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IN THE JUSTICE COURT OF \_\_\_\_\_ TOWNSHIP  
IN AND FOR THE COUNTY OF \_\_\_\_\_, STATE OF NEVADA

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Landlord/Plaintiff

vs.

CASE NO: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Tenant/Defendant

DEPT. NO: \_\_\_\_\_

**ANSWER TO COMPLAINT FOR UNLAWFUL DETAINER**

Defendant, by way of Answer to the Complaint herein alleges as follows:

1. Defendant admits the allegations contained in paragraphs numbered \_\_\_\_\_ of the Complaint.
2. Defendant denies the allegations contained in paragraphs numbered \_\_\_\_\_ of the Complaint.
3. Defendant denies sufficient knowledge and information as to form a belief as to the truth of the allegations contained in paragraphs numbered \_\_\_\_\_ of the Complaint.

1 **DEFENSES**

2 **FAILURE TO ESTABLISH GROUNDS**

3 \_\_\_\_\_ 4. The Landlord has not established grounds to terminate my tenancy as  
4 required by NRS 118B.200: (Check any and all below that apply)

5 \_\_\_\_\_ A. **Rent Delinquency and Termination Notice Failure to Pay**  
6 **Rent.**

7 \_\_\_\_\_ 1. The landlord has not served me with a 10-Day  
8 Notice of delinquency as required by NRS  
9 118B.200(1)(a).

10 \_\_\_\_\_ 2. I have tendered my rent and my landlord has  
11 refused to accept it.

12 \_\_\_\_\_ 3. I am not in default of payment of rent

13 \_\_\_\_\_ 4. Other (specify) \_\_\_\_\_  
14 \_\_\_\_\_

15 \_\_\_\_\_ B. **Non-compliance with Law, Ordinance, Government**  
16 **Regulation or Rules of Park.**

17 \_\_\_\_\_ 1. The landlord has not provided me with a written  
18 notice advising me of my right to cure the alleged  
19 non-compliance within a reasonable time as  
20 required by NRS 118B.200(1)(b)

21 \_\_\_\_\_ 2. I have cured any alleged non-compliance within a  
22 reasonable time.

23 \_\_\_\_\_ 3. I am in compliance (specify) \_\_\_\_\_  
24 \_\_\_\_\_  
25 \_\_\_\_\_.

26 \_\_\_\_\_ C. **Violation of Rules of Park.**

27 \_\_\_\_\_ 1. The landlord has not provided me with prior written  
28 notice that a violation of the rule would result in

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termination of my tenancy as required by NRS  
118B.200(1)(d).

\_\_\_\_\_ 2. I have not violated any valid rules.

\_\_\_\_\_ D. **Nuisance or violation of state law or local ordinance.**

\_\_\_\_\_ 1. My alleged conduct does not amount to a  
nuisance as defined by law as required by NRS  
40.140.

\_\_\_\_\_ 2. My alleged conduct does not violate a specific  
state law or local ordinance listed in NRS  
118B.200(1)(f).

\_\_\_\_\_ 3. I have not engaged in any conduct that could be  
considered as a nuisance (specify) \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ E. **Annoyance** -- I have not engaged in any activity that could be  
considered an annoyance to other tenants.

**FACTUAL DISPUTE**

\_\_\_\_\_ 5. I dispute the facts as alleged by the Landlord, specifically: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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**TERMINATION NOTICE CONTENT**

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- \_\_\_\_\_ 6. I have not received a legally sufficient notice to terminate my tenancy.
  - \_\_\_\_\_ A. I have not been served with a 10-Day Notice of Rent Delinquency/Termination as required by NRS 118B.190(1)(c)/NRS 118B.200(1)(a).
  - \_\_\_\_\_ B. I have not received the proper termination notice time period.
    - \_\_\_\_\_ 1. \_\_\_\_\_ a. 5-Day Nuisance Notice – NRS 118B.190(1)(a)/NRS 118B.200(1)(f)
    - \_\_\_\_\_ b. 3-Day Nuisance Notice – NRS 118B.190(1)(b)/NRS 118B.200(1)(f)
    - \_\_\_\_\_ 2. 45 days for all other reasons [NRS 118B.190(1)(e)] and Non-compliance [NRS 118B.200(1)(b)], or Annoyance (1)(c), or Violation (1)(d)
    - \_\_\_\_\_ 3. 180 days for change in park use. 118B.190(1)(d)/NRS 118B.200(1)(e)
  - \_\_\_\_\_ C. The termination Notice I received is deficient pursuant to NRS 118B.190(2) in that:
    - \_\_\_\_\_ 1. There is no specified reason stated for the termination.
    - \_\_\_\_\_ 2. There are no specific facts stated which would enable me to determine:
      - \_\_\_\_\_ a. The date(s) on which an event(s) occurred which gives rise to the landlord’s reason for terminating my tenancy.
      - \_\_\_\_\_ b. The place where the alleged events took place; and

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\_\_\_\_\_ c. The circumstances of the alleged event.

