

# **COV NEEG XAUB TSEV COV CAI LAWV MUAJ HAUV LUB XEEV MINNESOTA**



**Fourteenth Edition Revised  
2020**

Phau ntawv no pab cov tib neeg es xaub ib qhov chaw rau lawv nyob kom lawv nkag siab txog cov cai lawv muaj. Nws tsis yog ib phau ntawv taw qhia xwb thiab nws tsis yog siv los mus teb tag nrho cov lus nug. Cov kev cai lij choj tau hais nyob hauv phau ntawv no kuj yuav hloov tas mus li, nco ntsoov rov mus saib txog cov cai es tau hloov. Phau ntawv no tsuas yog muab cov cai thuaj pais es dav dav, es tej zaum cov cai kuj yuav raug los yog tsis raug rau koj qhov xwm txheej.

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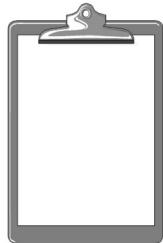
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## Tshooj 1: Ua Ntej Xauj Ib Lub Tsev Apartment



### Tshawb Xyuas

Thaum koj tab tom nrhiav ib lub tsev apartment xauj, nug kom pub koj nkag mus saib lub apartment es koj yuav mus nyog. Tsis txhab cia kom tus tsev tsev cia koj mus saib ib lub es “zoo li ntawd xwb.” Ua twb zoo tshawb xyuas lub apartment kom zoo zoo. Tshuaj ntsuam xyuas seb puas pom kev puas tsuaj thiab lwm yam teeb meem. Tshev xyuas cov kav dej, cov teeb, cov qhov cub, tub yees, cua kub, thiab cov pob fai fab, cov ntsuas phoo, thiab cov qhov rais. Qhib cov kais dej, yaug cov dej hauv lub viv, qhib cov qhov rais, thiab taws cov teeb. Nws yog ib lub tswv yim zoo es koj muab sau cia, yog koj xav hais tias qhov ntawd yuav raug rau koj. Saib nram qab ntawm phau ntawv no txog cov es yuav tau kho thiab nco ntsoov cov es koj pom. Nrog cov neeg es xauj tsev es nyob hauv lub tsev xaub es xub nyob ua ntej hauv thiab lwm tus neeg es tseem nyob hauv lub tsev building ntawd. Nug seb lawv puas muaj tej kev tsis txaus siab txog lub tsev xauj los yog cov neeg tswj lub tsev xaub.

### Xyuas Seb Puas Muaj Tej Qho Kho Dua es Txhaum Cai

Yog hais tias koj nyiam ib lub tsev apartment, mus saib qhov keeb kwm seb puas tau muaj tej yam es kev txhaum cai rau lub xeev cov cai los yog ua tsis raws cov cai ntawm cov vaj tsev xauj ntawm lub chaw nyob ntawd. Koj yeej ua tau li no es yog hu mus rau lub zos, lub tuam tsev saib xyuas kev noj qab haus huv los yog tshawb saib hauv internet. Xyuas seb puas muaj tej yam koj kuj yuav tsum paub txog lub tsev apartment ntawd. Yog tias koj xav tias tej zaum yuav muaj teeb meem dabtsi txog lub tsev apartment ntawd thaum koj tshuaj ntsuam xyuas, nws yog ib qho tseem ceeb yuav tau ua li no. Cov chaw sab saum no yeej qhia tau rau koj seb puas muag ib qho tsis zoo ntawm cov tsev apartment no zaum tas los no es lawv tau mus tshuaj ntsuam saib, thiab twb ho tau kho lis cas txog tej tsis zoo no lawm.

Tsev apartment mas yog ib qho es yog neeg xauj tsev nyob heev tshaj plaws. Cov tsev kheej, tsev mobile home, cov tsev muaj ob yig nyob (duplexes) thiab cov tsev condominiums kuj yog ib co tsev xauj nyob. Txawm tias lo lus “tsev apartment” muab siv thoob plaws hauv phau ntawv no, feem ntau cov ntaub ntawv no yeej raug tag nrho rau cov tsev es koj yuav xauj nyob.

**Tej zaum nws kuj yuav muaj teeb meem nrog rau lub tsev apartment txawm tias yeej tsis tau muaj kev tshuaj ntsuam xyuas.** Ntau lub nroog me me thiab tsev xauj es nyob sab nraum ntug zos mas tsis muaj lub tuam tsev tshuaj ntsuam xyuas los yog muaj keeb kwm txog lub tsev.

Cov tswv tsev yuav tsum tau qhia kom koj paub txog tej yam puas tsuaj loj thiab cov es thaum soj ntsuam tag es yuav tsum tau kho yog tias twb yeej raug nplua thaum tuaj tshuaj ntsuam. Puas tsuaj loj txhais tau hais tias tus tswv tsev yeej raug hais kom yuav tsum tau kho, tab sis twb dhau caij nyog tau teev tseg lawm los yog qhov kho no twb tsis tau kho li. Tus tswv tsev yuav tsum tau muab daim ntawv es puas loj es yuav tsum tau kho no rau koj **ua ntej** koj kos daim ntawv xauj tsev los yog them qhov nqi xauj los yog them qhov nqi tab (security deposit). Tus tswv tsev yuav

tsum tau muab daim ntawv es puas loj es yuav tsum tau kho no rau tus neeg xauj tsev tshiab no nyob yog tias

1. Raug nplua nyiaj (citation) rau qhov teeb meem es muaj kev phom sij rau kev noj qab haus huv los yog kev nyab xeeb ntawm cov neeg xauj tsev
2. Daim ntawv es muaj tej qhov puas tsuaj loj tias yuav tsum tau kho thiab daim ntawv qhia tseeb tias lub tsev ob peb tshooj no los yog tsev apartment yeej tsis "zoo rau tib neeg nyob ("unfit for human habitation)."

Tus tswv xauj lub tsev rau koj nyob yuav tsum tau muab daim ntawv ceeb toom es teev kom muaj tag nrho cov khoom es lawv tuaj tshuaj ntsuam txog tej yam es tsis muaj kev phom sij rau kev noj qab haus huv los yog kev nyab xeeb ntawm cov neeg xauj tsev nyob, **tab sis yeej raug nplua poob nyiaj lawm (citation)**. Daim ntawv ceeb toom no yuav tsum muab lo rau ib qho chaw kom yooj yim rau neeg pom.

### **Teev Cov Khoom Es Puas Tsuaj**

Yog hais tias koj tseem xav xauj lub tsev apartment tom qab tshuaj ntsuam tag, koj kuj yuav tsum tau teev cov khoom puas tsuaj ntawd. Yog hais tias koj teev cov khoom puas ntawd thaum koj mus tshuaj ntsuam, hais kom tus tswv tsev koj npe rau daim ntawv. Yog hais tias koj tsis tau teev daim ntawv ces, teev tam sim no thiab kom tus tswv tsev kos npe. **Ceev ib daim qauv** kom koj muaj ceev cia. Daim ntawv teev muaj cov khoom puas tsuaj no yuav pab koj rau yav tom ntej no yog tias koj yuav kom lawv tuaj kho los yog qhia qhov puas ntsuaj ntawm lub tsev apartment yeej tsis yog tim koj. Muaj ib daim qauv piv txwv teev tseg nyob rau nram qab ntawm phau ntawv no.

### **Xyuas Kom Paub Koj Qhov Nqi Xauj Tsev Yog Raug Li Cas**

Ua ntej koj yuav xauj ib lub tsev apartment nyob, tshawb kom koj paub tias koj yuav tau them tus nqi li cas nyob ntawd. Dhau ntawm lub nqi tsev lawm, koj kuj yuav tau them nqi cua kub, dej, fai fab, los yog lwm yam. Koj kuj nug kom paub tias cov nqi fai fab tag nrho yog tus nqis li cas es yog nrog tus neeg xub nyob hauv lub tsev apartment ko tham. Tej zaum kuj yuav muaj nqi khib nyiab thiab lwm yam nuj nqis.



Yog hais tias lub tsev apartment yuav lub pob meter ntsuas (nkev, dej, fai fab, lwm yam) es ntsuas ntau tshaj li ib chav tsev apartment qhov no hu tias sib koom siv fai fab. Yog muaj li, daim nqi them rau cov no hu ua utility bill mas **yuav tsum** muaj tus tswv tsev ntawm lub tsev xauj lub npe. Qhov ua li no mas tsuas yog tib daim nqi fai fab nkaus xwb. Nyog ntawm seb lub tuam tsev saib cov fai fab es xa fai fab tuaj, daim nqi them tej zaum kuj yuav ua tus neeg xauj tsev lub npe yog tias kev siv fai fab sab nraum lub tsev apartment siv me me xwb (piv txiv, muaj ib lub teeb taw nraum lub hallway xwb).

Yog hais tias muaj lub pob ntsuas fai fab es sib koom ces tus tswv tsev yuav muaj cov nqi no faib rau cov neeg xauj tsev them es yog lawv sib koom siv lub pob ntsuas fai fab no. Qhov es tus tswv tsev faib cov nqi fai fab no es faib li cas thiab faib heev npaum cas es koj yuav tau them mas **yuav**

tsum tau muab sau rau hauv daim ntawv xaub tsev. Tus tswv tsev yuav tsum tau luam ib daim qauv txog ntawm cov nqi fai fab es muaj 2 xyoos dhau los lawm. Yog hais tias tus tswv tshiab no yuav lub tsev apartment no luv tshaj li 2 lub xyoos dhau los, koj tsuas tau daim qauv qhia txog cov nuj nqis fai fab rau lub sij hawm thaum tus tswv tsev tshiab los yuav lub tsev xwb.

## **Kom Paub Tseeb Tias Lub Tsev Apartment Koj Xauj Tsis Raug Kaw (Forclosure)**

Ua ntej koj kos daim ntawv xauj tsev, tus tswv tsev yuav tsum tau qhia rau koj paub seb tsev no puas yuav raug kaw (foreclosure). Yog hais tias tus tswv tsev tsis pub koj paub tias lub tsev no tab tom yuav raug kaw, koj yeej mus tau hauv tsev hais plaub es nug kom tau \$500 kev txhaum rau pej xeem (civil penalties) los ntawm tus tswv tsev. Yog hais tias lub tsev yuav raug kaw, koj yeej muaj txoj cai nyob hauv lub tsev txawm tias lub sij hawm koj xaub mus dhau lub sij hawm es lub tsev raug kaw lawm. Muaj ib qho es yuav tau zam rau: Yog hais tias tus tsev tsiab yuav los nyob hauv. Yog muaj li no, koj yuav tsum tau txais daim ntawv ceeb toom tias koj yuav tsum tau tawm 90 hnub ua ntej. Saib kom meej kom koj muaj txhua yam ntaub ntawv koj xav tau ua ntej koj kos npe rau daim ntawv xaub tsev.

## **Tus Nqi Them Rau Daim Ntawv Thov Xaub Tsev**

Tej zauj koj kuj yuav tau them tus nqi rau daim ntawv thov xaub tsev (kuj hu tias nqi kuaj tus neeg xauj tsev qhov keeb kwm). Kov nqi nov yuav them rau qhov es mus nug cov neeg es paub koj, tshuaj ntsuam xyuas koj cov qhab nes credit, thiab koj qhov keeb kwm yav tag los. Tus tswv tsev yuav tsum tau kuaj ib tug neeg ib zaug twg thiab tsuas kom them ib tug nqis ntawm ib daim ntawv thov xwb. Piv txwv, tus tswv tsev kev tsis tau ntau qhov nqi ib zaug twg los ntawm ntau daim ntawv sau thov xaub tsev nyob.

Nug tus tswv tsev swb qhov nyiaj ntawd ne yuav ua li cas rau yog tias koj tsis xaub lub tsev nyob. Nug kom paub seb koj yuav tau rov qab los lawm. Qhov nqi es koj thim tsis tau ces yog cov nyiaj es koj yuav **tsis tau** txais rov qab lawm. Nws yuav tsum yog “tsis ntau tsis ntsawg.” Tus tswv tsev yuav tsum tau muaj koj cov nyiaj rov qab yog tias lawv yeej tsis tau muab siv mus kuaj koj qhov keeb kwm yav tag los. **Kom muaj ib daim ntawv them nyiaj** rau koj thaum koj them tus nqi rau daim ntawv sau thov kom pub koj xauj tsev.

Ua ntej kom koj them tus nqi rau daim ntawv sau thov kom pub koj xauj tsev, tus tswv tsev yuav tsum tau qhia koj

- 1) yam dabtsi thiaj li yuav ua rau koj tsis tsim nyog yog ib tug neeg xauj tsev nyob thiab
- 2) lub npe, chaw nyob, thiab tus xov tooj ntawm lub chaw es yuav kuaj cov neeg xauj tsev nyob es lawv yuav siv los tshawv nrhiav koj qhov keeb kwm.

Nco ntsoov tias koj yuav tsum sau qhov kom tseeb thiab ncaj ncees rau hauv koj daim ntawv thov xaub tsev nyob. Yog hais tias koj dab los yog tsis sau ib cov ntaub ntawv qhia, tus tswv tsev muaj peev xwm foob tau koj thiab koj yuav poob nyiaj rau nws.

## Nyiaj Cas Tseg Ua Ntej Xaub Tsev

Tej tug tswv tsev hais kom koj cas nyiaj ua ntej yog tias koj xav xauj ib chav ntawm lub tsev apartment. Qhov no hu hais cas nyiaj tuav tseg “deposit-to-hold” os yog cas nyiaj ua ntej. Nws txawv qhov cas nyiaj thaum xauj tsev (security deposit) vim tias koj them thaum lub sij hawm koj sau daim ntawv thov xaub tsev. Qhov no mas them **ua ntej** tus tswv tsev kuaj koj qhov keeb kwm thiab pom zoo xauj lub tsev apartment rau koj. **Qhov no tsis yog tus nqi ntawm daim ntawv sau thov tsev xauj nyob.**

Tus tswv tsev tsub tsis tau tus nqi cas nyiaj ua ntej yam tsis tau sau ib daim ntawv pom zoo. Daim ntawv pom zoo no tej zaum kuj yog ib qho nyob rau ntawm daim ntawv sau thov thiab. Nyeem txhua txhua yam kom zoo ua ntej yuav kos npe. Daim ntawv pom zoo no yuav muaj cov cai qhia txog qhov koj yuav tau qhov nyiaj rov qab los tsis tau. Yog hais tias tus tswv tsev tsis xauj lub tsev rau koj, lawv **yuav tsum** tau thim koj qhov nyiaj cas nyiaj ua ntej ntawd rov qab rau koj. Yog hais tias tus tswv tsev xauj lub tsev rau koj, ces qhov nyiaj cas nyiaj ua ntej yuav tsum muab xam rau qhov nqi tsev los yog xam rau qhov nqi cas thaum xauj tsev. Tabsis, yog tus tswv tsev pub koj xauj lub tsev tabsis koj ho tsis kam xauj lawm, tus tswv tsev muaj cai kaws koj qhov nyiaj cas nyiaj ua ntej. Txhua yam nyob ntawm seb qhov pom zoo sau cia hauv daim ntawv yog sau li cas. **Nyeem daim ntawv pom zoo koj meej ua ntej koj kos npe.**



## Nyiaj Cas Tsev (Security Deposit)

Yuav tsum nug seb koj puas yuav tsum tau them nyiaj cas tsev (security deposit). Yog tias koj tau them, nug kom paub seb yuav them npaum li cas thiab cov nyiaj no yog them rau dabtsi. Thaum koj them, kom sau **daim ntawv them nqi rau koj**. Nco ntsoov tias daim ntawv them nqi no yuav tsum sau koj meej tias “nyiaj tab nqi rau tsev puas tsuaj” (demage deposit) los yog nyiaj cas tsev “security deposit.”

