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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)<sup>1</sup> (*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*): \_\_\_\_\_

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

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 4 if you are being evicted for a lease violation.)**

4. I received a notice alleging that I have violated my lease agreement. I disagree with this notice 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*): \_\_\_\_\_

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

<sup>1</sup> 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 **(Complete Section 5 if you are being evicted based on a 3-Day Notice.)**

- 2  5. I received a 3-day notice. I disagree with this notice for the following reasons (*check all that apply*):
- 3  I received a notice that alleges that I committed a “nuisance” but the acts complained of do not
- 4 meet the definition of nuisance in NRS 40.2514(4) (*explain*): \_\_\_\_\_
- 5 \_\_\_\_\_
- 6 \_\_\_\_\_
- 7  I deny the allegations made in the notice as follows: \_\_\_\_\_
- 8 \_\_\_\_\_
- 9 \_\_\_\_\_
- 10  I have received a notice alleging that the rental premises have been foreclosed upon or sold.
- 11 Summary eviction proceedings cannot be utilized following these notices. NRS 40.255 requires
- 12 the landlord to proceed under NRS 40.290 *et seq.*
- 13  Other defense (*explain*): \_\_\_\_\_
- 14 \_\_\_\_\_
- 15 \_\_\_\_\_

16 **(Complete Section 6 if you are being evicted based on a 7 or 30-Day “No Cause” Notice.)**

- 17  6. I received a notice directing me to vacate my rental premises but did not list a reason why I am being
- 18 asked to leave. I disagree with this notice for the following reasons (*check all that apply*):
- 19  My lease agreement has not expired and will not expire until \_\_\_\_\_.
- 20  Even though the terms of my original tenancy expired, the Landlord has renewed my tenancy by
- 21 either accepting rent for a new rental period and/or entering into a new lease agreement (*explain*):
- 22 \_\_\_\_\_
- 23 \_\_\_\_\_
- 24  I received a 30-day notice to vacate and am 60 years of age or older and/or have a physical or
- 25 mental disability. The Notice failed to notify me of my right to request to be allowed to continue
- 26 in possession for an additional 30 days as required by NRS 40.251(3).

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

- 28  7. This action is brought in violation of the Federal Fair Housing Act or Nevada laws forbidding
- discrimination in housing (*explain*): \_\_\_\_\_

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8. 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*): \_\_\_\_\_

9. Other defense (*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)

**CERTIFICATE OF MAILING**

I HEREBY CERTIFY that service of the foregoing **TENANT'S ANSWER IN OPPOSITION TO SUMMARY EVICTION** 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)