



Lub Cav Kuaj Fais Fab ‘Meter’ Sib Koom

Shared Utility Meters

Lub cav kuaj fais fab sib koom yog dab tsi?

Lub cav kuaj fais fab no kuaj khoom siv hauv tsev, piv tswv li fais fab, roj, los yog dej siv rau lub tsev. Lub cav uas sib koom no ntsuas tias dab tsi yog siv los ntawm 1 chav tsev (ib yam li ‘1 chav apartment’), thiab qhov chaw nyob ze lub tsev ‘apartment’. Qhov chaw no kuj yog ib lub chav tsev ‘apartment’ los yog qhov chaw ntawm ib sab chav tsev los yog ib lub tsev xauj.

Txoj kev sib koom lub cav no zoo li thaum ib lub cav ntsuas tau ob lub chav tsev, los yog thaum ib lub cav ntsuas tau ib lub tsev xauj uas txuas nrog ib chav qab daus koom nrog ib lub chav tsev xauj. Yog koj tsis paub seb koj lub cav ntsuas yog hom sib koom, noog cov neeg uas muag fais fab, lom muag dej rau koj.

Thaum muaj ib lub cav kuaj fais fab sib koom cov kev cai yog li cas?

Hauv Minnesota cov cai hais tias tus tswv tsev yuav tsum them tus nqi yog lub cav ntsuas yog hom sib koom.

Daim ntawv nqi ntawm lub cav sib koom yuav tsum tsis txhob nyob rau hauv tus neeg xauj tsev lub npe. Tiam sis yog tias lub cav kuaj fais fab rau lub tsev ntsuas tau cov fais fab me me ntawm sab nraum lub tsev xauj daim ntawv nqi ntawm lub cav yeej ua tau rau tus neeg xauj tsev lub npe. Qhov fais fab ua tawm sab nraum kuj yog cov teeb nyob nrau cov kev mus kev uas tsis kim heev. Txoj cai no tsuas siv rau fais fab, nws tsis yog siv rau lwm yam khoom siv, xws li nkev roj los dej.



Koj yuav tsum tsis txhob them nqi fais fab yog tias daim ntawv nqi ntawm lub cav ntsuas fais fab nyob rau tus tswv tsev lub npe.

Tiam sis yog tug tswv tsev tsis them nqi fais fab los yog tus nqi ntawm lub cav ntsuas fais fab, tej zaum koj yuav tau them me ntsis kom koj thiaj li siv tau fais fab, roj, thiab dej. Yog koj tau them, koj txiav tau ntawm koj tus nqi xauj tsev rau lub hli tom ntej (saib hauv qab no – Yuav ua li cas yog tias kuv tus tswv tsev tsis them es ib daim ntawm tshaj tawm tuaj tias lawm yuav txiav fais fab, roj, thiab dej?). Hu rau lum tuam txhab muag fais fab yog tias koj xav tias koj them ib tug nqi fais fab ua yog hom sib koom.

Muaj ntau txoj hau kev uas koj yuav tau them rau koj ib feem ntawm ib tug nqi fais fab daim nqi rau lub cav ntsuas fais fab. Nqi fais fab yuav muab ntxiv raws li ib feem ntawm koj cov nqi xauj tsev nyob rau hauv koj daim ntawv xauj tsev, los yog koj yuav raug them ib feem ntawm ib tug nqi ntawm lub cav fais fab mus rau tus tswv tsev ua tsis koom nrog koj tus nqi tsev.

Tiam sis muaj ib cov kev cai ntxiv yog tias koj daim ntawv xauj tsev hais tias koj them rau tus tswv tsev, cais los ntawm koj tus nqi xauj tsev rau koj cov nqi ntawv 'lub cav sib koom' ntsuas khoom siv hauv tsev, xwv li fais fab, roj, thiab dej.

- Thaum koj ua ntaub ntawv xauj chav tsev los yog ib lub tsev 'apartment' ua muaj lub cav kuaj fais fab sib koom, cov tswv tsev yuav tsum muab daim ntawv ceeb toom ntawm koj tus nqi fais fab tag nrho tus nqi rau lub tsev. Daim ntawv ceeb toom yuav tsum muaj tus nqi fais fab rau txhua lub hli ntawm daim ntawv qhia txoj xyoo tas los.
- Tsis tas li ntawd, yuav tsum muaj ib daim ntawv sau cog lus nyob rau hauv koj daim ntawv xauj tsev kom muaj kev faib nqi fais fab ntawd koj thiab tus sib koom tus cav kuaj fais fab.
- Koj daim ntawv xauj tsev yuav tsum sau hais tias, **yog koj noog** txog daim ntawv qhia txog nqi fais fab thiab ib daib ntawv luam ua hais txog cov nqi fais fab ua nraus sib faib.
- **Yog koj noog**, koj tus tswv tsev yuav tsum muab ib daim ntawv luam hais tsog cov nqi fais fab (nqi khoom sib hauv vaj tse) rau txhua txhua lub sij hawm koj xauj lub tsev thiab thaum koj daim nqi no nraus sib faib.
- Yog tias daim ntawv xauj tsev yog rau 1 xyoo los yog ntau tshaj, koj thiab koj tus tswv tsev yeej sib tham tau kom koj tau them nqi raws li qho koj nyiam. Neb faib cov nqi sib npaug rau txhua hli los tau. Tus nqi txhua hli yog kwv yees ntawm cov nqi txhua xyoo.
- Thaum txog 9 hli 30 (September 30) txhua xyoo, tus tswv tsev yuav tsum qhia rau koj hauv ntaub ntawv txog qho kev pab los ntawm Energy Assistance Program. Cov ntaub ntawv yuav tsum muab qho kev pab no tus xov tooj nraus koj.



