



Waa dambi ka xirsho iyo ka goyn si guriga looga saaro

Lock-outs and Shut-offs to Evict are Illegal

Waa maxay ka xirasho iyo ka goyn?

Ka xirasho waa marka milkiilaha uu qasab kaaga saaro guriga isagoon marka hore maxkamad aadin, sida haduu badalo qifulka albaabka guriga. **Waa sharci daro.** Haduu milkiiluhu biyaha, korontada, iyo kulayliyaha kaa xirto isagoo isku dayaya inuu guriga kaa saaro taas waa dambi waana shari daro.

Sida kaliya ee milkiiluhu guriga kaaga saari karo waa inuu kiis maxkamdeed xareeyo, waxaa la yiraahdaa saarid sharci ah. Haday tani dhacdo, waxaa lagugu wargelinayaa warqado maxkamadeed. Maalinta maxkamada waxaad helaysaa fursad aad sheekada dinacaaga ku sheegato.

Hadii lagaa guulaysto, ama aadan imaanin maxkamada, milkiilaha waxaa lasiinayaa amar la yiraahdo “Writ of Recovery”. Policka ayaa ku dhajinaya amarka albaabkaaga, taas kuu sheegaysa inaad kaga baxdo 24 saac gudahood. Hadii aad intaas kaga bixi wayso, waxaa soo laaban kara booliska kaana saaraya guriga, badalayana qifulka, kormeerana ka noqonaya in alaabtaada laga saaro guriga.



Milkiile guri marna qasab kaagama saari karo gurigaaga sagoon wadanin amar maxkamadeed iyo sarkaal boolis ah. Milkiiluhu ma badali karo qifulka albaabka, mana goyn karo adeegaaga, uma saari karo alaabtaada banaanka, mana awdi karo albaabada ama daaqadaha, ama ma samayn karo wax kastoo kale uu kaaga bixinayo guriga. Milkiiluhu waa ku waydiin karaa ama ku sheegi karaa inaad guurto, laakin milkiiluhu kuguma qasbi karo inaad guurto, inay maxkamad aadaan mooyeen.

Hadii adiga iyo milkiilaha gurigu aad heshiis kiro saxiixdaan, laakin hadana milkiiluhu kuu diido inaad guriga kusoo guurto, taasi sidoo kale wax sharci daro.

Ka waran haduu milkiiluhu ku hanjabayo inuu guriga iga xiranayo?

Usheeg milkiilaha inaad ogtahay inay sharci daro tahay inuu guriga kaa xirto iyo inuu amar maxkamadeed layimaado haduu doonayo inuu guriga kaa saaro. Haduu milkiilaha gurigaagu kuugu hanjabo inuu guriga kaa xiranayo, mar walba wado aqoonsigaaga iyo cadaymaha inaad tahay qofka guriga sharci ahaan u dagan wakhtigag xaadirka ah. Cadaymahani waxay noqon karaan kobiga heshiiska kirada, kobiga boono adeega aad bixiso, iyo boonoda kirada guriga. Waa arin wanaagsan inaad wadata aqoonsigan iyo cadaymahan lacala hadii guriga lagaa xirto oo ay noqoto inaad booliska wacato si laguugu furo.

Maxaan sameeyaa hadii gurigayga la iga xirto?

Wac milkiilaha. U sharax inay tahay dambi inuu guriga kaa xirtaa uu ku mutaysan karo xabsi iyo ganaax (Sarciga Minnesota 504B.225 and 609.606). Waydii inuu kuu furo . Tus warqadan milkiilaha hadaad u baahato. Daganaansho muuji marwalba. Hadaad fool ka fool ugu tagaysid milkiilaha makhraati kaxayso.

Haduu milkiiluhu ku diido inuu kuu furo guriga, wac booliska. U sharax waxa dhacay. Dheh waan ugahay guriga in qofka kiraysto laga xirto waa dambiga darajada hoose. Waydii inay wacaan milkiilaha iyo inay adiga iyo milkiilaha kula kulmaan guriga xiran si laguugu furo. Markay kuu yimaadaan tus warqadan xogta. Tus cadayn sheegaysa inaad degantahay guriga sida aqoonsi, boonoda adeega, ama heshiiska kirada.



Taasi haday shaqayn waydo, ama aad waydo milkiilihii guriga, qareen raadso. Hadii uu dakhligaagu hooseeyo, wac xafiiska legal aid. Inta badan, telefon qareenku diro ayaa xalisa dhabaatadan oo kale.

Sideen maxkamada uga xarayn karaa kiis guri xirasho?

Hadii aad qareen leedahay iyo hadii kalaba, maxkamada waad aadi kartaa si dhakhsa ahna waxaad ku heli kartaa amar guriga laguugu celinayo. Maxkamadaha qaarkood waxay leeyihiin arji sida kan ku lifaaqan warqadan xogta. Buuxi arji maxkamadeedka ama kan ku lifaaqan, kadib gee maxkamada degmadaada. Horay usoo qaado wax cadaynaya inaad dagantahay, sida heshiiskii kirada, shatiga wadida gaariga, ama boonokii aad ku bixisay kharashka adeega guriga. Waydiiso inaad la kulantid xaakim sida ugu dhakhsaha badan. Hadii uu dakhligaagu hooseeyo, waydiiso arjiga danyarta ee inaad awoodin inaad bixiso si aan lagu waydiinin khadmada xaraynta kiiska. Arjigayada maxkamadaa haysa ama halkan riix ([click here](#)) si aad arigaaga u samaysato.

Ama garaac <https://www.lawhelpmn.org/forms>.



→ Riix Court Fee Waiver (IFP)

Horay usoo qaado cadaynta dakhligaaga, sida jeegaaga dabadiisa, ama cadaynta caawinaada dowlada.