## Qhia Qhov Paub Tus Tswv Tsev

Nws yog ib qho tseem ceeb heev kom koj paub tias tus twg yog tus tswj saib lub tsev xauj thiab tus twg yog tus tswv ntawm lub tsev xauj. Koj yuav tsum paub tias yuav tiv tauj kom tau tus tswj saib lub tsev xauj thiab tus tswv ntawm lub tsev xauj li cas.

Tus tswv tsev ntawm lub tsev building lub npe thiab chaw nyob mas yuav tsum muab lo rau ib qho chaw kom cov neeg xauj tsem pom. Nug kom taw qhia rau koj tias qhov ntawd nyob twg.

## Kev Ntxub Ntxaug

Tus tswv xaub tsev txwv tsis pub kom nws tsis kam xaub tsev rau kom vim

- koj hais neeg
- xim nqaij
- kev ntseeg
- kev cai dab qhuas
- tuaj tebchaws twg tuaj
- poj niam los yog txiv neej
- muaj txij nkawm los tsis muaj
- nyiam poj niam los nyiam txiv neej
- xiam oos qhab
- hnub nyog (hauv nroog St. Paul nkaus xwb)
- qhov es koj muaj menuam (muaj tej qho zam pub rau)
- Qhov es koj tau nyiaj pab los ntawm tsoom fwv los yog pab them nqi tsev.

Nws yog ib qho txhaum cai ntxub ntxaug rau ib tug tswv xauj tsev es tsis kam neeg xauj tsev, txiav cov kev pab, nce nqi tsev, los yog ncaws tawm tsev vim yog muaj tej qho zoo li nov.

Yog hais tias koj muaj ib qho xia oos qhab es muaj kev cuam tshuam txog nrhiav vaj tsev, koj kuj yuav muaj cai kom tau kev pab kho kom haum koj xws li “reasonable accommodation.” Reasonable accommodations yog kev kho thiab hloov kom koj thiaj li tawm mus los tau, ceev tau lub tsev nyob los yog siv tau lub tsev koj xaub. Tej co kev kho kom haum koj kuj yog

- Nug kom muab sij hawm kom ntau zog rau koj kom thiaj li zam dhau kom raug ncaws tawm thiab pab kom koj ua tau raws cov cai ntawm daim ntawv xaub tsev. Piv txwv, muaj neeg pab nws tu vaj tu tsev, muaj ib tug neeg social worker pab daws tej kev sib ceg nrog tus tswv tsev los yog nrog lwm tus neeg xaub tsev, los yog muaj kev pab rau kev kho mob kom muaj neeg pab teem tshuaj rau nws noj kom pab kom nws thiaj li ua tau raws txoj cai ntawm daim ntawv xaub tsev.
- Nug kom tso cai rau koj muaj ib tug aub pab ua lub qhov muag rau koj los yog ib tug tsiaj koj xav tau pab koj hauv tsev vim yog koj muaj qhov kev xiam oos qhab. Koj kuj yuav tsum tau muaj daim ntawv tso cai pom zoo los ntawm tus tus kho mob los yog lwm tus kws tshwj xeeb es paub txog koj qhov kev xiam oos qhab. Qhov no tej zaum kuj yuav muaj kev pom zoo rau koj tawm tias yeej tsis pub kom muaj “tsiaj nyeg.” Yog koj muaj pov thawj tias koj yeej raug kev ntxub ntxaug, koj kuj yuav tau nyiaj, tsev nyob thiab lwm qhov kev pab.
- Tseg ib qho chaw nres tsheb rau koj kom ze ntawm lub tsev apartment qhov rooj yog tias koj muaj teeb meem taug kev. Koj yeej nug tau kom muaj ib qhov chaw rau koj nres tsheb txawm lub chaw nres tsheb ntawd yog rau leej twg xub nres, ces leej twg qhov chaw xwb, thiab nws yeej muaj lwm cov chaw es muaj cov paib rau cov neeg xiam oos qhab nres lawm.

Yog koj muaj pov thawj tias koj yeej raug kev ntxub ntxaug, koj kuj yuav tau nyiaj, tsev nyob thiab lwm qhov kev pab.

Yog koj xav tias koj raug kev ntxub ntxaug los ntawm tus tswv tsev, tuj tauj ib tug kws lij choj. Nov yog ib co chaw ua hauj lwm es tej zaum pab tau koj

- Housing Discrimination Law Project of Legal Aid (612-334-5970)

- Housing Equality Law Project of Southern Minnesota Regional Legal Services (651-222-4731)
- US Department of Housing and Urban Development (HUD) Housing Discrimination Hotline (800-669-9777, TTY: 800-927-9275)
- Minnesota Department of Human Rights  
(800-657-3704, TTY: 612-296-1283)



### **Kuaj Kom Paub Txog Tus Neeg Xaub Tsev Keeb Kwm**

Cov tswv tsev ib txwm siv cov tuam txhab es kuaj cov neeg xaub tsev cov keeb kwm kom paub txog lawv ua ntej xauj tsev rau lawv. Cov tuam txhab es kuaj cov neeg xaub tsev yuav qhia tau rau tus tswv tsev com cov neeg xauj tsev qhov keeb kwm xauj tsev yav tag los, nraug ncaws tawm raws txoj cai li choj (unlawful detainers (evictions), cov nqhab nes credit muaj yav tag los, thiab keeb kwm kev ua txhaum cai. Cov cai lij choj hauv lub xeev thiab hauv lub teb chaws tswj cov tuam txhab no. **Koj kuj muaj txoj cai foob cov tuam txhab es kuaj cov neeg xaub tsev cov keeb kwm no yog tias lawv tsis ua raws txoj cai.** Tiv tau ib tug kws lij choj los yog koj lub zos cov tshev pab neeg hais plaub hauv koj lub zos yog hais tias koj muaj teeb meem nrog rau cov tuam txhab es kuaj cov neeg xaub tsev cov keeb kwm.

### **Daim Ntawv Qhia Tom Qab Paub Txog Tus Neeg Xaub Tsev Li Keeb Kwm**

Koj muaj cai kom tau txais ib daim qauv txog koj qhov keeb kwm xauj tsev. Lub tuam txhab es kuaj cov neeg xaub tsev cov keeb kwm yuav tsum tau xa ib daim qauv txog koj qhov keeb kwm xauj tsev thaum koj nug kom tau ib daim. Lub tuam txhab es kuaj cov neeg xaub tsev cov keeb kwm kuj yuav kom koj them tus nqi es luam ib daim qauv rau koj, tab sis tus nqi lawv yuav tsub rau koj tsis pub tshaj \$9. **Yog hais tias tsis pub koj xauj tsev nyob 30 hnub dhau los no vim yog cov ntaub ntawv hauv daim ntawv kuaj qhia no, ces daim qauv no yuav luam dawb pub rau koj xwb.**

Nws yog ib lub tswv yim zoo es kom koj pom cov ntawv lub tuam txhab es kuaj cov neeg xaub tsev cov keeb kwm sau txog koj. Yog cov ntawv sau no hais tsis zoo txog koj, yuav yog ib qho nyuaj rau koj nrhiav kom tau cov tswv tsev es kam xauj tsev rau koj nyob.

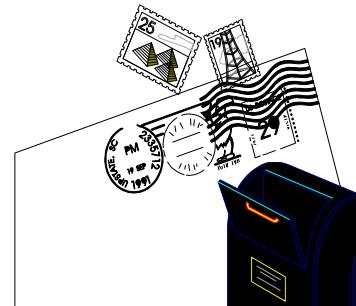
Daim ntawv qhia txog koj qhov keeb kwm xauj tsev mas yuav tsum koj thwj. Tej zaum lawv kuj muaj ib cov ntaub ntawv txog tus neeg xauj tsev es tsis thwj. Qhov no tshwm sim ntaw vim muaj ntaw yam. Ib qho es yuam kev heev tshaj plaws mas yeeb vim yog cov neeg xauj tsev kuj muaj cov npe muaj ntsis zoo ib yam (piv txwv, George Jones). Yog muaj li no, cov ntaub ntawv keeb kwm es muaj txog lwm tus neeg es muaj lub npe sib xws li koj lub kuj yuav tshwm rau hauv koj daim ntawv kuaj qhia koj qhov keeb kwm. Ib daim ntawv qhia kuj yuav yuam kev tau thiab vim yog nws tau txais cov ntaub ntawv qhia txog koj los ntawm ib lub chaw es tsis tseem ceeb. Daim ntawv qhia txog qhov keeb kwm ntawm tus neeg xauj tsev mas yuav tsum muaj hnub yug thiab

Iub npe thiab lub xeem ntawm tus neeg xauj tsev. Qhov no yuav pab txo kom tsis txhob muaj qhov yuam kev ntau ntau.

Koj yeej muaj txoj cai tawm tsam txhua qhov ntaub ntawv qhia txoj koj hauv koj daim ntawv kuaj qhov li keeb kwm. Yog koj xav tias daim ntawv kuaj qhov li keeb kwm muaj tej yam es tsis thwj lawm, lub tuam tsev kuaj koj qhov keeb kwm yuav tsum tau soj ntsuam txog cov es koj tau hais tias tsis thwj lawm. Yog qhov lawv tshawv nrhiav pom tau tias cov ntaub ntawv lawv hais txog koj tsis thwj lawm, los yog tias cov ntaub ntawv lawv sau tuaj yeej nrhiav tsis tau pov thawj, ces lub tuam txhab kuaj koj qhov keeb kwm yuav tsum kho kom thwj los yog muab lww. Koj kuj muaj cai piav txog qhov es lawv qhia tawm hauv daim ntawv qhia thiab vim li cas koj thiaj li tsis pom zoo txog cov ntaub ntawv qhia tawm.

## **Yuav Ua Cas Yog Tias Tsis Kam Kuv Xauj Tsev Vim Yog Kuv Daim Ntawv Qhia Kom Paub T Xoj Tus Neeg Xauj Tsev Li Keeb Kwm?**

Yog hais tias tus tsev tsev kom koj them qho nqi ua daim ntawv thov xauj tsev nyob, lawv yuav tsum tau muab lub npe, chaw nyob thiab xov tooj ntawm lub tuam txhab lawv siv loj kuaj nws qhov keeb kwm. Yog tias tsis kam xauj tsev rau koj vim yog daim ntawv qhia txog koj qhov keeb kwm, koj yuav tsum tau xyuas seb lawv sau li cas txog koj daim ntawv qhia txog koj li keeb kwm.



- Mus kiag ntawm los yog sau ntawm mus rau lub tuam txhab kuaj koj qhov keeb kwm thiab nug kom lawv xa ib daim qauv tuaj rau koj. Nco ntsoov, yog hais tias koj nug daim ntawv li 30 hnub tom qab tsis pub koj xauj tsev, ces luam daim qauv no pub dawb rau koj xwb.
- Koj yuav tsum tau muab koj daim duab qhia txoj koj tus kheej rau lawv thaum koj xav kom lawv luam daim qauv ntawm daim ntawv qhia txog koj qhov keeb kwm. Yog tias koj xa ntawv hauv pais xab nis mus, nco ntsoov luam koj ntawv duab ID los yog koj daim ntawv tsab tsheb (license) nrog daim ntawv.
- Lub tuam tsev kuaj keeb kwm yuav tsum tau lig qhov hauj lwm no sai li sai tau thaum koj hais kom luam ib daim qauv qhia txog koj qhov keeb kwm rau koj. Qhov no txhais tau hais tias yog kom mus tswm plaws nram lawv lub chaw ua hauj lwm thaum lub sij hawm lawv tseem ua hauj lwm, ces lub tuam txhab kuaj keeb kwm yuav tsum luam kom tau daim qauv rau koj thaum lub sij hawm ntawd.

Yog hais tias koj xav tau daim ntawv es kom lawv xa hauv pais xab nis tuaj, ces lub tuam txhab kuaj keeb kwm yuav tsum tau xa daim ntawv no tuaj rau koj li ntawm **5 hnub ntawm cov hnub es neeg ua hauj lwm**.

Koj kuj nug tau kom lawv qhia koj qhov keeb keem hauv xov tooj los yog “phone disclosure.” Qhov no txhais tias lawv yuav nyeej koj daim ntawv qhia koj qhov keeb kwm rau koj hauv lub xov tooj. Yog yuav kom nug kom muaj kev qhia hauv xov tooj, xa ib daim ntawv mus nug, nrog rau koj daim duab ID. Koj daim ntawv sau mus mas yuav tsum teev kom muaj seb hnub twg yog hnub es hu koj, thiab qhia tias koj xav kom lawv nyeem koj daim ntawv hnub ntawd. Yog koj xav kom qhia koj rau hauv lub xov tooj, ces lub tuam txhab kuaj koj cov keeb kwm yuav tsum tau nyeem koj daim ntawv qhia txog koj qhov keeb kwm rau koj hauv lub xov tooj rau hnub es koj tau teem lawv. Nco ntsoov tias, qhia kom koj paub hauv lub xov tooj tsis muaj txoj cai tiv thaiv kom koj tau ib daim qaub pub dawb rau koj. Koj yuav tsum kom tau muaj ib daim qauv ntawm koj daim ntawv qhia txog koj li keeb kwm.

- Nyeem daim ntawv qhia txog koj qhov keeb kwm xauj tsev koj zoo zoo. Saib seb puas muaj tej yam nyob hauv es tsis raug lawm. Daim ntawv qhia no yuav tsum muaj tag nrho cov ntaub ntawv qhia es lub tuam txhab nrhiav tau txog koj es muab ceev cia, nrog rau qhia tias lawv muab cov keeb kwm no qhov twg los.
- Yog hais diam ntawv muaj ib co ntaub qhia qhia koj keeb kwm es tsis yog koj li, nug koj lub tuam txhab kuaj neeg xaug tsev li keeb kwm kom lawv tshuaj ntsuam xyuas. Qhov zoo tshaj yog sau ntawv mus hais lawv. Luam ib daim ntawv ntawm daim ntawv no khaws cia rau koj.
- Lub tuam txhab kuaj neeg xaug tsev li keeb kwm yuav tsum tau tshuaj ntsuam xyuas cov ntaub ntawv qhia es koj hais tias tsis yog lawm. Qhov kev soj ntsuam no yuav tsum tau qhia tias cov ntaub ntawv qhia rau koj yeej tsis yog lawm los yog tsis muaj pov thawj tias yog koj li. Yog hais tias qhov no tshwm sim, lub tuam txhab kuaj neeg xaug tsev li keeb kwm yuav tsum tau lww cov ntaub ntawv keeb kwm es nyob hauv daim ntawv no.
- Nug koj lub tuam txhab kuaj neeg xaug tsev li keeb kwm xa ib daim ntawv ceeb toom mus qhia rau txhua txhua tus neeg es tau txais koj ib daim ntawv qhia txog koj li keeb kwm li 6 lub hlis dhau los no. Daim ntawv ceeb toom no mas yuav tsum tau qhia rau txhua txhua tus tias cov ntaub ntawv qhia txog koj li keeb kwm mas tsis muaj tseeb thiab cov keeb kwm ntawd twb muab lww tawm tag lawm. Lub tuam txhab kuaj neeg xaug tsev li keeb kwm yuav tsis xa daim ntawv ceeb toom no mus rau lawv yog tias koj tsis hais kom lawv xa mus. Nws yog ib qho tseem ceeb es koj yuav tsum tau hais kom lawv ua li no.
- Koj yeej muaj txoj cai es qhia “piav koj cov lus” (your side of the story) rau tag nrho cov keeb kwm nyob hauv daim ntawv qhia es yuav tshem tsis tau hauv daim ntawv qhia. Nws yog ib lub tswv yim zoo es koj yuav tau piav tias vim li cas ho muaj cov keeb kwm tsis zoo txog koj qhov xauj tsev yav dhau los nyob hauv daim ntawv kuaj pom.



