

1 JUSTICE COURT,
2 CLARK COUNTY, NEVADA

3 Name: _____)

4 Landlord,)

5 -vs-)

6 Name: _____)

7 Address: _____)

8 Phone: _____)

9 Tenant.)

CASE NO.: _____

DEPT. NO.: _____

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

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

11 1. Defendant admits the allegations contained in paragraphs _____
12 of the Complaint.

13 2. Defendant denies the allegations contained in paragraphs _____
14 of the Complaint.

15 3. Defendant has no information or belief as to the truth of the allegations contained in paragraphs
16 _____ of the Complaint and denies them on that basis.

AFFIRMATIVE DEFENSES

17 ***(Complete Section 4 if you are being evicted based on the foreclosure of the residence.)***

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

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

23 _____
24 Plaintiff has failed to comply with Chapter 107 of the Nevada Revised Statutes *(explain)*: _____

25 _____
26 _____
27 Other Defense *(explain)*: _____

28 _____

(Complete Section 5 if you are being evicted for 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*): _____

I offered to pay the rent but the Landlord refused to accept it (*explain*): _____

My Landlord accepted partial payment of the rent (*explain*): _____

I am withholding payment of the rent because the Landlord has failed to restore, or make a good faith effort to restore, certain essential services (i.e., water, heat, electricity, etc.) within 48 hours after I gave the Landlord written notice of the problem (*explain*): _____

I am withholding payment of the rent because the Landlord has 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 the Landlord written notice of the problem(s)¹ (*explain*): _____

I am entitled to withhold my rent because I have made repairs to the rental unit and deducted this amount from the rent (*explain*): _____

Other defense (*explain*): _____

¹ To raise this defense in court, you must first deposit your rent into the court's rent escrow account maintained by the clerk's office.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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 unit (*explain*): _____

(Complete Section 6 if you are being evicted for a lease violation.)

6. I received a complaint alleging that I have violated my lease agreement. I have a defense to this action for the following reasons (*check all that apply*):

I did not violate my lease agreement (*explain*): _____

I have cured the alleged violation (*explain*): _____

Other defense (*explain*): _____

(Complete Section 7 if you are being evicted for committing a nuisance.)

7. I received a complaint alleging that I have 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 complained of do not meet the definition of nuisance in NRS 40.2514(4) (*explain*): _____

I deny the allegations made in the notice as follows (*explain*): _____

Other defense (*explain*): _____

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

(The following Sections may apply regardless of why you are being evicted.)

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

9. This action is brought in violation of NRS 118A.510 which prohibits a landlord from terminating a tenancy in retaliation for a tenant having engaged in specific acts (*explain*): _____

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

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

(Date)

(Type or print name)

(Signature)

VERIFICATION

I, _____, am the Defendant/Tenant in the above-entitled action, 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)

(Type or print name)

(Signature)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

CERTIFICATE OF MAILING

I HEREBY CERTIFY that service of the foregoing **TENANT’S ANSWER TO COMPLAINT FOR UNLAWFUL DETAINER** was made on *(insert date)* _____, 20____, pursuant to JCRCF 5(b), by depositing a copy of the same in the United States Mail in Las Vegas, Nevada, postage prepaid, addressed as follows *(insert name and address of the opposing party’s attorney, or opposing party if unrepresented)*:

Per NRS 53.045, “I declare under penalty of perjury that the foregoing is true and correct.”

(Date)

(Type or print name)

(Signature)