

<i>Name of Landlord/Plaintiff</i>
<i>Address:</i> <i>City, State, ZIP:</i>
<b>Versus</b>
<i>Name of Tenant(s) or Occupant(s)/Defendant(s)</i>
<i>Address:</i> <i>City, State, ZIP:</i>
<i>Tenant's/Occupant's Telephone Number: (required)</i>

Case No. \_\_\_\_\_

**TENANT'S ANSWER TO COMPLAINT  
FOR UNLAWFUL DETAINER  
General**

COMES NOW, the undersigned Defendant/Tenant and ANSWERS the Complaint as follows:

1. Defendant admits the allegations contained in paragraphs \_\_\_\_\_ of the Complaint.
2. Defendant denies the allegations contained in paragraphs \_\_\_\_\_ of the Complaint.
3. Defendant has no information or belief as to the truth of the allegations contained in paragraphs \_\_\_\_\_ of the complaint and denies them on that basis.

***(Complete SECTION 4 if you are being evicted based on the FORECLOSURE of the residence.)***

4.  I am the  Tenant  current or former owner of the residence and received a complaint claiming that the residence in which I reside has been foreclosed upon. I have a defense to this action for the following reasons (check all that apply):

Plaintiff has failed to comply with the Protecting Tenants at Foreclosure Act (Public Law 111-22) (explain):  
\_\_\_\_\_  
\_\_\_\_\_

Check if attaching continuation sheet

Plaintiff has failed to comply with Chapter 107 of the Nevada Revised Statutes (explain):  
\_\_\_\_\_  
\_\_\_\_\_

Check if attaching continuation sheet

Other defense (explain) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Check if attaching continuation sheet

***(Complete SECTION 5 if you are being evicted based on the NONPAYMENT OF RENT.)***

5.  I received a complaint alleging that I am in default of the payment of the rent. I have a defense to this action for the following reasons (check all that apply):

I paid my rent in full (explain): \_\_\_\_\_

\_\_\_\_\_  Check if attaching continuation sheet

I offered to pay the rent, but the Landlord refused to accept it (explain): \_\_\_\_\_

\_\_\_\_\_  Check if attaching continuation sheet

My Landlord accepted partial payment of the rent (explain): \_\_\_\_\_

\_\_\_\_\_  Check if attaching continuation sheet

I am withholding payment of the rent because Landlord has failed to restore, or make a good faith effort to restore, certain essential services (heat, air conditioning, running or hot water, electricity, gas, a functioning door lock, or another essential item or service) within 48 hours after I gave Landlord written notice of the problem (explain): \_\_\_\_\_

\_\_\_\_\_  Check if attaching continuation sheet

I am withholding payment of the rent because Landlord failed to remedy, or make a good faith effort to remedy, his/her failure to maintain the rental unit in a habitable condition within 14 days after I gave Landlord a written notice describing the problems<sup>1</sup> (explain): \_\_\_\_\_

\_\_\_\_\_  Check if attaching continuation sheet

I am entitled to withhold my rent because I have made repairs to the rental until and deducted this amount from the rent (explain): \_\_\_\_\_

\_\_\_\_\_  Check if attaching continuation sheet

Other defense (explain) \_\_\_\_\_

\_\_\_\_\_  Check if attaching continuation sheet

I am in default in the payment of the rent but wish to request \_\_\_\_\_ days (select up to 10 days) to move from the rental (explain) \_\_\_\_\_

\_\_\_\_\_  Check if attaching continuation sheet

<sup>1</sup>To raise this defense in court, you must first deposit your rent into the Court's rent escrow account maintained by the Justice Court Clerk's Office.

**(Complete SECTION 6 if you are being evicted for a LEASE VIOLATION.)**

6.  I received a complaint alleging that I violated my lease agreement. I have a defense to this action for the following reasons:

I did not violate my lease agreement (explain): \_\_\_\_\_

\_\_\_\_\_  Check if attaching continuation sheet

I have fixed (or "cured") the alleged violation (explain): \_\_\_\_\_

\_\_\_\_\_  Check if attaching continuation sheet

Other defense (explain) \_\_\_\_\_

\_\_\_\_\_  Check if attaching continuation sheet

**(Complete SECTION 7 if you are being evicted for committing a NUISANCE.)**

7.  I received a complaint alleging that I committed a nuisance. I have a defense to this action for the following reasons. (check all that apply):

I received a notice that alleges that I committed a "nuisance," but the acts described in the notice do not meet the definition of nuisance in NRS 40.2514(4) (explain): \_\_\_\_\_

\_\_\_\_\_  Check if attaching continuation sheet

I deny the allegations made in the notice (explain): \_\_\_\_\_

\_\_\_\_\_  Check if attaching continuation sheet

Other defense (explain) \_\_\_\_\_

\_\_\_\_\_  Check if attaching continuation sheet

**(The following sections may apply regardless of why you are being evicted. Select all that apply.)**

8.  This action is brought in violation of the Federal Fair Housing Act or Nevada laws forbidding discrimination in housing (explain): \_\_\_\_\_

\_\_\_\_\_  Check if attaching continuation sheet

9.  This action is brought in violation of NRS 118A.510 which prohibits a Landlord from terminating a tenancy in retaliation for a tenant/occupant having engaged in specific acts (explain): \_\_\_\_\_

\_\_\_\_\_  Check if attaching continuation sheet

WHEREFORE, I request that Landlord take nothing requested in Landlord's Complaint.

Per NRS 53.045, "I declare under penalty of perjury under the law of the State of Nevada that the foregoing is true and correct."

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Type or Print Name

Certificate of Mailing/Service

I HEREBY CERTIFY THAT on the *(insert date answer was served)* \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, I served the foregoing TENANT’S ANSWER TO COMPLAINT FOR UNLAWFUL DETAINER pursuant to JCRCP 5(b), by the following method (check box):

Depositing a copy of the same in the United States Mail in \_\_\_\_\_, Nevada, postage prepaid, to the address listed below.

OR

- Delivering, via hand delivery, a copy of the same to the address listed below and leaving it
- With Landlord (only if Landlord has no attorney)
  - With Landlord’s attorney or
  - At the office of Landlord (only if Landlord has no attorney)
  - Landlord’s attorney with a person in charge or in a conspicuous place, or
  - At the Landlord’s dwelling house (only if Landlord has no attorney) with a person of suitable age or discretion residing therein.

(On lines below insert name and mailing address of person served, as applicable. Landlord, Landlord’s attorney, or person of suitable age and discretion, as applicable.)

\_\_\_\_\_  
*Name of person served*

\_\_\_\_\_  
*Street Address* *City* *State* *Zip Code*

Per NRS 53.045, I declare under penalty of perjury under the law of the State of Nevada that the foregoing is true and correct.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Type or Print Name