**Daim ntawv koj sau mus piav kom muaj kev nkag siab mas yuav tsum yog 100 lo los yog tsawg dua.** Lub tuam txhab kuaj neeg xauj tsev li keeb kwm yuav tsum tau muab koj daim ntawv tso ntxiv rau daim ntawv qhia txog koj li keeb kwm thaum muaj kev kuaj xauj tsev rau koj nyob yav tom ntej no.

## **Piv txwv**

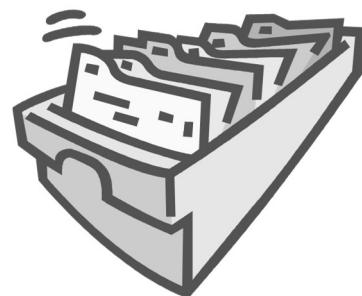
Koj tus tswv tsev sim yuav muab koj ncaws tawm xyoo tas los no vim koj tsis them nqi tsev xauj. Koj tsis them nqi tsev vim nws tsis kho tej qho puas es lub zos tau hais kom nws kho. Thaum mus sab laj nram tsev hais plaub, koj yeej lawm thiab koj tseem nyob tau hauv koj lub tsev apartment. Tabsis qhov es lawv sim muab koj ncaws tawm yeej nyob tau rau hauv daim ntawv qhia txog koj qhov keeb kwm. Yog tias koj piav kom meej rau hauv koj daim ntawv kuaj qhia txog koj li keeb kwm, tus tswv tsev yav tom ntej yuav paub tias koj tsis yog ib tug neeg xauj tsev es phem.

## **Qhia Txog Cov Rooj Plaub Es Raug Ncaws Tawm Tsev**

Yog hais rooj sab laj nram tsev hais plaub twb pib lawm, lub tuam txhab kuaj neeg xaug tsev li keeb kwm yuav tsum tau sau txhua yam es tshwm sim thaum sab laj nram tsev hais plaub. Lub tsev hais plaub qhia tawm txog kev txiav txim txog rooj plaub es ncaws tawm tsev (kuj hu ua **Rooj Plaub Qhia TxogKev Ncaws Tawv Tsev Siv Cai Lij Choj Eviction (Unlawful Detainer)** es yog siv qhov ua raws cai los raws cai (codes). Qhov ua raws cai los raws cai (codes) nov qhia seb tus neeg xauj tsev no raug ncaws tawm vim tsis them nqi xauj tsev, los yog ua tsis raws txoj cai ntawm daim ntawv xauj tsev, los yog lwm qhov teeb meem. Nws kuj yuav qhia seb tus neeg xauj tsev no yeej rooj plaub vim tsis kho lub tsev los yog muaj tej yam sib khom haum ntawm tus neeg xauj tsev thiab tus tswv tsev.

Rooj plaub es foob koj txog qhov ncaws tawm tsev, lub tuam tsev kuaj koj li keeb kwm yuav tsum tau muab qhov txiav txim ntawm rooj plaub no tso nrog daim ntawv qhia. Tab sis tsuas yog muab tau thaum lub sij hawm yeej muaj qhov kev txiav txim no tag thiab thaum nug kom muaj qhov kev kuaj tus neeg xauj tsev li keeb kwm. Vim yog li no, tej daim ntawv qhia keeb kwm thiaj li tsis muaj tag nrho cov keeb kwm. Yog hais qhov zoo li no tshwm sim rau koj, qhia rau tus tswv tsev thiab lub tuam tsev es kuaj neeg xauj tsev li keeb kwm txog qhov tau tshwm sim nram tsev hais plaub thaum mus sab laj, leej twg yeej, thiab vim li cas. Sau thiab xa ib daim ntawv piav kom meej mus rau lub tuam tsev kuaj keeb kwm rau neeg xauj tsev thiab hais kom lawv muab daim ntawv koj sau mus tso nrog rau daim ntawv qhia.

## **Lvv Cov Keeb Kwm Txog Kev Raug Ncaws Tawm Tsev Los Yog Txwv Tsis Pub Lwm Tus Pom Cov Keeb Kwm Tom Tsev Hais Plaub Txog Kev Raug Ncaws Tawm**



“Expungement” txhais tau tias muab cov kev txiav txim hauv tsev hais plaub zais cia es tsis pub rau neeg sab nraud tshawb nrhiav kom pom. Yog tias qhov koj raug ncaws tawm tsev tsis pub lwm tus pom (expunged), ces yog ib tug neeg twg tshawb nrhiav hauv tsev hais plaub cov ntaub ntawv ceev cia los yeej tsis muaj cov keeb kwm txog rooj plaub no li. Tsab caij li choj pub cov tsev hais plaub txwv kom lwm tus tsis pom cov rooj plaub es raug ncaws tawm tsev, tab sis tsuas yog tsawg rooj plaub thiaj li ua li no xwb. Yog hais tias koj cov plaub qub yav tag los phej ua rau koj xauj tsis tau

tsev nyob, koj kuj yuav sim thov seb lub tsev hais plaub puas kam kom tsis pub lwm tus pom koj li keem kwm (expungement). Tabsis mas koj tsuas muaj kev yeej yog tias koj yeej qhov kekv sib hais plaub txog kev ncaws tawm tsev los yog yeej muaj pov thawj tias tus tswv tsev foob ib rooj plaub rau koj es tsis raug cai.

Tsuas muaj qee zaus xwb es thaum qhov koj raug ncaws tawm tsev tsis pub lwm tus pom (expunged) pub rau koj. Yog yuav kom tau qhov koj raug ncaws tawm tsev tsis pub lwm tus pom (expungement), tus tsev tsev rooj plaub foob koj mas yuav tsum tsis muaj pov thawj txaus los yog tsis raws cai “sufficiently without basis in fact or law,” qhov tsis pub lwm tus pom (expungement) yuav tsum mas yuav tsum kom pom tseeb tias yeej poob raws li txoj cai “clearly in the interests of justice,” thiab yeej yog raws kev ncaj ncees “interests of justice” qhov no yuav tsum tseem ceeb tshaj li qhov es cov neeg sab nraud paub txog qhov keeb kwm no “the public’s interest in knowing the record.”

Ua li no los yog vim tias, yog tus tswv tsev coj ib rooj plaub ncaws tawm tsev tsis rau cai tuaj hais ces nws yuav tsis ncaj ncees cia qhov keeb kwm no nyob rau hauv koj cov ntaub ntawv.

Txhua rooj plaub mas sib txawv, tabsis ntawm no tej rooj plaub es tej zaum yuav tsis pub lwm tus pom (expunged), tsis txhab nub kom koj rooj plaub tsis pub lwm tus pom (expunged), yog tias koj

- koj yeej rooj plaub
- koj sib khom haum rooj plaub nrog rau ib qhov kev pom zoo, thiab tus tswv tsev pom zoo tias nws tsis muaj ib rooj plaub khov
- cia li muab koj ua tus swb vim rau qhov koj yeej tsis tau txais cov ntaub ntawv tuaj nram tsev hais plaub tuaj, thiab koj yeej muaj pov thawj khov tias tus tswv tsev tsis muaj ib rooj plaub khov los xub koj los yog
- Koj tus tswv tsev lub tsev twb poob rau qhov es raug kaw (foreclosure) thiab koj twb tau tawm ntawm lub tsev ntawd ua ntej koj yuav tsum tau tawm **los yog** koj yeej tsis tau txais tsab ntawv ceeb toom qhia tias koj yuav tsum tau tawm vim rau qhov lub tsev twb poob rau qhov es raug kaw (foreclosure)

Koj yuav tsum tau sau ntawv mus nug kom lub tsev hais plaub yuav tsum tau muab koj qhov keeb kwm lww los yog tsis pub kom leej twg paub (expunge). Koj kuj yuav tau mus nram lub tsev hais plaub mus piav kom meej tias vim li cas koj thiaj li tau qhov es muab koj qhov keeb kwm lww los yog tsis pub kom leej twg paub (expunge). Qhov ntawv koj sau tuaj thov no hu ua “motion.” Feem ntawv cov tsev hais plaub yeej muaj ib daim ntawv rau koj sau thaum koj xav muaj qhov “motion” es koj yeej siv tau. Nws yuav muaj ib qho nqi rau koj them thaum koj xav thov qhov motion los mus lww los yog tsis pub kom neeg pom koj cov keeb kim. Koj yeej nug tau tus neeg teb xov tooj hauv tsev hais plaub tias yog koj xav tau qhov motion los mus lww tej keeb kwm es tsis them nyiaj ho yuav tsum tau ua li cas. Tiv tauj ib tug kws lij choj los yog cov chaw pab neeg hais plaub hauv koj lub zos pab koj lww los yog tsis pub kom neeg tshawb tau koj cov keeb



kwm. Muam ib daim ntawv teev cov chaw hais plaub no nyob rau nram qab ntawm phau ntawv no.

Yog hais tias lub tsev hais plaub pub lww los yog tiv thaiv koj qhov keeb kwm kom tib neeg tsis txhob pom, tiv tauj txhua txhua lub chaws es kuaj cov neeg xauj tsev li keeb kwm hauv lub xeev Minnesota kom lawv paub. Txoj cai lij choj tau hais tias cov chaw es kuaj neeg xauj tsev li keeb kwm yuav tsum tsis txhob qhia taww txog qhov es lawv raug ncaws tawm tsev thaum lub chaw no paub txog tias qhov keeb kwm no twb raug lub tsev hais plaub muab lww los yog tiv thaiv kom neeg sab nraud txhob pom lawm (expunged). Cov chaw ua hauj lwm kuaj cov neeg xauj tsev li keeb kwm nyob hauv lub nroog ntxaib kuj nrhiav tau lawv cov npe nyob nram qab ntawm phau ntawv no. koj kuj muab tau daim ntawv es teev cov chaw ua hauj lwm kuaj cov neeg xauj tsev li keeb kwm los ntawm tus neeg teb xov tooj hauv tsev hais plaub.

## Tshooj 2: Xauj Tsev Apartment - Ntaub Ntawv Xauj Tsev Nyob

Ib daim ntawv cog lus xauj tsev hu ua “lease” yog qho kev pom zoo txaus siab los ntawm tus neeg xauj tsev thiab tus tswv tsev thaum xauj lub tsev rau nws nyob. Daim ntawv cog lus xauj tsev mas feem ntau yeej muab sau cia, tabsis tej thaum kuj yog cias li hais lus xwb. Daim ntawv cog lus xauj tsev yuav tsum yog muab sau ua ib daim ntawv yog tias koj yuav xauj nyob ntsev tshaj li 1 lub xyoos. Tej tug tswv tsev ntawm tej lub tsev building xauj es tsis loj ces lawv xav kom qhov coj lus xauj tsev no yog ua lus hais pom zoo nrog rau tus neeg xauj tsev xwb. Ua li nov los yeej raug kev raug cai kawg tabsis yuav zoo tshaj rau koj mas yuav tsum muab sau ua ntawv cia. Yog hais tias lub tsev xauj apartment ntawd muaj li 12 chav los ntau chav tshaj, ces tus tswv tsev **yuav tsum** muaj daim ntawv cog lus xauj tsev es yog sau ceev cia.

Thaum koj muaj ib daim ntawv sau txog cog lus xauj tsev, tus tswv tsev yuav tsum luam ib daim qauv ntawm daim ntawv xauj tsev rau koj. Yog hais tias tus tswv tsev tsis kam luam ib daim qauv rau koj, ces yuav sis pub tus tswv siv daim ntawv cog lus xauj tsev nram tsev hais plaub.

Raws li ib txwm paub mas muaj 2 hom ntawv cog lus xauj tsev nyob, daim ntawv xauj tsev hu ua **fixed term leases** thiab daim ntawv xauj tsev **periodic leases**. Hom ntawv xauj tsev cog lus es koj kos npe yuav muaj kev cuam tshuam txog txoj cai koj muaj es yog ib tug neeg xauj tsev nyob.



## Daim Ntawv Cog Lus Xauj Tsev Hu Ea

Daim ntawv cog lus xauj tsev hu ua fixed term lease nov yog daim ntawv xauj tsev muaj caij. Qhov kev xauj tsev hom no mas tas thaum lub sij tau teev tseg. Txoj cai koj muaj nyob hauv tsev xauj no ces xaus rau hnub ntawd lawm. Feem ntau hom xauj tsev muaj caij no mas yog ntev li 6 lub hlis mus rau 1 lub xyoos. Yog tsis tauj qhov kev xauj tsev muaj caij no thaum hnub es xaus lawm, koj tsis tas yuav sau ntawv ceeb toom rau tus tswv tsev li. Tej daim ntawv coj lus xauj tsev muaj caij no mas kuj muaj tej zaum ho hais tias koj yuav tsum tau sau ntawv qhia, tabsis yuav tsum tau muaj sau nyob rau hauv daim ntawv cog lus xauj tsev. Cov cai kuj yuav txawv zog yog tias koj cov

nqi tsev muaj kev pab them nqi los ntawm tsoom fwv. Mus saib hauv ntu es hais txog cov tsev luam thiab cov tsev pab them nqi tsev los ntawm tsoom fwv hauv phau ntaww no pib ntawm nploog 67.

Tej daim ntawv cog lus xauj tsev hu ua fixed term lease no kuj muaj qhov tauj siv taus maus tiv los yog **automatic renewal**. Qhov no txais hais tias daim ntawv cog lus no pib dua tshiab (rov rub hnub nyog dua) ntxiv rau qhov sij hawm es tau teev rau daim ntawv es tau teev rau daim ntawv cog lus ua ntej tshwj tsis yog tias koj twb yeej tau sau ntawv ceeb toom qhia ua ntej rau tus tswv tsev ua ntej lawm es qhia tias koj yeej npaj yuav tawm tsev thaum lub sij hawm koj xauj tsev los xaus. Tus tswv tsev yuav tsum ceeb toom koj ua ntej hais tias koj daim ntawv cog lus yuav cia ntxiv hnub nyog ntxiv rau taus maus tiv. Ceeb toom ua ntej mas yuav tsum ntev li 15-30 hnub ua ntej koj qhov ceeb toom tawm tsev tag sij hawm. Saib koj daim ntawv cog lus xauj tsev kom paub txog qhov kev ceeb toom thaum twg mas tag sij hawm. Yog hais tias tus tswv tsev tsis muab daim ntawv ceeb toom rau koj, daim ntawv cog lus xauj tsev no yuav tsis rub hnub nyog ntxiv dua tshiab. Yog hais tias tus tswv tsev muab daim ntawv ceeb toom no rau koj txog qhov kev tauj hnub nyog, koj yuav tsum tau sau ib daim ntawv ceeb toom qhia rau koj tus tswv tsev tias koj yeej yuav tawm tsev ua ntej thaum tag lub sij hawm. Tsis li ntawd ces koj yuav raug them rau cov nqi xauj tsev es raws li cov lus tau hais hauv daim ntawv cog lus thaum koj tawm.

## Daim Ntawv Cog Lus Xauj Tsev Hu Ea

Daim ntawv cog lus xauj tsev no mas tsis muaj caij nyog teev kom meej rau qhov es xauj tsev nyob. Nws pib thaum xub xub xauj kiag tsev nyob mus txog ntua thaum tus tswv tsev los yog neeg xauj tsev xaus daim ntawv xauj tsev no. Xauj nyob ib hlis dhau ib hli yog feem ntau rau qhov xauj tsev hom no.

