

CASE NO.: _____

IN THE JUSTICE COURT OF TAHOE
COUNTY OF DOUGLAS, STATE OF NEVADA

Landlord

Landlord's Mailing Address (City, State, Zip code)

DECLARATION

Street Address of Tenancy (City, State, Zip code)

Vs.

Tenant

Tenant's Mailing Address (City, State, Zip code)

ANSWER and AFFIDAVIT/

**OF TENANT IN OPPOSITION TO
SUMMARY EVICTION FOR NON-
PAYMENT**

_____, declares as follows:

1. I am the tenant in the above-entitled proceeding in proper person, I reside at:

_____.

2. I have received a notice from my landlord alleging that I am in default of rent in the amount of
\$ _____.

3. I have a legal defense in that I am not in default in the payment of rent because:

(a) ____ The notice does not provide me with the statutorily required 7-day notice period and/
or does
not advise me to pay or quit.

(b) ____ I have paid and the landlord accepted the alleged rent arrears.

(b) ____ I have tendered (offered) the rent but the landlord has refused to accept it.

(d) ____ I do not owe the alleged amount because:

(i) ____ The landlord has not provided or has willfully caused or permitted the interruption of

essential services such as (circle one) water, hot water, heat and electricity
(NRS

118A.380 and/or 118A.390).

(ii) ____ The landlord has failed to maintain the premises in a habitable condition (NRS
118A.350 and/or 118A.360).

(e) ____ The landlord=s inclusion of 1) ____ late charges 2) ____ utility bills 3) ____ other:

_____ in the amount of alleged arrears
is

not proper in that those amounts are not rent and cannot be the basis for an eviction
proceeding.

(f) ____ Other defense (specify)

WHEREFORE, the undersigned prays for a hearing in this Court pursuant to NRS Chapter 40 as amended, and that this matter be dismissed at said hearing because I have raised a legal defense pursuant to NRS 40.253.

I hereby declare under the penalties of perjury in the State of Nevada that the foregoing is true and correct.

DATED this ____ day of _____, 20

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TENANT