

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

Name of Tenant(s)/Plaintiff(s)
Address: City, State, ZIP:
Tenant's Telephone Number:
Versus
Name of Landlord/Defendant
Address: City, State, ZIP:
Landlord's Telephone Number:

Case No. _____

**VERIFIED COMPLAINT FOR EXPEDITED RELIEF
FOR THE UNLAWFUL REMOVAL OR EXCLUSION
OF TENANT OR FOR THE WILLFUL
INTERRUPTION OF ESSENTIAL SERVICES**

Tenant, appearing in proper person, files this Complaint against Landlord pursuant to NRS 118A.390 and alleges as follows:

1. My Landlord HAS NOT instituted a pending court case for summary eviction or a pending court case for unlawful detainer against me. *(If your Landlord HAS filed an eviction case against you, you CANNOT use this form. You must file a Motion using the case number for the case your Landlord previously filed.)*

2. I am filing this Complaint within 5 judicial days of Landlord's unlawful act. *(If more than 5 judicial days have passed since Landlord's unlawful act, you CANNOT use this form, but you retain your right to pursue all other available remedies against Landlord.)* Specifically, my Landlord *(check applicable box(es) and insert date)*:

- Removed me from the premises or my dwelling unit on or about _____, 20__
- Excluded me from the premises or my dwelling unit by blocking or attempting to block my entry on or about _____, 20__.
- Terminated my utilities or other essential item or service on or about _____, 20__
(If the power/gas/water company terminated your utilities for unpaid bills, you will not be entitled to relief from this court.)
- Recovered possession of the premises or dwelling unit on or about _____, 20__

in violation of NRS 118A.480, which prohibits a landlord from recovering possession by any means other than through a court action, upon a tenant's surrender of the dwelling unit, or when a tenant abandons the dwelling per NRS 118A.450.

3. I entered into a rental agreement with Landlord on or about _____, 20__

4. The address of the dwelling unit I rented from Landlord is:
_____, Storey County, Nevada.

Street Address _____ City _____

5. The rental agreement *(check one box)* was in writing was not in writing. *(If agreement was in writing, attach copy if one is available.)*

6. The amount of rent I pay is \$_____.

7. I pay my rent *(check one box)* weekly monthly or other *(explain)*: _____

8. My rent *(check one box)* is current is not current, and now I owe back rent in the amount of *(insert amount of rent owed)*: \$_____.

9. My next rental payment is due on *(insert date)* _____, 20__.

10. The factual circumstances surrounding the blocked entry and/or termination of essential items or services are as follows *(For example, if you were barred from entry, please describe how it was done. If your utilities were*

terminated, please state which utilities were affected.): _____

_____ Check if attaching continuation sheet

11. My Landlord (Check applicable box(es) and attach copies of all letters in your possession sent to or received from Landlord that document your request or Landlord's refusal.)

Refused to let me back into the premises or my dwelling unit after Landlord removed me from or blocked my entry into the premises or dwelling unit, despite my requests for entry.

Refused to restore my services or items after Landlord terminated my utilities or other essential items or services, despite my requests to have them restored.

12. In addition to statutory damages of \$2,500.00, I am seeking compensation for the following items of actual damage I incurred as allowed under NRS 118A.390(1) (Insert amount and description.):

\$ _____ for _____

Based on the above, Tenant requests that this Court:

(a) Find that Landlord has violated NRS 118A.390;

(b) Assess actual and statutory damages against Landlord not to exceed the jurisdictional limit;

(c) Issue an immediate order restoring me to the premises and/or restoring the utilities or essential services; and

(d) Enjoin Landlord for violating the provisions of NRS 118A.390 and, if the circumstances so warrant, hold Landlord in contempt.

Note: Nevada law waives the payment of fees and costs for filing this Complaint. After hearing or final disposition, the court shall assess the costs and fees against the party that does not prevail, except the court may reduce or waive them as justice requires. NRS 118A.390(7).

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

Type of Print Name

Date

Verification

Under the penalties of perjury, I declare that I am the Plaintiff/Tenant named in the foregoing Verified Complaint for Expedited Relief for the Unlawful Removal or Exclusion of Tenant or for the Willful Interruption of Essential Services and know the contents thereof; that the pleading is true of my own knowledge, except as to those matters stated on information and belief, and that as to such matters I believe them to be true.

Signature

Type of Print Name

Date

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<i>Address:</i> <i>City, State, ZIP:</i>
<i>Tenant's Telephone Number:</i>
Versus
<i>Name of Landlord/Defendant</i>
<i>Address:</i> <i>City, State, ZIP:</i>
<i>Landlord's Telephone Number:</i>

Case No. _____

**NOTICE OF HEARING ON TENANT'S VERIFIED
COMPLAINT FOR EXPEDITED RELIEF
(To be completed by the Court Clerk only.)**

TO: _____ (Landlord)

PLEASE TAKE NOTICE THAT the Verified Complaint for the Unlawful Removal or Exclusion of Tenant or for the Willful Interruption of Essential Services filed in this case shall be, and hereby is:

Set to be heard on the ___ day of _____ 20, at the hour of ____ M., in the Virginia Township Justice Court located at 26 South B Street, Second Floor, Virginia City, Nevada 89440.

This hearing date is within 3 judicial days after the filing of the Verified Complaint in accordance with NRS 118A.390(6).

Other: _____

You are ordered to appear at the hearing and bring with you all books, papers, and witnesses needed to establish your defense to Tenant's Complaint. Your failure to appear at the hearing may result in the requested relief being granted by the Court in your absence. You do not need to appear if you do not wish to contest the Complaint.

Tenant shall cause a copy of this Order Regarding Hearing and the related Verified Complaint for Expedited Relief to be served upon Landlord pursuant to JCRCP 5(b)(2)(A) by (a) handing it to the Landlord, (b) leaving it at the Landlord's office with a clerk or other person in charge, or if there is no one in charge, leaving it in a conspicuous place in the office, or (c) if the office is closed or the Landlord has no office, leaving it at the Landlord's dwelling house or usual place of abode with some person suitable age and discretion residing there. Before or at the scheduled hearing, Tenant must provide proof that Landlord has been properly served.

DATED: _____

Justice Court Clerk