Yuav kom xaus qhov xauj tsev tsim muaj caij nyog teev cia no mas, **tus tswv tsev los yog tus neeg xauj tsev yuav tsum sau ib daim ntawv ceeb toom us ntej li ib lub nqi tsev ua ntej**. Qhov no txhais tau hais tias yog koj yuav xaus qhov cog lus xauj tsev no mas koj yuav tsum tau **sau ntawv ceeb toom** qhia rau koj tus tswv tsev paub ua ntej hnub es yuav them lub nqi tsev ua hli kawg. Yog hais tias tus tswv tsev xav kom xaus koj qhov xauj tsev no ces nws yuav tsum tau **sau ib daim ntawv ceeb toom** rau koj tib yam nkaus

Piv txwv, koj yog ib tug neeg xauj tsev es xauj hli dhau hli xwb los yog xauj ib ntus **periodic lease**, thiab koj xav tawm rau thaum lub Rau hli ntuj hnub tim 1. Lub hli kawg koj nyob ces yuav yog lub Tsib hlis ntuj thiab qho nqi tsev es koj them rau lub Tsib Hlis ces yog lub Tsib Hlis hnub tim 1. Koj yuav tsum tau muab daim ntawv koj sau ceeb toom rau tus tswv tsev tias koj yuav tawm rau nws tsis pub dhau ib tag hmo ntawm lub Plaub Hlis ntuj Hnub tim 30.

## Sib Khom Haum Txog Cov Ntaub Ntauv Cog Lus Xauj Tsev Nyob

Txawm hais tias thaum kawg koj daim ntawv cog lus xauj tsev yuav yog daim twg los xij, nws yog ib lub tswv yim zoo es muab sau ua ntaub ntawv cia kom zam tau cov teeb meem yav tom ntej no es tshwm sim rau koj thiab tus tswv tsev. Yog hais tias tus tswv tsev tsis kam muab qhov kev cog lus xauj tsev no sau teev tseg rau hauv ntaub ntawv, sau ib daim ntawv xa mus rau tus tswv tsev txog qhov koj xav tias cov cai ntawm daim ntawv cog lus xauj tsev yog cov no. **Luam ib daim qauv ntawm daim ntawv no rau koj tus kheej.** Kev sib hais lus pom zoo kuj siv tau li txoj cai thiab yeej khi tau neb qhov kev pom zoo, tab sis nws yuav yog ib qho nyuaj coj los siv ua pov thawj txog neb qhov kev pom zoo. Ib daim ntawv es muab sau cia yuav pab tau rau koj ua kev pov thawj nrog rau tej lus neb hais txog kev pom zoo.



Ua ntej koj kos npe rau daim ntawv cog lus xauj tsev nrog rau tus tswv tsev, nyeem txhua txhua daim ntawv kom zoo zoo. **Saib kom zoo kom koj nkag siab txog cov kev pom zoo ua ntej koj kos npe.** Yog hais tias koj xav hloov cov kev cog lus xauj tsev, koj yuav tsum tau ua rov hauv qab no:

1. Tham nrog tus tswv tsev txog tej Yam sib txaww ntawm cov lus cog lus xauj tsev ntawm daim ntawv xauj tsev no. Ua siab ntev thiab ua twb zoo qhia rau koj tus tswv tsev hais tias qhov hloov es koj xav hloov. Yog hais tias tus tswv tsev tsis kam tsis pom zoo nrog rau qhov es koj xav hloov, Ua siab ntev thiab ua twb zoo piav qhia tias vim li cas koj thiaj li xav hloov. Xyuas seb koj thiab koj thiab koj tus tswv tsev puas pom zoo txog cov lus hloov es koj thiab tus tswv tsev neb ob leeg pom zoo nrog.
2. Yog hais tias tus tswv tsev pom zoo rau qhov koj hloov, muab **sau** cia tag nrho cov hloov es koj thiab koj tus tswv tsev neb pom zoo rau daim ntawv cog lus nyob hauv daim ntawv cog lus xauj tsev. Nws yog ib qho tseem ceeb vim tias yog thaum koj muaj teeb meem, tej zaum koj yuav tsis muaj pov thawj txog tej kev nej pom zoo ua ke es tsuas yog siv tham xwb.
3. Koj thiab koj tus tswv tsev yuav tsum tau sau tus tsiaj ntawv ntawm neb lub npe ntawm ib sab cov kev hloov.
4. Tag nrho cov kev hloov es tau hloov thiab twb muab neb lub npe tus tsiaj ntawv kos rau lawm; koj thiab koj tus tswv tsev yuav tsum tau kos npe rau daim ntawv cog lus xauj tsev.

Koj kuj nug tau kom tus tswv tsev kos npe rau daim ntawv xauj tsev es **koj** tau sau. Saib nploog 59 (sample lease) kom pom cov link es muaj cov ntaub ntawv piv txwv.

## **YUAV TSUM LUAM IB DAIM QAUV NTAWM DAIM NTAWV COG LUS XAUJ TSEV RAU KOJ TUS KHEEJ**

### **Xauj Tsev Nyob Ntev Npaum Li Cas**

Daim ntaww cog lus xauj tsev no khi ob leeg tib si ntawm tus tswv tsev thiab koj txog qhov tias lub tsev no xauj ntev npaum li cas. Qhov no txhais rau neb ob leeg hais tias koj thiab tus tswv tsev yuav tsum tau ua raws nraim li cov cai ntawm daim ntaww cog lus xauj tsev no. Cov lus cog tseg nyob rau hauv daim ntaww xauj tsev no yog

- hnub twg qhov kev xauj tsev mam pib thiab thaum twg mam xaus
- hnub twg mam them nqi tsev
- hnub twg daim daim ntaww ceeb toom kev tawm tsev yuav tsum tau sau qhia
- qhov nyiaj es muab tab nqi xauj tsev (security deposit) thiab qhov nyiaj ho them rau dabtsi
- cov sij hawm thaum tus tswv tsev nkag tau rau hauv koj lub tsev apartment
- cov cai nres tsheb
- leej twg them cov nqi heat, nqi fai fab, nqi dej, thiab lwm yam nqi them rau cov khoom siv hauv vaj hauv tsev
- yuav kho tsev li cas
- muab khib nyiab pov tseg
- tsiaj yug hauv tsev
- cov qhua tuaj saib koj
- Koj Xaub Lub Tsev Tabsis Ho Muab Xauj Rau Lwm Tus (Subletting)
- kho tub yees thiab qhov cub

Cov tswv tsev hais tsis tau rau koj tias koj yuav tsum tau kho los yog tu qab vag tsib taug (xws lis txiat nyom) tshwj tsis yog tias koj pom zoo ua cov hauj lwm no es yog muab sau cia thiab koj yeej raug them nyiaj thaum koj ua cov hauj lwm no. Yeej them tau nyiaj rau koj es yog txa koj qhov nqi xauj tsev kom qis mentsis los yog them ncaj qha rau koj los ntawm tus tswv tsev.

Tus tswv tsev kuj yuav nug koj lub npe thiab koj lub hnub yug muab sau rau koj daim ntaww thov xauj tsev thiab kuj yuav muab cov ntaub ntaww no sau rau hauv koj daim ntaww cog lus xauj tsev.

Txoj cai lij choj nyob hauv lub xeev Minnesota txwv qhov nqi kom tsis pub them siab tshaj 8% es lig ntawm tus nqi tsev es tsis tau them. Yog hais tias koj nyob rau cov tsev es tsoom fwv pab them nqi tsev ib nrab (piv txwv tsev Section 8) qhov nqi tsub rau koj them tej zaum yuav siab zog tabsis tsuas yog txoj cai hauv lub teb chaws tso cai.

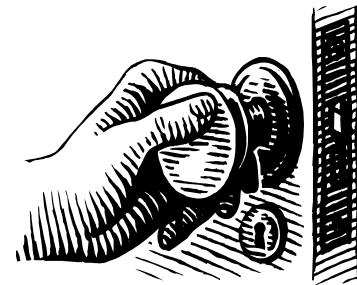
Koj yeej yuav yog tus neeg raug them cov nqi hais plaub yog tias koj yuav tau mus tiv thaiv koj tus kheej thaum muaj rooj plaub foob koj los yog koj yuav tau foob tus tswv tsev rau tej yam es nyob rau hauv daim ntawv cog lus xauj tsev, tus tswv tsev kuj yuav tau them cov nqi yog tias tus tswv tsev foob koj.

Ntawm txoj cai lij choj nyob hauv lub xeev Minnesota, txhua txhua qhov kev cog lus nyob rau ntawv xauj tsev txawm tias yog muab sau cia los yog sib tham ua lus hais xwb los yeej muab xam tau qeej yam kev ua txhaum txoj cai yuav txww tsis pub ua nyob rau ib puag ncig ntawm lub tsev los ntawm tus neeg xauj tsev los yog tus tswv tsev. Tej yaj es txhaum cai kuj yog cov es cia neeg ua niam ntiav los yog tej yam es muaj feem xyuaj nrog kev ua niam ntiav, siv phom los muaj phov es tsis raws txoj cai, los yog tsim yeeb tsim tshuaj, yuav yeeb yuav tshuaj, muaj yeeb muaj tshuaj, muag yeeb muaj tshuaj, faib yeeb faib tshuaj es tsis raug cai los yog nyiag khoom vaj khoom tsev es nyob ze ib puag ncig. **Cov caij lij choj no yuav tshem tsis tau tawm los yog hloov los ntawm tus tswv tsev los yog cov neeg xauj tsev nyob.**

Yog hais tias kog tsis ua raws li tej kev cog lus, koj txoj kev muaj cai es nyob qhov chaw ntawd ces tag lawm. Tus tswv tsev kuj yuav xa ntaub ntawv mus rau nram tsev hais plaub (kuj hu hais tias unlawful detainer) xub koj vim koj tsis ua raws li kev cog lus. Tus tswv tsev kuj ua tau li no yam tsis tas yuav ceeb toom ua ntej rau koj yog tias tej cai no koj yeej tsis ua raws. Rooj plaub es mus mloog sib tham sib sab laj mas yuav muaj kev teem caij sai li 5 hnub tom qab tus tswv tsev pib qhov txheej txheem ncaws tawm tsev.

Muaj tej cov nqi lus ntawm cov ntawm cov ntaub ntawv cog lus es koj yuav tsum tau ceev faj. Saib koj daim ntawv cog lus xauj tsev kom **tsis txhob muaj** cov ncauj lus hauv qab no.

- Tso cai rau tus tswv tsev kom pub nws nkag los rau hauv koj lub tsev apartment **txhua txhua** lub sij hawm. Tus tswv tsev yuav nkag tsis tau los hauv koj lub tsev tshwj tsis yog tias nws ceeb toom ua ntej rau koj, tshwj tsis yog tias muaj kev kub ntxov es yuav tsum tau nkag xwb. Yog hais tias daim ntawm cog lus xauj tsev yeej tau has lawm tias tus tswv tsev yeej nkag tau los saib koj lub tsev apartment los yog qhib lub tsev rau lwm tus neeg tshiab yuav los xauj lub tsev nyob lub sij hawm twg los tau, yam es tus tswv tsev tsis tas muab lus ceeb toom rau koj, qhov no yog ib qho tsis ncaj ncees yog li koj yuav tsum tau kom muab hloov. Muab hloov kom nyeej hais tias “tus tswv tshew yeej nkag tau los hauv lub tsev apartment yog tias muaj sij hawm ceeb toom qhia 24 xuab moo ua ntej kom thiadj li kho tau tej qho es puas tsuaj los yog qhib rau tus neeg yuav xauj tsev tom ntej no xauj tsev nyob. “Mus saib Kev Muaj Cai Txog Tsis Pub Neeg Sab Nraud Nkag Los ntawm nploog 22. **Nco ntsoov hais kom tus tswv tsev sau tus tsiaj ntawm ntawm nws lub npe rau qhov hloov ntawm daim ntawv cog lus xauj tsev.**



- Qhov "acceleration los yog escalation clause." Qhov no txhais tau tias koj yuav tsum tau them cov nqi xauj tsev kom tag nrho seb koj xauj tsev ntev npaum li cas thaum koj them nqi tsev txhua hli mus lig.
- Tso cai rau koj tus tsev tsev tsim tej cai tshiab **taus maus tiv** los tswj los yog cia li nce nqi tsev yam **hais tsis tau qhov tseeb** thaum lub sij hawm koj tseem xauj tsev nyob.

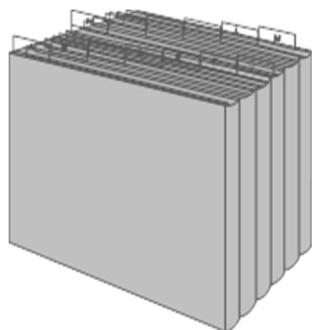
## **Zam Es Tsis Txhob Kos Npe Rau Daim Ntawv Xauj Tsev Nyob Es Muaj Tej Yam Txhaum Cai Nyob Hauv Daim Ntawv**

Tej yam piv txwv ntawm cov es nyob hauv daim ntawv cog lus es tsis raug cai ces yog cov es

- Hais tias tus tswv tsev muaj cai ncaws koj tawm tsev yam tsis muaj kev saj laj hauv tsev hais plaub
- Hais tias tus tswv tsev tsis tas yuav kho tsev los yog tu vaj tu tsev ib puag nci es tsab cai lij choj tau hais tseg
- Zam rau tus tswv tsev kom nws tsis txhob them rau tej yam puas tshuaj ntawm lub tsev txawm tias qhov kev puas tsuaj ntawd yeej yog tim tus tswv tsev los yog
- Pub koj tus tswv tsev khaws qhov nyiaj koj muab tab (security deposit) vim rau qhov koj tawm tsev rau thaum lub sij ntawm 6 lub hlis (within 6 months).

Tus tswv tsev tsis muaj cai yuam kom koj ua li tej yam es tsis raug cai nyob hauv daim ntawv cog lus xauj tsev. Yog li ntawd, yog tias koj kos npe rau daim ntawv cog lus xauj tsev es muaj tej yam tsis raug cai es koj tsis tas yuav ua raws qhov nqe lus es tsis raws txoj cai.

## **Khaws Cov Ntaub Ntawv Tseem Ceeb Cia**



Thaum koj xauj ib lub tsev apartment, ceev cov ntaub ntawv cog lus pom zoo xauj tsev, daim ntawv tab nyiaj thiab them nqi tsev, daim ntawv qhia txog qhov es tshuaj ntsuam tau, cov ntawv sau, thiab tag nrho cov ntawv txog koj lub tsev apartment khaws cia rau ib qho chaw kom tsis muaj neeg kov tau.

Nws yog ib qho tseem ceeb heev es koj **khaws tag nrho cov ntawv receipts** es koj them nyiaj. Koj tus tswv tsev yuav tsum tau sau ib daim ntawv receipt rau koj thaum koj them nqi tsev yog tias koj them nyiaj ntsuab.

Yog tias koj them es sau tshev money order, koj yeej tseem yuav tsum kom tau txais ib daim ntawv them nyiaj receipt los ntawm tus tswv tsev. **Tab sis daim tw tshev ntawm daim nyiaj money order kuj muab xam tau tias yog ib qho pov thawj tias koj yeej tau them rau tus tswv tsev lawm yog tias qhov nyiaj ntawm daim tshev yeej ntau sib npaug li koj qhov nqi tsev, muaj hnub vas thib sau rau daim tshev es yog hnub es yuav tau them nqi tsev, thiab yeej muaj tus tswv tsev lub npe nyob hauv daim tshev.**

Ceev faj yog tias koj tus tswv tsev tsis tshua kam muaj daim ntawv them nyiaj receipt rau koj. Qhov no kuj yuav txhais tau tias yuav muaj lwm yam teeb meem tshwm sim lawm yav tawm ntej.