Milkiilahu waxaa laga yaabaa inuu yiraahdo adigaa guriga dayacay. Haday alaab kaa taalo guriga, aadana u sheegin milkiilaha waan baxayaa, ma'aadan dayicin guriga. Waa inuu milkiilahu dacwad maxkamadeed uu kugu saaro xareeyaa inta uusan alaabtaada saarin ama uusan qulfulka badalin.

Waxaad waydiisan kartaa maxkamada inay amarto in boolisku ku caawiyo si aad dhakhso ugu laabato gurigaa. Waxaa kale oo aad maxkamada waydiisan kartaa inay kuu qabato balan maxkamadeed oo ay ku ko'aamiso in milkiilahu magdhow lacageed ku siiyo dhibaataadii kaa soo gaartay inuu gurigaaga kaa xirtay. Maxkamadu waxay kuu saxiixi kartaa amar aad ula tagtid booliska. Boolisku waa kugu celin karaa guriga, hadii xataa ay noqoto inay jabiyaan albaabka.

Magdhowgaagu waa lacagtii kaa khasaartay ama kharashkii aad gashay guriga lagaa xirtay awgiis. U sheeg maxkamada wixii dhaawac hantiyeed ku soo gaaray, shaqo kaa baaqatay, balamo kaa baaqday, kharash jiif, gas, ama cunto, ama kharashyo kale. Ilaali boonada oo maxkamada horay ugu soo qaado.

Waxaa kale oo aad heli kartaa sadex jibaar khasaarihii ku soo gaaray, ama \$500, midkii badan, iyo waliba khidmadii qareenka **hadii**:

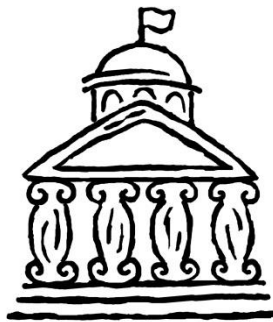
- Milkiilahu kaa gooyo korontada, biyaha, kulayliyaha, ama gaaska oo aad u sheegtay milkiilaha laakin milkiilahu uuna isku dayin inuu kuu soo celiyo wakhti macquul ah gudahiis.

IYO

- Milkiilahu uu sixun u dhaqmay. Sixun u dhaqnan macnaheedu waa been sheegid, khayaano, ama adigoo og inuu khalad yahay hadana aad ku dhiirato.

Hadii aad ku guulaysato lacag magdhow ah, waydiiso maxkamada inaad ka jarto lacgtaas ta kirada ee bisha. Koobi kareebo amarka maxkamada. Haduu milkiilahu dacwad maxkamadeed oo uu guriga kaaga saarayo inaad bixinin kirada awgeed, tus xaakimka amarkii kiiska xiritaanka guriga.

Hadii aadan maxkamad aadin si aad guriga ugu noqotid, waad ku qaadi kartaa milkiilaha dacwad maxkamadeed mar dambe. Hubso inaad uruurisid wixii cadaymo ah iyo inaad uruurisid wixii makhraati ah. Waxaa wanaagsan inaad durba tallaabo qaadid. Xasuusnow hadii milkiilahu lacag kugu leeyahay, wacwo ayuu kugu qaadi karaan in lagaa qaado lacagtay kugu leehiisin hadaad go'aansato inaad dacwo xarayso. Fiiri marqada [Conciliation Court](#).



Warqadaha xogtu waa xog sharci ee ma'aha talo qareen. Arag qareen haddii aad talo rabto. Ha isticmaalin warqadan xogta haddii ay ka weyntahay 1 sano. Nasoo waydii xog wixii cusub, warqado xogta, ama xog sikale u dhigan.

© 2019 Minnesota Legal Services Coalition. Dukumintigaan waa la badan karaa, loona isticmaali kara wixii aan ahayn ganacsi sida arimo shaqsi iyo waxbarasho kaliya. Xuquuqda qoraalkan waa la illaliyay. Waa in ogaysiiskani ku qornaadaa koobi kasta oo laga saaro. In loo koobiyeeyo, ama loo isticmaalo arimo ganacsi waa mamnuuc.

COUNTY OF _____

Plaintiff (Tenant)

LOCK-OUT PETITION

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 have not abandoned my home. I was last there on _____ At that time, my personal property was still there.

6. The landlord has forced me out of my home by doing the following:

7. The landlord did not go to eviction court for a writ (Minn. Stat. 504B.345) or have the sheriff act on the writ (Minn. Stat. 504B.365).

8. I am entitled to triple damages or \$500, whichever is more, plus attorney's fees (Minn. Stat. 504B.231, 504B.221) because:

The landlord shut off my electricity, water, heat, or gas. I told him/her about it, but s/he did not try to restore service within a reasonable time.

and/or

The landlord has shown bad faith by:

9. My monthly income is \$ _____ I can't afford to post money as security in this case.

10. I respectfully ask the court for an order:

- A. To restore me to my home.
- B. To have the sheriff serve the court's order on the landlord.
- C. To have the sheriff to restore me to my home immediately, with or without the cooperation of my landlord.
- D. Set a hearing under Minn. Stat. 504B.375 to hear my claims for possession.
- E. Set a hearing under Minn. Stat. 504B.225 and .231 to hear my claims for damages, costs, and attorney's fees.
- F. Award me costs if I win.
- G. Allow me to deduct any money judgment against the landlord from my rent.
- H. Rule that I do not have to pay security.

I certify that, to the best of my knowledge:

- This document is not being filed for an improper reason, such as harassment or delay; and
- My claims are supported by the law; and
- There is evidence for my claims and/or my denials.

I know that I may be fined or sanctioned by the court if this certification is false.

Date: _____

Subscribed and sworn to before me

this _____ day of _____ 20 _____

Notary Public