



紧急修理问题

Emergency Repair Problems

什么是紧急修理问题？

紧急修理问题意味着你没有：

- 自来水
- 热水
- 暖气
- 电炉或者烤箱
- 电
- 卫生间使用
- 基本服务或者设施，比如丢失了门或者锁，或者丢失了窗户。



谴责或者有谴责意图的通知是紧急情况，因为它意味着整个家是不可以工作的。任何命令从你住的城市的一个监察员搬走都可能是紧急情况，包括如果你被告知因为你的房东没有租客许可你要搬出去。

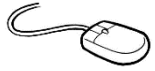
我应该做什么？

立即打电话给房东。如果房东不能修理或者解决由于紧急情况引起的问题，你可以提起一个关于紧急租房处理行为（ETRA）的诉讼。ETRA 也叫做紧急缓解行为。如果有律师帮提起 ETRA 诉讼最好，但是你也可以自己提起诉讼。打电话给法律援助办公室求助或者问意见。

我怎么提起紧急租房处理行为的诉讼？（ETRA）？

想要提起 ETRA 诉讼，填一个附件的表格或者从法院拿一个附件。你必须试着在你提起诉讼 24 小时之前告诉房东。如果你不能联系上房东，你可留一个消息在 24 小时之前通知。在你 24 小时通知之内，告诉房东你房子的紧急情况是什么。告诉你房东要修理紧急的问题要在 24 小时之内或者你要提起 ETRA 诉讼。如果房东不能够在你通知它 24 小时之内解决紧急问题，你可以提起 ETRA 诉讼。如果你不能联系你房东给他提前 24 小时通知，那就进行诉讼。

这有一个起诉的费用。如果你收入很低，你可以填写一个免去费用的表格（IFP 表格）代替费用。法院有这些表格或者你可以[点击这里](#)你自己创建。或者去网站 www.lawhelpmn.org/forms。(只用英文)



→ 点击免去法院费用，选择 Court Fee Waiver (IFP) “官方低收入者”

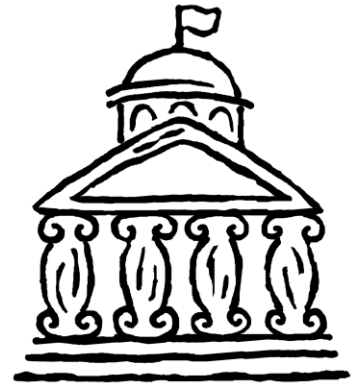
带上你的低收入证明，比如付款的存根，或者政府帮助的证明。

在 ETRA 的诉讼下，你可以很快的获得法院的听证，通常是 3 到 7 个工作日。法院会命令房东去修理，为了确保这个修理完成，和为了设定以后法院处理租房和金钱损失的日期。

法院可以命令什么？

你可以向法院请求：

- 命令房东立即进行修理。
- 让你自己修理然后在租金中扣除花费。
- 让别人来修理或者管理这个房屋。
- 减少房租直到修理好。
- 如果你需要住在别的地方，让房东付旅店的住宿费。
- 让房东给你一个别的地方住或者为你搬到别的地方的花费付款。



你可以请求法院为这些损害付款比如说：

- 当维修问题还是存在的时候要回你的租金返还。
- 律师费用。
- 任何因为这个问题你花费的钱，比如说住在别的地方的花费。带着证据，比如说发票或者取消你付款的支票

这些实用信息简介只是提供法律信息，不是专业法律意见。要获得专业法律建议，请咨询律师。

如果这个实用信息简介有效期已经超过一年，请不要继续使用。请要求更新的版本，实用信息简介的目录，或者其他备选版本。

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STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF _____

JUDICIAL DISTRICT _____

Plaintiff (tenant)

**EMERGENCY TENANT
REMEDIES ACTION PETITION**

Minn. Stat. 504B.381

vs.

FILE NO:

Defendant (Landlord)

Plaintiff states under oath:

1) My address is _____

2) My landlord's name is _____

3) My landlord's address is _____

4) The monthly rent is \$ _____

5) I notified the landlord that I was filing this action at least 24 hours before I filed.

or

I tried to notify the landlord that I was filing this action by: _____

6) I have an emergency involving the loss of running water, hot water, heat, electricity, sanitary facilities, or other essential services the landlord is responsible for. My emergency is:

7) Besides the emergency, my rental unit also has the following repair problems:

8) I respectfully ask the court to issue an order including the following:

- a. Order the landlord to take care of the emergency right away.

- b. Set a hearing to check on the landlord's compliance with this order and to consider this other relief:
 - i. Give me a refund of rent I paid to cover the time period of the emergency.
 - ii. For any repairs the landlord doesn't get done by the court's deadline, fine the landlord as provided in MN Statute Section 504B.391.
 - iii. Order the landlord to make all the other necessary repairs.
 - iv. Lower my rent to \$ _____ per month until the month after all the repairs are done. For any repairs that the landlord does not get done by the Court's deadline, authorize me to pay for the repairs myself and take it off future rent.
 - v. Enter a judgment in my favor for \$ _____ to compensate me for rent paid while there were repair problems, including attorney's fees. Let me collect the judgment by taking it off my rent.
 - vi. If I am forced to move, order the landlord to put me into another apartment or to pay for temporary shelter and moving costs and to return my security deposit right away.
 - vii. Other:

9) To the best of my knowledge, I am not filing this case for an improper reason, such as harassment or delay; my claims are supported by the law, and there is evidence for them. I know that I can be fined or sanctioned by the court if this statement is false.

I declare under penalty of perjury that everything I have stated in this document is true and correct.

Dated: _____

Signature

Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

E-mail: _____