### **Sib Koom Xauj Tsev Apartment Nyob**

Ceev faj thaum koj xaiv ib tug neeg nrog koj xauj tsev nyob. Koj yeej yuav raug ncaws tawm tsev yog tias tus neeg nrog koj nyob ua tsis raws li cov lus cog nyob hauv daim ntawv xauj tsev. Koj kuj yuav raug poob nyiaj them cov nqi tsev es tus neeg nrog koj nyob tsis them nws qhov nqi tsev. Yog hais tias muaj ntau tshaj li ib tug neeg xauj tsev los yog apartment nyob ua ke, ib leeg xwb yuav yog tus es muaj cai muaj kev lav phib xaub los them **tag nrho qhov nqi tsev xauj**. Qhov no txhais tias yog ib tug neeg nrog koj nyob tsis them nws qhov nqi tsev, lwm tus yuav tsum tau them. Yog hais tias tus neeg nrog koj nyob tawm tsev, koj yuav tau them tag nrho qhov nqi tsev ntawm koj tus kheej los yog tias tus tswv tsev yuav ncaws koj tawm. Tab sis koj yeej foob tau tus neeg nrog koj nyob yog hais tias lawv tawm tsev es tsis pab koj them qhov nqi tsev. Qee rooj, mas koj daim ntawv cog lus xauj tsev yeej sau meej tias koj tsuas muaj feem xyuam kev lav phib xaub them qhov nqi sib faib them ntawm lub tsev xauj. Tiv tauj koj tus kws lij choj los yog tus neeg sawv cev rau cov neeg xauj tsev nyob tham yog tias muaj tej no tshwm sim rau koj.

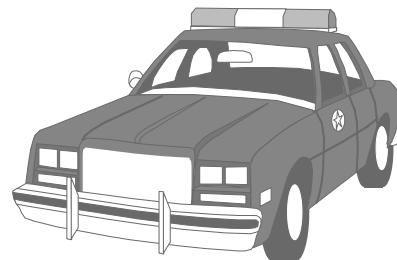
### **Tshooj 3: Tus Neeg Xaub Tsev Txoj Cai Nws Muaj Thiab Nws Lub Luag Hauj Lwm Kev Lav Phib Xaub**

#### **Tus Neeg Xaub Tsev Txoj Cai Nws Muaj**

Yog ib tug neeg xauj tsev hauv lub xeev Minnesota, koj yeej muaj cov cai hauv qab no:

- Koj tus tswv tsev yuav tsum tau ua raws li cov cai nyob hauv koj daim ntawv cog lus xauj tsev.
- Koj tus tswv tsev yuav tsum tswj koj lub tsev apartment kom muaj kev noj qab nyob zoo thiab kom txhob muaj kev phom sij
- Koj tus tswv tsev yuav tsum tswj kom koj lub apartment kom txhob puas tsuaj. Lub tsev kom sawv ruaj khov, tej teeb fai fab, kav dej thiab lwm yam khoom siv yuav tsum kho kom ua hauj lwm kom txhob muaj kev phom sij thiab kom ua hauj lwm zoo.

- Koj yeej muaj txoj cai hu rau cov neeg tswj vaj tsa xauj hauv lub zos, tswj kev noj qab nyob zoo, kev phom sij, thiab hu cov neeg soj ntsuam txog hluav taws thiab nug kom lawv tuaj tshuaj ntsuam xyuas txog koj lub tsev apartment (yog tias muaj cov neeg no nyob ze ntawm koj lub zos)
- Koj lub tsev building yuav tsum muaj cov rwb thaiv cua ntawm phab ntsa thiab muaj tej yam dabtsi los tiv thaiv thaum lub caij ntuj no yog tias lub tsev ntawd tsim muag ua ntej 1976.
- Koj tus tswv tsev yuav tsum tau ua raws cov caij li choj txog cov caiv nyoog huab cua hloov es kho tsev xws li siv nab kaus txhaws tej kis tsev kom cua txhob nkag tau los, thiab kho tej qhov raws kom zoo kom thiaj li tsis them nqi fai kim kim.
- Koj muaj txoj cai kom nyob tau ntsiag tos thiab nyob kaj siab lug hauv koj lub tsev xauj apartment. Koj muaj txoj cai kom tsis muaj neeg thab koj thiab tsis muaj kev niaj hnub zes koj. Tus tsev tsev yeej tsis pub kom nws ces qee yam kev txhaum cai kom tshwm sim ib puag ncig ntawm koj lub tsev xauj xws lis kev ua niam ntiav los yog tej yam es muaj feem xyuam nrog kev ua niam ntiav, siv phom los muaj phov es tsis raws txoj cai, los yog tsim yeeb tsim tshuaj, yuav yeeb yuav tshuaj, muaj yeeb muaj tshuaj, muag yeeb muaj tshuaj, faib yeeb faib tshuaj es tsis raug cai los yog nyiag khoom vaj khoom tsev es **nyob ze** ib puag ncig. Yog hais tias tus tswv tsev tsis ua raws cov cai nov, koj yeej foob tau lawm.
- Koj yeej muaj txoj cai hu tau tub ceev xwm los yog kev pab thaum muaj kev kub ntxhov thaum muaj kev sib ntaus ntawm ib khub niam txiv los yog lwm yam kev sib ntaus. Koj tus tswv tsev tsub tsis tau txim rau koj vim koj tau ua tej no.
- Koj muaj cai kom tsis pub neeg nkag los los hauv koj lub tsev xauj thiab txwv tsis pub koj tus tswv tsev nkag los hauv koj lub tsev apartment xauj yam tsis tau kev tso cai los ntawm koj. Tus tswv tsev tsuas nkag tau los hauv koj lub tsev yam tsis tau kev tso cai mas yuav tsum yog koj daim ntawv cog lus xauj tsev tau sau tseg tias tus tswv tsev yeej nkag tau, los yog tias thaum twg muaj kev kub ntxhov, los yog tias tus tswv tsev yeej muaj qhov laj thawj txaus es yuav tsum tau nkag los **thiab yeej sim muab sij hawm txaus ceeb toom rau koj. Nco ntsoov tias, txawm tias daim ntawv cog lus xauj tsev yeej tau hais tias tus tswv tsev yeej nkag tau los hauv koj lub tsev xauj apartment es tsis tas tau kev tso cai, lawv yeej yuav tsum tau muab lub sij hawm kev ceeb toom ua ntej rau koj.**
- Koj tus tswv tsev yuav tsum tau muab nws lub npe thiab chaw nyob rau koj.



- Koj tus tswv tsev yuav tsis pub lawv xaus koj qhov kev xauj tsev, nce nqi xauj tsev, los yog txiav tej kev pab yam tsis muaj kev sau ntawv ceeb toom qhia kom raug cai.
- Koj tus tswv tsev tsis pub kom nws ncaws koj tawm los yog pauj kev ntsim siab rau koj (kom raug rov qab rau koj) vim koj muaj kev tawm tsam los yog siv koj txoj cai koj muaj es koj yog ib tug neeg xauj tsev.
- Nyob hauv lub nroog Minneapolis thiab ntau lub nroog, tus tswv tsev yuav tsum tau muaj daim ntawv tso cai (license) xauj tsev.
- Koj tus tswv tsev tsis pub kom lawv kaw fai fab, dej, kev (utilities) los yog muab koj xauv tsis pub nkag los hauv koj lub tsev apartment.
- Koj tus tswv tsev kuj tsis pub kom lawv quab yuam koj tawm hauv koj lub tsev apartment yam tsis tau mus sib hais hauv tsev hais plaub.
- Koj muaj cai kom rov qab tau koj cov nyiaj koj muab tab los yog cas tsev, nrog rau cov paj, ntawm (21 hnub) tom qab koj tawm tsev es muab koj lub chaw nyob tshiab rau koj tus tswv tsev. Qhov no tsis muaj tseeb yog tias lub tsev building yeej poob rau qhov tias neeg tsis taus lawm vim puas tag (condemned) (mus saib nploog 26). Tab sis koj tus tswv tsev kuj txiav tau ib qhov nyiaj ntawm qhov koj muab cas (security deposit) los them rau qhov puas tsuaj ntawm lub tsev thiab cov nqi tsev es koj tsis tau them. Yog hais tias tus tswv tsev yuav ua li no los lawv yuav tsum tau sau ib daim ntawv ceeb toom piav kom meej tsis pub dhau 3 asthiv. Koj tus tswv tsev yuam tsis tau kom koj them tej yam puas yeej yuav puas thaum koj tsuj nws mus mus los los (normal wear and tear) ntawm lub tsev apartment.
- Koj tus tswv tsev kuj tsis pub kom lawv ceev koj ib co khoom cia vim koj tsis tau them nqi xauj tsev.
- Koj tus tswv tsev yuav tsuv muab ib daim ntawv pov thawj tias koj them nqi tsev xauj hu ua (CPR) kom koj thiaj li coj mus ua se tau.
- Koj tus tswv tsev yuav tsum tau qhia rau koj paub txog cov es lawv tuaj kuaj tau es puas tsuaj los es raug nplua nyiaj (citation) tau sau rau tus tswv tsev (mus saib nploog 34)
- Yog hais tias tus tswv tsev tsub nqi rau koj them rau daim ntawv sau thov tsev xauj nyob, tus tswv tsev yuav tsum tau qhia koj txog lub npe, chaw nyob thiab xov tooj ntawm lub chaw kuaj neeg cov keeb kwm es lawv yuav siv.



- Yog hais tias tus tswv tsev tsub qhov nqi cas tuav lub tsev rau koj xauj (los yog hu tias “deposit-to-hold”) thiab nws ho tsis pub koj xauj tsev lawm, lawv yuav tsum tau muab qhov nyiaj rov qab tsis pub dhau 7 hnub.
- Yog tias koj yog ib tug neeg raug tsim txom ntawm ib khub niam txiv thiab muaj ib daim ntawv tiv thaiv nram tsev hais plaub (Order for Protection or a No-Contact Order), koj yeej thim tawm tau koj daim ntawv cog lus xauj tsev (saib nploog 41).

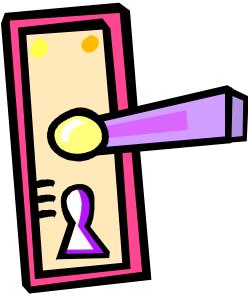
### Tus Neeg Xaub Tsev Lub Luag Hauj Lwm

Koj muaj cov luag hauv lwm hauv qab no es yog ib tug neeg xauj tsev nyob.

- Yog hais tias koj tus tswv tsev nug kom koj nrhiav kom muaj cov neeg ua pov thawj (references) thaum koj sau ntawv thov apartment nyob, koj yuav tsum tau nrhiav rau lawv.
- Koj yuav tsum tau them cov nqi tsev kom ncav sij hawm.
- Koj yuav tsum tau ua raws cov cai teev ntawm koj daim ntawv cog lus xauj tsev (tab sis koj tsis tas yuav ua raws tej kev es tsis ua raug cai hauv koj daim ntawv cog lus xauj tsev nyob).
- Koj yuav tsum tau them rau tej qhov kev puas tsuaj es yog puas tshaj li qhov puas vim tsuj mus mus los los hauv koj lub tsev apartment yog tias koj muaj kev lav phib xaub.
- Yuav tsis pub koj thab lwm twm neeg xauj tsev.
- Koj yuav tsum tau sau ib daim ntawv ceeb toom koj thwj toob thaum koj xav tawm tsev.
- Tsis pub kom nws ces qee yam kev txhaum cai kom tshwm sim ib puag ncig ntawm koj lub tsev xauj xws lis kev ua niam ntiav los yog tej yam es muaj feem xyuam nrog kev ua niam ntiav, siv phom los muaj phov es tsis raws txoj cai, los yog tsim yeeb tsim tshuaj, yuav yeeb yuav tshuaj, muaj yeeb muaj tshuaj, muag yeeb muaj tshuaj, faib yeeb faib tshuaj es tsis raug cai los yog nyiag koom vaj koom tsev es **nyob ze** ib puag ncig.



## Kev Muaj Cai Txog Tsis Pub Neeg Sab Nraud Nkag Los



Ib tug tswv tsev yeej nkag **tsis tau** los hauv koj lub tsev apartment tshwj tsis yog tias muaj tej **yam tseem ceeb** yuav tau nkag **THIAB** lawv yuav tsum **ceeb toom** rau koj. Cov cai no tsis hais txog thaum muaj tej kev kub ntxhov es yuav tsum tau nkag mus hauv koj lub tsev.

Koj yuav tsum tsis txhob ua kom nyuaj rau tus tswv tsev es xav nkag los hauv koj lub tsev xauj los kho tej yam es puas. Nws yog ib lub tswv yim zoo kom muaj kev pom zoo ua ntej tias lub sij hawm twg yog lub sij hawm zoo nkag los hauv tsev. Nws yog ib qho zoo es muab tej kev pom zoo no **sau ua ntaww thiab khaws ib daim qauv rau koj tus kheej**.

### Vim Yog Muaj Ib Qho Lag Luam

Tus tswv tsev yuav tsum muaj laj thawj li ib qho lag luam mas thiaj li yuav nkag tau los hauv koj lub tsev apartment. Piv txwv ntawm cov laj thawj lag luam yog

- qhib rau tus neeg es xav xauj chav tsev ntawm tau saib
- qhib chav tsev rau tus neeg xav yuav lub tsev, tus neeg muag pab kas phais, los yog tus kuaj seb lub tsev raug nqi li cas
- nkag los kho vaj kho tsev
- cia rau ib tug neeg tuaj nram tsoom fvv qhov chaw ua hauj lwm los kuaj lub tsev
- koj phej thab los yog ua rau cov neeg xauj nyob ntawm cov ib ncig koj tsis tau zoo nyob
- tus tswv tsev yeej ntseeg tias koj yeej tsis ua raws li cov cai nyob rau hauv daim ntaww cog lus xauj tsev sab hauv koj lub tsev apartment
- tus tswv tsev muaj kev ntseeg tias muaj ib tug neeg nrog koj nyob hauv koj lub tsev apartment es nws tsis muaj cai nyob hauv.
- koj tawm tsis nyob hauv chav tsev ntawd lawm.

Feeem ntau, yog tias tus tswv tsev muab ib daim ntaww ceeb toom rau koj lawm ces lawv yeej nkag tau los rau hauv koj chav tsev apartment yog tias muaj kev feem xyuam nrog lag luam. Nco ntsoov tias qhov ua li mas tsis xam qhov es nkag los vim kev kub ntxhov. Muab qhov kev ceeb toom no rau koj mas yog tej yam xws tso lus rau koj hauv koj lub kaw lus los yog sau ntaww lo rau koj lub qhov rooj. Qhov ceeb toom qhia tias vim li cas lawv nkag los no mas yuav tsum muaj kom raws nraim li ntawd thaum lawv nkag los.

Piv txwv, yog tias tus tswv tsev teem caij rau ib tug neeg tuaj kho tus kav dej ib lub asthiv ua ntej lawm, tus tswv tsev yuav tsum tau qhia rau koj paub txog qhov teem caij ntawd ib asthiv ua ntej. Yog tias tus tswv tsev paub tias cov neeg tuaj nram lub chaw kuaj tsev yuav tuaj kuaj tag kis ntawd es ntej lawv yuav tuaj, yuav tsum tau qhia rau koj kom sai li sai tau thaum lawv paub txog qhov es yuav tuaj kuaj.

**Tsuas yog qee zaus tshwj xeeb** es tus tswv tsev thiaj li nkag tau los hauv koj chav apartment yam tsis ceeb toom rau koj ua ntej. Yog tus tswv tsev muag qhov laj thawj zoo tias muaj tej yam tshwm sim hauv koj chav tsev ces lawv yeej nkag tau los yam tsis tau ceeb toom ua ntej. Cov no yog:

- yuav tsum tau nkag los hauv koj chav kom sai li sai tau kom cov neeg los yog tej khoom vaj khoom tsev thiaj li tsis muaj kev puas tsuaj vim yog muaj kev kho vaj kho tsev, muaj xwm txheej nrog rau tub ceev xwm
- yuav tsum tau nkag los kom sai li sai tau koj tus neeg xauj tsev nyob thiaj li muaj kev nyab xeeb
- yuav tsum tau nkag los kom sai li sai tau vim rau qhov muaj tej yam txhaum cai tshwm sim

Yog hais tias tus tswv tsev nkag los hauv chav tsev apartment es koj ho tsis nyob hauv lawm thiab koj ho tsis tau daim ntawv ceeb toom txog qhov no, lawv yuav tau sau ib daim ntawv tso tseg rau koj kom koj paub tias lawv nkag los rau hauv koj lub tsev thiab yog vim li cas lawv thiaj li nkag.

