

1 Name: _____
2 Address: _____
3 City/State: _____
4 Zip: _____
5 Phone: _____
6 Email: _____
7 In Proper Person

8 **IN THE JUSTICE COURT OF THE _____ TOWNSHIP, IN AND FOR THE**
9 **COUNTY OF WASHOE, STATE OF NEVADA**

10 _____)
11 Movant/Tenant,) Case No. _____
12 vs.) Dept. No. _____
13 _____,)
14 Respondent/Landlord.)

15 **VERIFIED MOTION TO SEAL EVICTION**

16 Pursuant to Nevada Revised Statute § 40.2545, Movant/Tenant _____ (Your
17 Name) requests that the eviction in this matter be sealed in the interest of justice to ensure that
18 future landlords cannot use the eviction as an excuse to not rent to him/her.

19 This Motion is based on the following Memorandum or Points and Authorities and the
20 pleadings and papers on file herein.

21 **MEMORANDUM OF POINTS AND AUTHORITIES**

- 22
- 23 1. On _____ (Date of lockout order), a lockout order was issued against the
24 movant/tenant in this case.
 - 25 2. NRS 40.2545(2)(b)(2) permits a Court to seal an eviction case court file, upon a tenant's
26 motion, if the court finds that sealing the eviction case court file is in the interests of
27 justice and those interests are not outweighed by the public's interest in knowing about
28

1 the contents of the eviction case court file.

- 2 3. Under NRS 40.2545(2)(b)(2), the Court will consider the following factors when
3 determining whether to seal an eviction: (I) Circumstances beyond the control of the
4 tenant that led to the eviction; (II) Other extenuating circumstances under which the order
5 of eviction was granted; and (III) The amount of time that has elapsed between the
6 granting of the order of eviction and the filing of the motion to seal the eviction case file.
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- 8 4. As per NRS 40.2545(2)(b)(2)(I), the first factor the court will take into consideration is
9 the circumstances beyond the tenant's control that led to the eviction. With regard to this
10 factor, movant states as follows: (Provide a brief description of factors outside of your
11 control that led to your eviction.):
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5. As per NRS 40.2545(2)(b)(2)(II), the second factor the court will consider is other
extenuating circumstances under which the order of eviction was granted: (Provide a brief
description of any events that might excuse your eviction.):

6. As per NRS 40.2545(2)(b)(2)(III), the third factor the court will consider is the amount of
time that has elapsed between the granting of the order of eviction and the filing of the
motion to seal the eviction case court file. It has been _____ MONTHS / YEARS since
the tenant's eviction (Enter the amount of time that has passed since you were evicted and
circle either months or years).

7. In conclusion, although there is a public interest in providing open eviction records, there
is a *greater* interest of justice for this Court to seal Movant's/Tennat's eviction record.

8. Accordingly, Movant/Tenant requests that the records relating to the action for summary
eviction are sealed as allowed, including the affidavit of complaint and any other

1 pleadings, proof of service, findings of the court, any order made on motion, and all other
2 papers, records, proceedings, and evidence, including exhibits and transcript of the
3 testimony, pursuant to NRS 40.2545(4).
4

- 5 9. The undersigned hereby affirms that this document does not contain the social security
6 number of any person.
7

8 DATED: this _____ day of _____, 20____.
9

10 **RESPECTFULLY SUBMITTED BY:**

11 _____
12 Sign Your Name Above

13 Movant Name: _____
14 In Proper Person
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1 **VERIFICATION OF MOVANT/TENANT**

2 STATE OF NEVADA)
3) ss.
4 COUNTY OF WASHOE)

5 I, _____(Your name), pursuant to NRS 53.045, declare
6 under penalty of perjury under the law of the State of Nevada:

7 That I am the Movant/Tenant in the above-entitled action; that I have read the foregoing
8 VERIFIED MOTION TO SEAL EVICTION and know the contents thereof; that the same is true
9 of my own knowledge, except for those matters therein contained stated upon information and
10 belief, and as to those matters I believe them to be true.

11
12 DATED this _____ day of _____, 20____.

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15 _____
16 Sign Your Name Above

17 Print Name: _____
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CERTIFICATE OF MAILING

I hereby certify that on this _____ day of _____, 20____, I served the foregoing
VERIFIED MOTION TO SEAL EVICTION, upon the following person(s), by depositing a copy
of the same in a sealed envelope in the United States Mail, postage pre-paid, to the following:

LANDLORD NAME: _____

LANDLORD ADDRESS: _____

DATED this ____ day of _____, 20____.

Sign Your Name Above

Print Name: _____

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