Yog tias tus tswv tsev tsis ua raws li cov lus no, koj tsis tas them tus nqi fais fab los yog them rov qab rau tus tswv tsev yog nws twb them tus nqi fais fab rau koj.

Yog tias kuv them rau lub cav nstuas fais fab, tab sis yuav tsum tsis txhob?

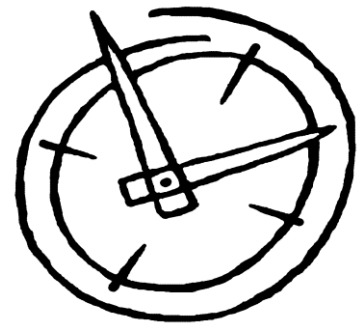
Yog hais tias koj lub npe nyob rau hauv daim nqi fais fab thiab koj sib koom nrog ib lub cav nstuas fais fab, tus tswv tsev yuav tsum tau them. Hu rau tus nqi fais fab lub tuam txhab tam sim ntawd thiab qhia qhov teeb meem. Koj foob tau tus tswv tsev kom tau koj cov nyiaj rov qab. Koj yuav foob tau ntawm li \$ 500 los yog 3 npaug qhov koj them, seb qhov twg yog ntau tshaj. Los yog koj tseem yuav txib tau ib tug kws txiav txim plaub kom hais tus tswv tsev hloov koj lub npe tawm daim nqi fais fab thiab muab tus tswv tsev lub npe los tso rau.

Ib tug nqi xauj tsev escrow kev txiav txim yog ib hom ntawm lub tsev hais plaub cov ntaub ntawv uas koj yuav siv tau mus nrog qhia koj qho teeb meem txog lub cav ua koj sib koom nrog. Yam tsawg kawg yog 14 hnub ua ntej ua ntawv foob lossis rooj plaub, koj yuav tsum muab koj tus tswv tsev sau tsab ntawv ceeb toom ntawm lub koom 'meter' thiab dab tsi koj twb them los lawm. Khaws ib daim ntawv luam los ua qauv. Koj kuj haim lub tuam txhab muag fais fab los yog lub tuam txhab kuaj vaj tse qhia rau tus tswv tsev txog lub cav sib koom. Cov kuaj vaj tse yuav muab tus tswv tsev ib hnub kawg. Yog hais tias hnub kawg dhau lawm, koj sau tau ntawv them nqi xauj tsev escrow kev txiav txim. Yog xav paub ntixiv nyob rau nqi xauj tsev escrow ua, saib peb daim fact sheet, [Mus Cuaq Koj Tus Tswv Tsev Kom Xyuas Kev Kho.](#)

Yuav ua li cas yog hais tias kuv tus tswv tsev tsis them nyiaj thiab nws tua daim ntawv ceeb toom tias fais fab yuav raug kaw?

Yog hais tias muaj ib daim ntawv ceeb toom vim hais tias tus tswv tsev tsis them ib tug nqi fais fab, koj sau tau ntawv thaum muaj xwm ceev kom pab kev txiav txim. Qhov no tseem hu ua emergency tenant remedies action (ETRA). Qhia koj tus tswv tsev txog cov teeb meem 24 teev ua tej, thiab hais tias koj yuav ua daim ntawv foob yog nws tsis them cov nqi fais fab. Peb daim ntawv qhia, [Emergency Repair Problems](#) (Ius Askiv xwb), muaj cov lus qhia ntixiv.

Yog koj xav them tus nqi fais fab, koj yuav tsum sau ib daib ntawv qhia koj tus tswv tsev 48 teev ua tej. Yog koj them tus nqi fais fab, koj yuav rho tus nqi ntawv tawm ntawm koj tus nqi xauj tsev. Xa tsab ntawv ceeb toom mus rau tus tswv tsev nyob rau hauv ib tsab ntawv thiab khaws ib daim qauv rau koj tus kheej. Tom qab koj them tus nqi, koj yuav tsum xa ib daim qauv ntawm tau txais daim ntawv hais tias koj them rau tus tswv tsev. Muaj cov lus qhia ntixiv nyob rau hauv peb daim ntawv qhia, [Utility Shut-Offs When Landlord Owes the Bill.](#) (Ius Askiv xwb)



Yuav ua li cas yog hais tias kuv tau them rau kuv lub cav sib koom qhov chaw nyob qub?

Yog hais tias koj tsiv tawm ntawm ib chaw tsev uas koj them tus nqi rau ib lub cav sib koom tias tus tswv tsev yuav tsum tau them, koj sau tau ntawv mus hais plaub nyob rau hauv Conciliation Court. Koj tsis tas yuav ib tug kws lij choj yog hais tias tag nrho cov ntaub ntawv yog tsawg dua \$15,000. Yog hais tias daim ntawv foob yog ntau dua, koj yuav tau foob nyob rau hauv tsev hais plaub. Mus saib peb daim fact sheet [Conciliation Court.](#) (Ius Askiv xwb)

Nrhiav lwm yam Legal Aid Society ntaub ntawv, mus saib tos vas sab www.lawhelpmn.org/LASMfactsheets.

Nrhiav hauv koj lub zos raws li txoj cai aid office ntawm www.lawhelpmn.org/resource/legal-aid-offices.

Tsis txhob siv daim ntawv qhia no yog tias nws twb ua tawm los dhau ib xyooos lawm. Sau ntawv rau peb kom peb tau kho cov ntawv thiab muab hloov tshiab, daim ntawv qhia txhua yam uas muaj tiag nov, los yog lwm hom siv los qhia.

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