### **Ntswj Siv Txoj Cai**

Koj yeej ntswj thiab siv tau txoj cai koj muaj es txog qhov es tsis pub neeg nkag los (right to privacy). Yog hais tias koj tus tswv tsev nkag los es tsis muaj kev ceeb toom rau koj ua ntej, koj yeej foob tau tus tswv tsev. Koj yeej nug kom luv tus nqi xauj kom tsawg, kom thiv cov nyiaj tab los yog cas (security deposit) thiab \$100 rau ib qho nqi lus es tus tswv tsev ua txhaum cai. Koj yeej ntswj tau txoj cai koj muaj es txog qhov es tsis pub neeg nkag los (right to privacy) rau qhov es Rent Escrow action (saib nploog 26). Yog hais tias qhov teeb meem no phej tshwm sim, koj kuj yuav thim tawm tau kev cog lus ntawm daim ntawv cog lus xauj tsev es tawm tsev. Hu rau tus kws lij choj los yog cov chaw pab tib neeg hais plaub hauv koj lub zos yog tias koj xav tau kev pab txog qhov sau ntawv thiab xa daim ntawv tawm tsam vim rau qhov koj tiv thaiv qhov cai koj muaj txog qhov es tsis pub neeg nkag los (right to privacy).

### **Tus Neeg Xauj Tsev Cov Nyiaj Them Nqi Tsev Es Coj Mus Ua Se**

Thaum koj them nqi tsev, ib co nyiaj ntawd yog mus them rau se av es koj lub tsev nyob. Hauv lub xeev Minnesota, tej tus neeg xauj tsev kuj tau ib qho nyiaj no rov qab thaum ua se. Qhov es tauj nyiaj ua se rov qab no nyob ntawm seb qhov koj khvw tau ntau npaum cas thiab seb qhov nqi tsev xauj ho them npaum cas ntawm lub xyoo ntawd. Koj yeej tau qhov nyiaj ua se rov qab yog tias koj xauj tsev nyob rau lub tsev es tus tswv tsev tau them se av thiab koj yeej khvw nyiaj tau tsawg.

Yog yuav koj tau cov nyiaj se av no rov qab (renters' tax credit refund), xa cov ntaub ntawv hauv qab no mus rau lub tuam tsev saib xyuas kev nyiaj txiag hu ua Minnesota Department of Revenue

1. Sau kom tiam daim ntawv hu ua tax refund form (M1PR) thiab
2. Ib daim ntawv pov thawj txog qhov nqi tsev hu ua "Certificate of Rent Paid" (CRP).

Koj yeej ua tau daim ntawv se no mus tau lub **sij hawm twg los tau ua ntej lub Yim Hli hnub tim 15** ntawm ib xyoos ntawd.

Tus tswv tsev yuav tsum tau muab daim ntawv ua se hu ua Certificate of Rent Paid (CRP) ua ntej Lub Ib Hli tim 31 ntawm ib xyoos twg

#### **Yog Hais Tias Tus Tswv Tsev Tsis Muab Daim Ntawv Ua Se (CRP) Rau Koj**

Yog Hais Tias Tus Tswv Tsev Tsis Muab Daim Ntawv Ua Se (CRP) Rau Koj, hu rau tus tswv tsev thiab qhia kom lawv nco qab. Yog hais tias koj tsis tau txais daim ntawv ua se CPR, ces ua raws li cov txheej txheem hauv qab no:

1. Sau ib daim ntawv rau tus tswv tsev. Sau qhov nqi tsev es koj them rau xyoo ntawd rau xyoo ntawd thiab hais kom sau ib daim CRP rau koj. Ceev ib daim qauv ntawm rau koj. Yog hais tias koj tsis tau txais cov lus teb li ob asthiv los ntev dua, koj kuj sim qhov txheej txheem nram qab no
2. Hu xov tooj rau lub tuam tsev Department of Revenue thiab nug kom lawv nplua tus tswv tsev vim lawv tsis muab daim ntawv ua se CRP rau koj.
3. Hais kom lub tuam tsev Department of Revenue (MDR) muab daim ntawv hu ua Rent Paid Affidavit (RPA) es koj muab sau kom tiav es tsis txhob sau daim CRP lawm. Koj yeej sau tau email: [individual.incometax@state.mn.us](mailto:individual.incometax@state.mn.us) los yog hu rau 651-296-3781 los yog 1-800-652-9094 (hu dawb xwb). Xav paub ntau dua kuj nrhiav tau rau hauv <https://www.revenue.state.mn.us/renters-property-tax-refund>. koj yuav tsum kom muaj cov ntawv them nyiaj receipts los yog lwm yam ntawv pov thawj tias qhov nqi koj them yog puas tsawg. Yog hais tias koj tsis muaj cov ntawv them nyiaj rau nqi tsev receipts, siv koj daim ntawv cog lus xauj tsev los yog cov ntawv es koj tau txais tuaj rau lub chaw nyob ntawd thiab lwm yam pov thawj kom pom tau tias koj yeej nyob ntawm lub chaw ntawd kom lub xeev thiaj li xam tau tias cov nqi tsev yeej them rau qhov chaw nov.

Koj yuav tau txais koj qhov nyiaj se rov qab thaum lub Yim Hli ntuj los yog lub Cuaj Hli, los yog 60 hnub tom qab lub tuam tsev Department of Revenue tau txais koj daim ntawv sau mus thov nyiaj se. Yog hais tias koj muaj lus nug, hu rau lub tuam tsev Department of Revenue ntawm (651) 296-3781.



## **Tshooj 4: Kev Tu Vaj Tu Tsev & Teeb Meem Koj Vaj Tse & Tus Tswv Tsev Ua Tsis Raws Li Daim Ntawv Xauj Tsev Cov Lus Cog Tseg**

Koj tus tswv tsev yuav tsum tau tu kom koj lub tsev zoo rau neeg nyob thiab kho vaj kho tsev kom zoo. Nws yeej muaj cov cai hauv lub xeev es kom cov fai fab, kom qhov rais los txhab xau cua, hluav taws, thiab kev noj qab nyob zoo los kom raug cai. Tej lub zos thiab tej lub nroog yeej muaj tej kev cai kom tswv tsev yuam tsum tau koj tej vaj tse no kom raug cai es yeej muaj cai qhia tias qhov twg yog qhov es yuav tsum tau kho kom zoo raws li cov cai. Yog hais tias koj tsis paub txog cov cai es kho vaj tsev, hu rau koj lub zos qhov chaw kuaj tsev los yog qhov chaw teb xov tooj.

Tej yam teeb meem es yuav tau kho ces kuj yog

- cov xaim fai fab tsis zoo los yog tev tawm
- kais dej tawg thiab xau dej
- tub yees thiab qhov cub tsis ua hauj lwm
- qhov rais tawg, tsis muaj daim ntxaij, los yog tsis muaj daim qhov rooj thaiv cua hlob
- phab ntsa nti xim
- tsis muaj lub pob qhov rooj xauv kom khov kho los yog lub tshuab quaj thaum tsev kub nyhiab
- Muaj kab los yog muaj nas tsuag

Yog koj lub tsev muaj kab los yog muaj nas tsuag, nrhiav koj tau pov thawj, xws li cov kab es tuag lawm/quav nas tsuag es muab qhia rau tus neeg tuaj kuaj tsev los yog qhia rau lub tsev hais plaub.

Thauj kauj raum yuav los kho tej no ces yog hu rau koj tus tswv tsev. Yog koj muaj teeb meem txog qhov es hais tsis tau koj tus tswv tsev tuaj kho tej khoom no hauv koj lub tsev apartment, muaj 3 txog hau kev es koj siv tau lub tsev hais plaub kom lawv yuam tau koj tus tswv tsev los kho tej no.

1. ua rooj plaub Rent Escrow court case (them nqi tsev rau lub tsev hais plaub). Sib nploog 28.
2. Foob tus tswv tsev ntawm txoj cai Minnesota Tenants Remedies Act. Saib nploog 30.
3. Sau daim ntawm Emergency Tenants Remedies Action koj thiaj li muaj kev kho vaj tse koj sai. Saib nploog 30.

## **Them Nqi Tsev Mus Rau Lub Tsev Hais Plaub (Rent Escrow)**

Yog hais tias tus tswv tsev tsis kam kho qhov es puas, tus neeg xaub tseg yeej foob tau tus tswv tsev mus nram tsev hais plaub koj muaj rooj plaub hu ua **Rent Escrow**. Nyob rau ntawm tsab cai lij choj Rent Escrow no mas, tus neeg xauj tsev them cov nqi tsev mus rau lub tsev hais plaub, es tsis yog them mus rau tus tswv tsev, thiab yuav hais kom lub tsev hais plaub txiav txim kom tus tswv tsev yuav tsum tau kho lub tsev, ua raws nraim li cov lug cog tseg nyob hauv daim ntawv xauj tsev, los yog ua raws li lub xeev qhov kev cai es tsis pub neeg sab nraud nkag los hauv lub tsev los yog privacy law. Cov hauv qab no yog cov cai thiab txheej txheem rau qhov es them nyiaj nqi tsev mus rau tsev hais plaub (rent escrow). **Cov cai thiab cov txheej txheem hauv qab no mas tswj nrui heev thiab yuav tau ua raws nraim**. Tiv tauj ib tug kws lij choj los yog cov tsev pab neeg hais plaub hauv koj lub zos ua ntej pib rooj plaub them nyiaj nqi tsev mus rau tsev hais plaub (rent escrow).

## **Ua Ntej Koj Them Koj Qhov Nqi Tsev Mus Rau Lub Tsev Hais Plaub**

Koj yuav tsum tau ua ib qho ntawm ob qhov ua ntej koj them koj qhov nqi tsev mus rau lub tsev hais plaub thiab pib rooj plaub **them nyiaj nqi tsev mus rau tsev hais plaub (rent escrow)**. Nws zoo tshaj yog tias koj ua ob qho tib si, tabsis koj tsuas tau ib qho nram qab no xwb.

1. Siv daim ntawv hu ua tus neeg xauj tsev daim ntawv teev cov khoom es yuam tau kho (“Tenant’s Repair List”) ntawm nploog 62 los sau ib daim ntawv rau koj tus tswv tsev es nug kom nws kho koj lub tsev. Daim ntawv mas yuav tsum muaj koj lub npe, lub chaw nyog, thiab teev txhua yam es koj xav kom kho hauv koj lub tsev. Kos npe thiab sau vas thib rau daim ntawv. Luam ib daim qauv ntawm daim ntawv no khaws cia. Koj tus tswv tsev muaj 14 hnub tom qab lawv txais tau koj tsab ntawv es kho txhua yam nyob hauv koj teev hauv daim ntawv kom tiav. Yog hais tias kho tsis tag cov es teev tom qab 14 hnub koj yeej coj tau daim ntawv no mus nram tsev hais plaub mus qhib rooj plaub them nyiaj nqis tsev rau tsev hais plaub (Rent Escrow).

### **Los yog**

2. **Hu rau tus neeg kuaj tsev nyob ib hauv koj lub zos.** Tus neeg kuaj tsev no yuav tuaj ntawm koj lub tsev thiab tuaj tshuaj ntsuam xyuas. Tus neeg kuaj tsev no yuav sau ib daim ntawv qhia txog qhov es nws kuaj tau thiab muab daim ntawv no rau koj tus tswv tsev es muaj cov hnub nyoog tias ntev npaum cas es nws yuav tsum tau kho kom tiav. Nug kom koj tau ib daim qauv es nws kuaj tau. Koj yuav coj daim qauv es tus neeg tuaj kuaj pom no mus nram tsev hais plaub thaum koj mus qhib rooj plaub them nyiaj nqis tsev rau tsev hais plaub (Rent Escrow). Yog tias tus neeg tuaj kuaj ntawd yeej sau qhov hnub nyoog tias txog hnub twg yuav tsum kho kom tiav, **koj yuav tsum tau tos kom dhau hnub ntawd** mas koj mam li mus pib rooj plaub them nyiaj nqis tsev rau tsev hais plaub (Rent Escrow).



Yog hais tias koj ntseeg tias tus neeg tuaj kuaj ntawd muab sij hawm ntev dhau rau tus tswv tsev kho, koj yuav tsum tau qhia kom lub tsev hais plaub ntseeg koj tias vim li cas thiaj li ntev dhau.

## Tshuaj Ntsuam Xyuas

Nws yog ib lub tswv yim zoo es koj kev soj ntsuam kuaj koj lub tsev apartment no yog tus es nyob ntawm koj lub zos. Txawm tias koj sau ib daim ntawv rau koj tus tswv tsev nug kom nws kho, koj kuj yuav tsum tau hu ib tug neeg tuaj kuaj thiab. Nco ntsoov tias tej zaum tus neeg tuaj kuaj ntawd yuav muab sij hawm ntawv li 2 lub asthiv rau tus tsev tsej kho cov khoom es puas.

Yog yuav nug kom tau tus neeg tuaj kuaj ces ua raws hauv qab no



1. Tiv tauj cov neeg kuaj tsev nyob hauv koj lub zej zog thiab nug kom tau ib tug neeg tuaj kuaj.
2. Thaum tab tom kuaj tsev, taug kev qhia txhua qhov chaw, ib hoob rau ib hoob, nrog tus neeg kuaj tsev. Nug seb puas muaj tej qho puas es tsis zoo raws li cov cai hauv lub xeev thiab hauv lub zej zos nyob hauv koj lub tsev.
3. Kom luam ib daim qauv rau koj txog daim ntawv tus neeg kuaj no. Kuj hais kom nws luam ib daim qauv ntawm daim ntawv teev cov khoom kom yuav tsum tau kho (Order to Repair), yog hais tias daim ntawv no tsis nyob nrog daim ntawv kuaj tau.
4. Nug tus neeg tuaj kuaj seb yuav ntev npaum cas tus tswv tsev thiaj li yuav tsum tau kho cov khoom es tau hais kom kho.
5. Yog hais tias tseem tsis tau txaus siab txog qhov kev kuaj ntawm no, tawm tsam qhia rau tus neeg saib xyuas nws txoj hauj lwm. Nug tus neeg tuaj kuaj seb nws tus nai lub npe thiab tus xov tooj. Hu tus xov tooj kom sai li sai tau thiab qhia txog koj qhov kev txhawj xeeb.
6. **Yog hais tias kho tsev tsis raws li daim ntawv tau hais kom kho, koj kuj nug kom muaj ib qho kuaj ntxiv kom muaj pov thawj tias yeej tsis tau kho raws li tau hais.**

Ntawm ntawm seb koj nyob qhov twg, lub chaw es tuaj kuaj koj lub tsev kuj yuav hu rov qab rau tus tswv tsev seb nws kho tau li cas thiab kho puas tau zoo. Koj tus tswv tsev kuj yuav raug nplua nyiaj los yog raug lwm yam teeb meem yog tias nws tsis kho raws li tau hais. Koj kuj yuav tsum tau hu rov qab mus nug tus neeg tuaj kuaj dua yog tias qhov kev kho no kho tsis tiav raws caij

nyoog teem tseg. Los yog koj kuj siv tau daim ntawv kuaj mus pib rooj plaub them nyiaj nqis tsev rau tsev hais plaub (Rent Escrow).