**TERMINATION NOTICE – TIMING AND SERVICE**

\_\_\_\_\_ 7. I have not been properly served with the required Notice pursuant to NRS 40.280.

\_\_\_\_\_ A. NOTICE PURPORTING TO ESTABLISH

\_\_\_\_\_ GROUNDS (non-compliance and violation) was not

\_\_\_\_\_ 1. personally served on me; and

\_\_\_\_\_ a. my signature is not on the proof of service posted and properly mailed to me; and

\_\_\_\_\_ b. there is no signature of witness.

\_\_\_\_\_ 2. received by me by mail.

\_\_\_\_\_ B. NOTICE OF TERMINATION was not

\_\_\_\_\_ 1. personally served on me; and

\_\_\_\_\_ a. my signature is not on the proof of service posted and properly mailed to me; and

\_\_\_\_\_ b. there is no signature of witness.

\_\_\_\_\_ 2. received by me by mail.

**AFFIRMATIVE DEFENSES**  
**(Retaliation)**

\_\_\_\_\_ 8. \_\_\_\_\_ A. The Landlord has improperly terminated my tenancy under NRS 118B.210 in retaliation for

\_\_\_\_\_ 1. my complaining in good faith of a code violation.

\_\_\_\_\_ 2. my complaints to the landlord about park conditions.

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\_\_\_\_\_ 3. my organizing or becoming a member of a tenant's league.

\_\_\_\_\_ 4. my request for a reduction in rent because \_\_\_\_\_ a. of a reduction in property taxes.

\_\_\_\_\_ b. the landlord decreased or eliminated a service, specifically \_\_\_\_\_.

\_\_\_\_\_ 5. a citation being issued to the landlord as a result of my complaint.

\_\_\_\_\_ 6. I prevailed in a previous judicial proceeding or arbitration.

\_\_\_\_\_ B. Rent Withholding.

As the landlord's failure to maintain has made my mobile home unfit for occupancy, pursuant to NRS 118B.220, I have withheld rent.

WHEREFORE, Defendant respectfully requests that:

- \_\_\_\_\_ (a) Plaintiff take nothing by way of his complaint;
- \_\_\_\_\_ (b) Plaintiff's complaint be dismissed;
- \_\_\_\_\_ (c) the Court award costs and reasonable attorney fees to the Defendant;
- \_\_\_\_\_ (d) the Court grant any and all other relief as this Court deems just and proper.

Submitted by,

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Tenant/Defendant

\_\_\_\_\_  
Print Name of Tenant/Defendant

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**VERIFICATION**

I, \_\_\_\_\_, am the Tenant/Defendant in the above-entitled action; that I have read the foregoing document and am competent to testify that the contents are true of my own knowledge except for those matters stated therein on information and belief; and, as to those matters, I believe them to be true.

\_\_\_\_\_

Date

\_\_\_\_\_

Signature of Tenant/Defendant

\_\_\_\_\_

Print Name of Tenant/Defendant

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I swear the above is true. Signature: \_\_\_\_\_

SUBSCRIBED AND SWORN to before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.

NOTARY PUBLIC

OR

DEPUTY CLERK \_\_\_\_\_

**OR**  
**THE FOLLOWING:**

Pursuant to NRS 53.045:

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

Executed on \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name



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**CERTIFICATE OF SERVICE**

Pursuant to NRCP 5(b) and JCRCP 5(b), I hereby certify that I am a non-party over the age of 18 years, and that on \_\_\_\_\_, 20\_\_\_\_, I served a true and correct copy of the foregoing \_\_\_\_\_,

(Name of document that was served)

addressed to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BY U.S. MAIL: I deposited for mailing in the United States mail, with postage fully prepaid, an envelope containing the above-identified document at \_\_\_\_\_ (City and State), in the ordinary course of business.

BY FACSIMILE TO: \_\_\_\_\_ (FAX number).

BY PERSONAL SERVICE: I personally hand delivered the above-identified document to the address/offices of the person named above.

\_\_\_\_\_  
Signature of Server

\_\_\_\_\_  
Print Name of Server