

Summary Eviction and Common Defenses

1. The summary eviction process is used in _____ of residential evictions in Nevada.
 - a. 50 percent
 - b. 99 percent
 - c. 28 percent
 - d. 75 percent

2. The summary eviction process, including filing timelines and requirements, is the same for each justice court.
 - a. True
 - b. False

3. In most jurisdictions, the tenant creates the eviction case by first filing the tenant affidavit in response to the landlord's notice(s).
 - a. True
 - b. False

4. The landlord must attach a completed declaration of service to each notice served on a tenant.
 - a. True
 - b. False

5. A landlord pursuing a summary eviction for nonpayment of rent must serve the tenant with a seven-day nonpayment of rent notice and a subsequent unlawful detainer.
 - a. True
 - b. False

6. Nuisance and lease violation evictions must include specific information (i.e. dates, times of alleged occurrences) in the first eviction notice.
 - a. True
 - b. False

7. If there is either a legal defense to the eviction or a genuine issue of material fact, the court is required to halt the proceeding and require the landlord to pursue a formal eviction under NRS 40.290 *et seq.*
 - a. True
 - b. False

8. Retaliation is a defense to no-cause and for-cause evictions.
 - a. True
 - b. False

9. Proof of periodic payments made to a landlord is an effective defense against a tenancy-at-will eviction.
 - a. True
 - b. False

10. Which of the following cannot serve a summary eviction notice?
 - a. Sheriff
 - b. Agent of a Nevada-licensed attorney
 - c. County Clerk-Recorder
 - d. Licensed Process Server

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- 2) Answer the quiz questions on page 23. Each question has only one correct answer.
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