### **Pib Rooj Plaub Them Nyiaj Nqi Tsev Rau Tsev Hais Plaub (Rent Escrow)**

Koj yuav tsum tau them tag nrho cov nqi xauj tsev es txoj caij them es them rau tus neeg tuajn ntaub ntawv hauv lub tsev hais plaub district court thaum koj mus qhib rooj plaub them nyiaj nqis tsev rau tsev hais plaub (Rent Escrow). Yog tias koj yeej tsis tiv nqi xauj tsev, koj tsis tas yuav them ib qho nqi xauj tsev rau lub tsev hais plaub li. Tab sis koj yuav tau them txhua hli mus rau lub tsev hais plaub txog thaum es koj rooj plaub tiav. Nws muaj ib qho nqi rau koj them thaum koj qhib rooj plaub them nyiaj nqis tsev rau tsev hais plaub (Rent Escrow), tab sis lub tsev hais plaub kuj yuav zam qhov nqi rau koj yog tias koj them tsis tau.

- koj yuav tsum muab daim qauv ntawm tus neeg tuaj kuaj tsev muab rau koj (daim es muaj lub thwj ntaus rau mas zoo dua) **los yog** koj daim ntawv es koj sau mus rau tus tswv tsev es nug kom nws kho.
- Koj kuj yuav tsum tau muab tus tswv tsev lub npe thaib chaw nyob thiab khvw yees tias qhov kho tsev no yuav raug nqi npaum cas rau tus neeg tuav ntaub ntawv hauv tsev hais plaub.
- Tus neeg tuav cov ntaub ntawv nram tsev hais plaub kuj pab tau koj nrhiab daim ntawv sau rooj plaub them nyiaj nqis tsev rau tsev hais plaub (Rent Escrow petition), los yog koj kuj siv tau daim ntawv hu ua Rent Escrow Affidavit nyob ntawm nploog 64.

### **Daim Ntawv Ceeb Toom Rau Koj Tus Tswv Tsev**

- Yog hais tias qhov khvw yees tias qhov nqis kho tsev tus nqi tsawg tshaj \$15,000, tus neeg tuav ntaub ntawv hauv lub tsev hais plaub yuav xa ib daim ntawv ceeb toom txog mus sab laj nram tsev hais plaub rau tus tswv tsev.

Yog hais tias qhov khvw yees tias qhov nqis kho tsev tus nqi ntawv tshaj \$15,000, koj yuav tsum hais kom lwm tus neeg (es txhob yog koj) muab daim ntawv ceeb toom txog mus sab laj nram tsev hais plaub rau tus tswv tsev. Yog tias koj xav, ces ib tug tub ceev xwm mam nqa daim ntawv ceeb toom mus cev rau. Tus neeg tuav ntaub ntawv hauv lub tsev hais plaub mam li pab koj nrhiav lub chaw ua hauj lwm ntawm cov tub ceev xwm rau koj thiab ib tug neeg ntawd mam li pab koj.

### **Rooj Sab Laj**

- Rooj sab laj nram tsev hais plaub yuav siv sij hawm li 10 mus txog 14 hnub tom qab koj them koj qhov nqi tsev mus rau nram lub tsev hais plaub.

- Coj tag nrho koj tej pov thawj mus nrog koj mus sab laj nram tsev hais plaub, nqa duab (yog tias muaj) thiab nqa cov ntaub ntaww thiab cov ntaww ceeb toom koj xa mus rau tus tswv tsev. Yog tias twb muaj kev kuaj koj lub tsev tag lawm, nqa daim ntaww kuaj es tus neeg kuaj ntaus thwj los ntawm tus neeg kuaj. Daim ntaww kuaj hu ua certified ces yog daim ntaww es muaj lub thwj ntawm lub chaw kuaj tsev ntaus rau daim ntaww thiab muaj lawv tus ntaww tes koj npe rau thiab muaj cov lus ntaus rau tias cov es kuaj tau nyob hauv daim ntaww no yeej muaj tseeb thiab raug lawm.

## Lub Tsev Hais Plaub Ua Tau Li Cas

- Txib kom tus tswv tsev yuav tsum tau kho qhov es puas lawm.
- Cia koj kho qhov es puas thiab yuav txiav tawm cov nqi ntawd koj qhov nqi tsev
- Txo koj cov nqi tsev kom txog thaum qhov kho tsev no kom tiav lub
- Txib koj tus tswv tsev kom rov qab them ib co nqi los yog tag  
nrho cov nqi tsev koj them thaum cov khoom vaj tse es puas  
no tis tau kho.
- Txiat txim kom lwm tus neeg los mus tswj lub tsev xauj thiab  
kom lawv kho tsev.
- Nplua tus tswv tsev.
- Muab cov nyuaj them nqi tsev no rau koj los yog rau tus tswv tsev.
- Txiat txim kom tus tswv tsev yuav tsum tau ua raws li daim ntaww cog lus xauj tsev.
- Txiat txim kom tus tswv tsev yuav tsum mloog thiab ua raws li cov cai hauv lub xeev  
txog kev tsis pub neeg sab nraud nkag los (privacy laws).
- Txiat txim koj tus tswv tsev them cov nqi rau tus kws lij choj.



### Ceev Faj!

Tus tswv tsev tsuas foob tau kom koj raug ncaws tawm tsev yog **tib qho** tias koj tsis them (tab nyiaj cas) kom tag nrho qhov nqi tsev mus nram tsev hais plaub. Yog hais tias koj yeej cas nyiaj ntau ib yam li koj qhov nqi tsev lawm, tus tswv tsev yuav ncaws tsis tau koj tawm rau qhov es koj tsis them nqi tsev. **Yog tias koj tsis muaj nyiaj kom txwm li qhov nqi tsev, koj yuav tsum tsis txhob qhib rooj plaub them nyiaj nqi tsev rau tsev hais plaub (Rent Escrow).** Koj kuj yuav raug ncaws tawm thiab poob cov nyiaj es koj them mus rau hauv lub tsev hais plaub lawm.

Yog hais tias tus tswv tsev foob koj thaum tab tom hais rooj plaub them nyiaj nqi tsev rau tsev hais plaub (Rent Escrow), koj yuav tsum nqa tag nrho cov nyiaj es koj tiv nqi rau qhov xauj tsev mus nrog koj thaum mus sab laj rooj plaub nram tsev hais plaub ntxiv rau cov nyiaj es them qhib rooj plaub es yog them los ntawm tus tswv tsev. Yog hais tias tus tswv tsev tsis qhia rau koj tias yog raug nqi npaum li cas, koj kuj hu rau nrog tus neeg tuam ntaub ntaww hauv tsev plaub.

Koj tus tswv tsev yuav tsis pub nws pauj kev ntsim siab rau koj vim koj qhib rooj plaub them nyiaj nqi tsev rau tsev hais plaub (Rent Escrow) los yog lwm rooj plaub es koj xaj kom tswv tsev yuav tsum tau kho tej yam puas. Txawm li ntawd los, koj yuav tsum tau ua raws nraim li daim ntaww cog lus xuaj tsev, txawm tias koj them nqi tsev mus rau hauv lub tsev hais plaub.

## **Tshooj 5: Tsab Cai Rau Neeg Xaub Tsev Hu Ua Minnesota Tenants Remedies Act**

Yog hias tias tus tswv tsev tsis kho vaj kho tsev, tsis ua raws li cov lus cog tseg hauv daim ntawv xauj tsev, los yog yuam txoj cai ntawm lub xeev qhov es tsis pub neeg sab nrauv nkag los (privacy laws), koj yeej qhib ua rooj plaub foob tau koj tus tswv tsev hauv qab ntawm tsab caij lij choj hu ua Tenants Remedies Act. Txoj cai lij choj no mas yog rau cov tsev es qub qub puas lawm, yuam txoj cai txog kev noj qab hauv huv, thiab tsis kho tej qho es pom zoo tias yuav tsum tau kho txawm tias qhov puas ntawd yeej tsis tau poob rau qhov zoo tsis raws txoj cai. Yuav siv txoj caij lij choj ntawm no, qhov zoo tshaj mas koj yuav tsum muaj tus kws lij choj. Yeej siv tau kev cai lij choj thaum es tus tswv tsev tsis kam kho vaj kho tsev thiab tus neeg xauj tsev tsis kam tawm tsev los yog cia lub tsev puas kom tag es tsis zoo rau neeg mus nyob hauv lawm.

Yog hais tias koj yeej rooj plaub sib tsab cai lij choj hu ua Tenants Remedies Act, lub tsev hais plaub yuav

- Txiat txim koj tus tswv tsev yuav tsum tau kho tsev los yog nrhiav lus tias tus tswv tsev tsis mloog lub tsev hais plaub tej kev txiat txim
- Hais kom koj kho vaj tse thiab mam li txiat qhov nqi tsev xauj tawm
- Xaiv ib tug neeg khaws cov nyiaj them nqi tsev thiab siv cov nqi tsev los kho vaj tsev los yog
- Tsa tus neeg los sawv cev ua ntawv khi rau lub tsev kom los them cov nqi kho tsev los yog
- Txiat txim xaj kom txa qhov nqi tsev kom qis zog
- Txiat txim xaj koj tus tswv tsev yuav tsum tau ua raws daim ntawv cog lus xauj tsev
- Txiat txim xaj koj tus tswv tsev kom nws ua raws lub xeev tsis pub neeg sab nrauv nkag los (privacy laws)
- Txiat txim xaj kom kho tsev sai li sai tau thaum muaj kev kub ntxhov es yog yuav tsis muaj fai fab, dej, nkev (utility) siv los yog lwm yam es yuav tsum tau siv.
- Txiat txim xaj kom tus tswv tsev kom nws them cov nqi rau tus kws lij choj.

## **Tsab Cai Rau Neeg Xaub Tsev Thaum Muaj Kev Kub Ntxhov Hu Ua Emergency Tenants Remedies Act**

Yog hais tias koj muaj tej kev kub ntxhov xws li tsis muaj fai fab, dej, nkev (utility) siv los yog lwm yam es yuav tsum tau siv vim yog koj tus tswv tsev, koj yeej pib tau ib daim ntawv hu ua Emergency Tenants Remedies Action (ETRA). Koj tsis tas yuav kom tos 2 asthiv kom daim ntawv hais kom kho tsev tas kas nauv (expire) thiab koj tsis tas yuav hu tus neeg tuaj kuaj tsev. Ib tug neeg xauj tsev kuj nug kom lub tsev hais plaub txiat txiat xaj kom kho txog tej yam kev muaj kub ntxhov es muaj kev puas tsuaj rau



### **1) qhib dej tsis los**

- 2) dej kub**
- 3) cua kub**
- 4) fai fab**
- 5) cov tsev chav dej**
- 6) los yog lwm yam kho es tus tswv tsev muaj feem xyuam yuav tsum tau ua.**

Koj yuav tsum tau sim qhia ceeb toom rau tus tswv tsev 24 xuaj moo ua ntej mus hauv tsev hais plaub. Koj yuav tsum hu, thiab koj tus tswv tsev tsis nyob ntawd, tso lus rau ib tug neeg es nws mam li qhia rau tus tswv tsev. Yog tias koj tsis muaj txoj kev es yuav faj lus tau rau, hu ob peb zaug ntawm ib hnub twg. Nco ntsoov sau cov sij hawm thaum koj hu thiab ho muaj dabtsi tshwm sim. Lub tsev hais plaub kuj txiav txim xaj kom tus tswv tsev yuav tsum tau kho vaj koj tsev, los yog yeej txiav txim xaj kom tau qhov kev kho es muaj nyob rau qhov nqi tsev es them mus rau lub tsev hais plaub (Rent Escrow Action los yog Tenants Remedies Action) (saib nploog 28). Koj yuav tsum tiv tauj ib tug kws lij choj los yog cov tsev pab neeg hais plaub es pab neeg hais plaub kom pab koj.

#### **BE VERY CAREFUL IF YOU DO NOT USE THE COURTS FOR HELP**

#### **CEEV FAJ YOG TIAS KOJ TSIS SIV LUB TSEV HAIS PLAUB PAB KOJ**

Cov rooj plaug Rent Escrows, Minnesota Tenants Remedies Actions, thiab Emergency Tenants Remedies Actions yog cov hauv kev puaj phais es siv lub tsev hais plaub kom thiaj li yuam tau koj tus tswv tsev kho vaj kho tsev. Nws kuj muaj lwm txoj hau kev es koj txiav txim siab ua es yeej tsis ua raws kev cai lij choj tas mus li. Cov no kuj yog ceev tsis txhob them nqi tsev thiab kho tsev thiab txiav nyiaj tawm “repair and deduct.”

#### **Tuav Nqi Xaub Tsev Cia Es Txhob Rawm Them**

**Tuav nqi xaub tsev cia es txhob rawm them yog ib qho hauv kev es yuam koj tus tswv tsev kho vaj kho tsev mas yeej raug cai, tab sis feem ntau tsis yog ib lub tsev yim zoo.** Yog tias koj txiav txim siab ua li no, muab ib daim ntaww ceeb toom rau koj tus tswv tsev txog qhov es yuav tsum tau kho thiab muab sij hawm koj ntev tsim nyog rau nws kho. Ceev cov nqi tsev es koj tuav tseg rau ib qhov chaw kom zoo. **Tsis txhob siv cov nyiaj them nqi tsev no tsis li ces koj yuav raug ncaws tawm.** Koj yuav tsum tiv tauj ib tug kws lij choj los yog cov tsev pab neeg hais plaub es pab neeg hais plaub kom pab koj **ua ntej** koj tuav cov nqi tsev cia es tsis them (withhold rent).

Yog hais tias koj ceev cov nqi no es tsis them nqi tsev, tus tswv tsev tej zaum yuav qhib rooj plaub ncaws tawm tsev (kuj hu ua “unlawful detainer”) rau koj hauv tsev hais plaub. Koj kuj yuav tau them tag nrho cov nqi tsev es koj tuav tseg tsis them hauv tsev hais plaub **thaum lub sij hawm mloog rooj sab laj hauv tsev hais plaub** (them nyiaj ntsuab los yog cov tshev certified check). Yog hais tias lub tsev hais plaub nug txog cov nyiaj es koj tuav tseg tsis them nqi tsev thiab koj ho tsis muaj nrog koj, koj cov lus tiv thaiv koj ces lub tsev hais plaub tsis mloog koj thiab koj yuav raug ncaws tawm tsev.

**Tsis txhob lam siv cov  
nyiaj them nqi tsev no rau  
ib qho dabtsi li!**

Yog hais tias lub tsev hais plaub qhib rooj plaub foob ncaws koj tawm tsev

- Mus nram tsev hais plaub thiab kom ncav sij hawm
- Qhia rau tus neeg txiav txim plaub tias koj yeej tsis pom zoo nrog tus tswv tsev qhov kev tawm tsam thiab koj xav kom hais plaub muaj yeej muaj swb. Koj muaj cai kom tau rooj plaub es muaj tus neeg txiav txim plaub los yog rooj plaub es muaj pej xeem txiav txim muaj yeej muaj swb. Yeej muaj nqi tsub rau rooj plaub muaj yeej muaj sib es siv cov pej xeem los txiav txim, tabsis qhov nqi kuj yuav zam rau (tsis pub them) los ntawm lub tsev hais plaub yog tias koj them tsis taus.
- Thaum hais plaub muaj yeej muaj swb, qhia rau tus neeg txiav txim plaub txog koj qhov teeb meem ntawm tsis kho vaj kho tsev. Muab cov duab thiab cov ntawv es tus neeg tuaj kuaj tsev hais kom yuav tsum tau kho rau tus neeg txiav txim saib thiab hais kom koj cov neeg ua pov thawj qhia txog qhov es lawv paub.

Tus neeg txiav txim plaub ntug kuj ua tau ntawm yam

1. Txiat txim xaj kom koj yuav tsum tau them nqi tsev rau lub tsev hais plaub los yog rau tus tswv tsev txog thaum muaj tag nrho cov pov thawj tias tim koj tus tswv tsev
2. Txiat txim xaj kom txa koj lub nqi tsev kom qis vim lub tsev apartment tsis tsim nyog qhov nqi xauj ntawd.
3. Txiat txim xaj kom koj them nqi xauj tsev rau lub tsev hais plaub kom thiaj li ceev tau cov nqis tsev txog thaum tus tswv tsev kho tej yam es yuav tsum tau kho thiab/los yog
4. Txiat txim xaj kom koj muab ib nrab los yog tag nrho cov nyiaj nqi tsev rau tus tswv tsev. Tus neeg txiat txim plaub ntug pom tau tias yeej tsis muaj teeb meem dabtsi ntawm lub tsev apartment. Ces koj yuav tau them cov nqi tsev xauj koj tiv nrog rau tag nrho cov nqi hais plaub kom thiaj li zam dhau qhov koj raug ncaws tawm tsev.



