

1 Case No. _____

2 Dept. _____

3
4 IN THE JUSTICE COURT OF PAHRUMP TOWNSHIP
5 COUNTY OF NYE, STATE OF NEVADA
6 * * * * *

7 (NAME)

8 (ADDRESS)

9 (CITY, STATE, ZIP)

10 (TELEPHONE)

Tenant,

11 vs.

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

12 (NAME)

13 (ADDRESS)

14 (CITY, STATE, ZIP)

15 (TELEPHONE)

16 Landlord.

17
18 Tenant, appearing in proper person, files this Complaint against Landlord pursuant to NRS
19 118A.390 and alleges as follows:

- 20 1. I am filing this Complaint within 5 judicial days of the Landlord's unlawful act. Specifically, my
21 Landlord removed me or excluded me from my dwelling unit, terminated my utilities or
22 essential services, or recovered possession of the dwelling unit in violation of NRS 118A.480
23 on *(insert date that you were removed or excluded from the property, or the date your landlord*
24 *shut off your essential services)* _____.

25 ///

2. The address of the dwelling unit I rented from Landlord is *(insert full address)*:

3. The facts of my rental agreement with Landlord are as follows:

a. I entered into a rental agreement with Landlord on or about *(insert date of agreement)* _____

_____.

b. The rental agreement *(check one)* ☐ was in writing / ☐ was not in writing. *(If agreement was in writing, attach a copy.)*

c. The amount of rent I pay is *(insert amount)* \$_____, and I pay my rent *(check one box)*

☐ weekly / ☐ monthly / or ☐ other *(explain)*: _____

_____.

d. My rent *(check one box)* ☐ is current / ☐ is not current, and I owe this amount in rent *(insert amount owed)* \$_____.

4. The factual circumstances surrounding the blocked entry and/or termination of essential items or services are as follows *(Explain. For example, if you were barred from entry, please describe how it was done. If your utilities were turned off, please state which utilities were affected and how it occurred.)* _____

_____ ☐ Check if attaching

continuation

5. 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 _____.

\$_____ for _____.

\$_____ for _____.

\$_____ for _____.

Based upon 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 items or services; and

(d) Enjoin Landlord for violating the provisions of NRS 118A.390 and, if 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).

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

(Date)

(Print Name)

(Signature)

VERIFICATION

(PER NRS 15.010)

Under penalties of perjury, I declare that I am the Tenant / Planitiff named in the foregoing VERIFIED COMPLAINT FOR EXPEDITED RELIEF FOR THE UNLAWFUL REMOVAL OR EXCLUSION OF TENANT OR FOR THE WILLFUL INTERRUPTION OF ESSENTIAL ITEMS OR SERVICES and know the contents thereof; that the motion 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.

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

(Date)

(Type or Print Name)

(Signature)

1 (The following section is to be completed by the Court Clerk only.)

2 **NOTICE OF HEARING**

3 **TO: LANDLORD**

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

7 ☐ Set to be heard on the _____ day of _____, 20_____, at
8 the hour of _____ .M., in Department No. _____, at the Justice
9 Court located at:

10 1520 East Basin Avenue, Pahrump, Nevada, 89060

11 This hearing date is not later than 3 judicial days after the filing of the motion in accordance with
12 NRS 118A.390(6).

13 ☐ Other: _____
14 _____

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

19
20 _____
21 Dated

20 _____
21 Deputy Clerk of the Court

NOTE: Tenant must arrange for service on Landlord as required above. Person performing service on Landlord must complete Affidavit below. Tenant must file completed Affidavit with the Court prior to or at scheduled hearing.

AFFIDAVIT OF SERVICE

I, (insert name of person performing service) _____,
declare under penalty of perjury that on (insert date service was made) _____,
20_____, served (insert name of person served) _____
with a true and correct copy of Tenant's Verified Complaint for Expedited Relief, including the
above Notice of Hearing, at (insert address where service was made) _____

_____, which constitutes (check one of the following):

- ☐ handing it to the Landlord,
☐ 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
☐ 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 of suitable age and discretion residing therein.

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

(Date) (Type or Print Name) (Signature)

Case No. _____

Dept. _____

IN THE JUSTICE COURT OF PAHRUMP TOWNSHIP
COUNTY OF NYE, STATE OF NEVADA
* * * * *

(NAME)

(ADDRESS)

(CITY, STATE, ZIP)

(TELEPHONE)

Landlord,

vs.

**ORDER REGARDING
ILLEGAL LOCKOUT OR
UTILITY SHUT-OFF**

(NAME)

(ADDRESS)

(CITY, STATE, ZIP)

(TELEPHONE)

Tenant.

IT IS HEREBY ORDERED that the Tenant's request for relief is:

☐ **DENIED**, and

☐ Although the Tenant did not prevail, the Court hereby waives the assessment of costs of fees against the Tenant.

☐ Tenant shall be assessed \$ _____ in costs and fees for failure to prevail in this case.

OR

///

☐ **GRANTED**, and Tenant is entitled to the following relief:

☐ Statutory damages in the amount of \$1,000.00.

☐ Additional damages in the amount of \$_____.

☐ No damages.

AND LANDLORD IS HEREBY ORDERED TO RESTORE

☐ Access to the premises.

☐ All utilities and essential services that were previously terminated; and

☐ **LANDLORD IS HEREBY ENJOINED FROM COMMITTING FURTHER**

VIOLATIONS OF NRS 118A.390. IF LANDLORD COMMITS ANY FUTURE VIOLATIONS, LANDLORD MAY BE HELD IN CONTEMPT OF COURT; and

☐ Landlord shall be assessed \$_____ in costs and fees for failure to prevail in this case.

☐ The Court hereby waives the assessment of costs and fees against Landlord.

IT IS SO ORDERED.

DATED

JUSTICE OF THE PEACE