**Yog hais tias koj ceev cov nqi xauj tsev, nco ntsoov koj yuav tsum tau muaj pov thawj kom txaus txaus nqa mus rau lub tsev hais plaub.**

**Ib zaug ntxiv – nws tsis yog ib lub zoo tswv yim es ceev cov nqi tsev es tsis them kom thiaj li yuam tau tus tswv tsev kho vaj koj tsev.** Nws yuav yog ib qho puaj phais thiab raws txoj cai dua yog koj qhib rooj plaub Rent Escrow thiab siv qhov cai lij choj es tau piav sab saud.

## Kho Tsev Thiab Txiaav Nqi Tsev Tawm

Koj **tsis muaj** txoj cai cia li kho tsev thiab txiaav nqi tsev tawm “repair and deduct” ntawm cov nqi es koj kho es txiaav qhov nqi tsev tawm los them. Yog hais tias koj cia li kho tsev es tsis tau kev tso cai los ntawm koj tus tswv tsev ces koj yuav raug them qhov nqi ntawd xwb. Koj kuj yuav rau ncaws tawm thaum koj mus sab laj rooj plaub yog tias koj tsis them tus nqi tsev kom tag. Feem ntaw yeej tsis yog ib lub tswv yim zoo es kho tsev thiab txiaav nqi tsev tawm “repair and deduct.” Nws kuj muaj tej qho es yuam zam tau rau thiab. Cov nroog xws li St. Paul thiab Duluth muaj tsab cai kho tsev thiab txiaav nqi tsev tawm “repair and deduct” rau kho dej, fai fab, nkev (gas), kais dej pob tig dej khoom siv hauv lub hoob nab, lub ntsuas phoo xauv es kom khov khov thiab lub tshuab ntsuas tsev kub nyhiab. Lub nroog Minneaplis, St. Paul thiab Duluth muaj tsab cai hu ua them thiab txiaav nqi tsev tawm “pay and duduct” es yog thaum tus tswv tsev tsis them cov nqi fai fab, dej thiab nkev (utilities) es yeej yog tus tswv tsev qhov nqi es nws yuav tsum tau them. Yog tias tus tswv tsev pom zoo kho tsev los yog mam li rho tawm ntawm koj lub nqi tsev vim yog muaj qees yam tsis zoo, **muab qhov kev pom zoo no sau ua ntaww cia thiab kom tus tswv tsev kos npe rau daim ntawv.**



## Foob Kom Tsis Txhob Tau Them Nqi Tsev

Foob kom tsis txhob tau them nqi tsev (Rent abatement) yog thaum koj tau koj cov nyiaj xauj tsev thim rov qab rau koj vim yog koj nyob rau lub chaw es tsis kho zoo puas tsuaj thiab tsis raws cov cai muaj rau cov tsev es xauj rau neeg nyob. Foob kom tsis txhob tau them nqi tsev (Rent abatement) kuj muab tau rau koj es yog ib qho ntawm cov rooj plaub hais txog qhov nyiaj es kom them mus rau hauv tsev hais plaub (rent escrow), Minnesota Tenants Remedies Actions thiab Emergency Tenants Remedies Actions. Yog hais tias koj tus tswv tsev twb kho tsev thiab koj ho tsis tau cov nyiaj them nqi tsev (Rent abatement) rau ib rooj plaub sab saum no, koj yeej nqa tau rooj plaub no mus hais rau hauv lub tsev hais plaub District Court los yog Conciliation Court. Nws yeej muaj ib tug nqi rau koj them yog koj xav pib rooj plaub no, tab sis lub tsev hais plaub kuj zam kom tsis txhob tau them qho nqi yog tias koj yeej them tsis taus. Nug kom tus neeg tuav cov ntaub ntaww hauv tsev hais plaub muab daim ntaww thov zam qhov nqi rau koj.

Koj yuav tsum tau nug lub tsev hais plaub kom thiv koj ib co nyiaj them nqis tsev rau koj thaum lub sij hawm es koj nyob hauv lub tsev es puas es yeej kho li. Rooj plaub foob kom tsis txhob tau them nqi tsev (Rent abatement) yuav tsum tau pib tom qab kho tiav tag lawm, es koj thiaj li qhia tau rau tus neeg txiav txim plaub tias koj yeej nyog hauv lub tsev hauv ntev npaum li cas nrog qhov teeb meem kho tsev no. Tus neeg txiav txim mam li txiav txim xaj kom tus tswv tsev rov yuav tsum tau thim ib co nqi xauj tsev es koj them thaum lub sij hawm muaj cov teeb meem no thiab yuav hais tias vim muaj cov teeb meem tsis kho tsev no ces lub nqi tsev yuav tsis yog siab npaum li ntawd.

Piv txwv, yog hais tias koj qhov nqi tsev yeej yog \$600 ntawm ib lub hlis tab sis ho muaj qhov rais tawg thiab lub hoob nab ho los dej. Koj kuj nug tau qhov nyiaj es koj lub hoob nab nrog rau kom

lub li \$200 ntawm qhov nqi xauj tsev ib lub hlis twg es vim rau qhov lub qhov rais tawg thiab lub hoob nab xau dej es ua rau nqi dej thiab nqi fai fab nce.

Pov thawj yog ib qho tseem ceeb yuav tau muaj kom thiaj li tsim nyog foob kom tsis txhob tau them nqi tsev (Rent abatement). Yuav kom yeej rooj plaub Foob kom tsis txhob tau them nqi tsev (Rent abatement), **koj yuav tsum tau nrhiav kom tau 4 qhov pov thawj no hauv tsev hais plaub:**

1. **Tus tswv tsev yeej paub tias yuav tsum tau kho vaj kho tsev.** Muab daim ntawv es tus neeg xub tuaj kuaj tsev sau qhia es twb muab rau tus tswv tsev saib lawm es muab rau tus neeg txiav txim plaub ntug saib.
2. Qhov kho tsev ntawd yeej tsis kho li. Muab daim ntawv es tus neeg kuaj tsev rov qab tuaj kuaj zaum ob thiab/los yog cov lus ntawm cov neeg es yeej pom tias lub tsev yeej tsis zoo nyob vim puas tas, thiab/los yog muab cov duab es koj thaij tau.
3. **Koj twb nyob hom ntev lawm es yeej tsis muaj kev pab los yog kev kho tsev es yuav tsum tau kho.** Siv cov duab es koj thaij, cov neeg pov thawj, cov ntawv sau thiab lwm yam ntaub ntawv los ua pov thawj.
4. **Qhov nqi kho ntawd raug li cas, los “qhov puas tsuaj.”** Qhov nyiaj es koj nug kom them rau koj mas yuav tsum hauv qhov teeb meem es koj muaj.

Piv txwv, ib chav apartment es yog ib-hoob pw tus nqi xauj yog \$50 tsawg dua li chav apartment es yog ob-hoob pw ntawm tib lub tsev building. Koj tsis siv chav apartment es yog ib-hoob pw vim nws tsis muaj lub qhov rooj thaiv nag xob nag cua. Yog li ntawd, koj yuav tsum tau qhov nyiaj thim rov qab li \$50 ntawm ib lub hlis vim rau qhov tias tsis muaj lub qhov rooj thaiv nag xob nag cua li chav apartment es yog ib-hoob pw es nws muaj.

**Nco ntsoov** – Koj tus tswv tsev yeej tsis pub kom nws pauj kev ntsim siab rau koj vim koj qhib rooj plaub es tiv thaiv txoj cai koj muag es koj yog ib tug neeg xauj tsev.

## Lub Tsev Xaub Puas Tag Lawm

Tus tswv tsev mas nws xaub tsis tau ib lub tsev es puas tag es tsis zoo rau neeg nyob. Tus tswv tsev yeej kev tsis tau nqis xauj tsev los yog hais tsis tau koj muab nyiaj cas tsev rau cov tsev es puas tag los yog yeej kuaj tau es qhia tias tsis zoo rau tib neeg nyob “unfit for human habitation.” Yog hais tias koj lub tsev building twb poob rau qhov tias puas tag lawm, ces hu ib tug kws lij choj los yog cov chaw pab neeg hais plaub hauv koj lub zog kom lawv muab tswv yim qhia koj txoj cai koj muaj.



Muaj 2 qhov es yog qhia tau tias tsev puas tag (condemnation). Qhov tsev puas tag es paub zoo tshaj plaws ces yog thaum lub tuam tsev saib xyuas kev noj qab haus huv thiab lub chaw kuaj vaj

tse hu au Department of Health or Housing Inspections kuaj pom tau tias muaj tej yam txhaum cai muaj kev phom sij rau kev noj qab hauv huv (**health and safety code violations**).

Thaum koj lub tsev poob rau qhov tias puas tag lawm, txawm pom tau tias puas li cas los, **koj yuav tsum tau tawm tsev ntawm hnub vas thib es tau teev cia hauv daim ntaww hais tsis ntsees kom yuav tau tawm (condemnation order)**. Qhov sij hawm ntev thiab luv es hais kom koj yuav tsum tau tawm mas nyob ntawm seb vim li cas lub tsev no thiaj li poob rau qhov hais tais puas tag lawm (condemned). Yog hais tias koj tsis tawm raws li hnub es tau teev rau koj, tub ceev xwm yeej yuam tau kom koj tawm. Yog tias qhov no tshwm sim, ces koj cov menuam kuj yuav raug coj mus ceev tseg los yog child protection thiab koj cov khoom vaj khoom tsev yuav raug tso tseg rau hauv lub tsev.

**Yog hais tias koj lub tsev poob rau qhov tias puas tag kuaj pom tau tias muaj tej yam txhaum cai muaj kev phom sij rau kev noj qab hauv huv (health and safety code violations)** koj yuav tsum tau hu rau ib tug kws li choj los yog hu rau cov tsev pab neeg hais plaub hauv koj lub zos koj tau kev pab. Qhov tiag koj yuav tsum tau paub tias

- Koj tsis tas yuav them nqi tsev los yog qhov nqi tab cas tsev (security deposit).
- Koj kuj yuav tau txais ib qho kev pab nyiaj thaum muaj kev kub ntxhov (Emergency Assistance) los them cov nqi koj nyaib tawm tsev. Qhia cov neeg ua hauj lwm pab nyiaj txiag paub tias koj xav teem caij nrog lawv tham sai li sai tau vim yog koj lub tsev building poob rau qhov tias puas tag lawm (condemned).
- Ceev cov ntaub ntaww qhia txog seb koj lub tsev puas zoo li cas. Taug kev hauv koj lub tsev apartment es sau cia kom pom tej yam es puas tsus. Nug kom tau ib daim qauv ntawm tus neeg tuaj kuaj tsev es nws sau qhia. Thaij daub. Nco ntsoov nqa tag nrho cov pov thawj nrog koj thaum koj tawm tsev. Cov pov thawj kuj yuav pab koj lwm hnub yog tias koj yuav tau nrhiav pov thawj tias koj lub tsev yeej puas ntsoog tag thaum mus hais plaub, thiab/los yog tshem koj cov keeb kwm tawm thaum muaj kev kuaj pom txog koj qhov keeb kwm xauj tsev.
- Koj yeej muaj cai foob koj tus tswv tsev mus rau hauv lub tsev hais plaub sib khom kom haum hu ua Conciliation Court kom thim koj cov nqis tsev es koj tau them thaum lub tsev poob rau qov tias tsev **puas tag los yog nyob rau qhov es puas tag lawm (condemned los yog in condemnable condition)**. Qhov tseeb, tus tswv tsev yuav tau them tag nrho cov nyiaj es koj them mus nyob rau lwm qhov chaw, thiab them **3 npaug ntawm cov nyiaj es kev ntawm koj tom qab hnub es lub tsev poob rau qhov tias puas tag lawm**. Cov nqi yuav tau them koj kuj muaj xws li cov nqi koj them pab koj nyaib khoom tawm thiab qho nqi koj them mus nyob ib ntus. **Ua ntej qhov koj mus foob kom tau cov nqi nov them rau koj, nrog ib tug kws lij choj tham**. Nws tseem ceeb heev es koj muab tag nrho cov nqi koj xav kom them rau koj muab tso tag nrho ua ke rau tib rooj plaub nkaus xwb.

- Koj tus tsev tsev yuav tsum tau thiv cov nyiaj koj muab cas tsev (security deposit), nrog rau cov paj, tsis pub dhau 5 hnub tom qab koj tawm tsev. Muab lub chaw nyob rau koj tus tswv tsev thaum koj tawm.
- Tawm kom sai li sai tau vim tias nyob rau hauv lub tsev apartment es poob rau qhov tias puas tag (condemned) mas txhaum txoj cai lij choj.

### **Yog hais tias koj lub tsev poob rau qhov tias puas tag lawm tsis pub nyob vim yog tsoom fwv.**

- Koj yeej tau txais ib co nyiaj pab rau qhov koj yuav tau mus nyob qhov chaw tshiab los pab them cov nqi koj nyaib tsev thaum tsoov fwv tsis pub koj nyob rau lub tsev building es tsoov fwv yuav siv qhov chaw ntawd.
- Tsoom fwm yuav tsum tau pab koj nrhiav ib lub tsev kom phim rau koj nyob thiab kom kim ib yam li lub nqi tsev es koj thaum them yav tag los.

Yog hais tias koj muaj teeb meem tiv thaiv txoj cai koj muaj los yog tsis tau cov nyiaj muaj kev puas tsuaj rau koj, hu rau ib tug kws lij choj los yog hu rau cov tsev pab neeg hais plaub hauv koj lub zos kom tau kev pab.

### **Tshooj 6: Tsev Muaj Cov Xim/Txhuas Lom (Lead Poisoning)**



**Xim tsev muaj txhuas lom (lead poisoning) kuj ua tau rau muaj teeb meem loj rau kev noj qab haus huv.** Koj thiab koj tsev neeg yeej muaj tau kua txhuas rau hauv koj lub cev los ntawm cov kua txhuas es

- cov xim nti ntawm (lead-based paints)
- haus cov dej los ntawm cov kav dej es muaj kua txhuas los yog hmoov txhuas thiab
- Zauba mov los yog cov dej es muab ntim rau rau khob iav (lead crystal) los yog cov khob av ci puab (lead-glazed pottery) los yog cov khob si av ci puab (porcelain)

Yeej muaj ib txoj cai li choj ntawm tsoom fwv los pab tiv thaiv cov neeg xauj tsev kom tsis txhob muaj cov xim es muaj kua txhuas lom (lead poisoning—lead-based paints). Tsab cai lij choj no yog rau yuav luag tag nrho rau cov tsev es tsim ua ntej xyoo 1978 **tsis yog rau** ib co tsev es rau neeg laus nyob; cov tsev es rau cov neeg xiam oos qhab (tshwj tsis yog tias tus menuam hnub nyog qis tshaj 6 lub xyoos nyob los yog yuav nyob ntawd) thiab rau tsev es tsis muaj ib hoob pw li (“zero bedroom”) xws li efficiencies, dormitories thiab cov chav pw xauj rau neeg pw hauv ib lub tsev. Tsab cai no tsis yog rau cov tsev es muaj lub daim ntawv pov thawj qhia tias lub tsev tsis muaj kua txhuas xim (certified as lead-free).

Yog hais tias tsab cai no muaj rau lub tsev apartment koj xav xauj, **tus neeg xauj tsev yuav tsum**

- yuav tsum muab daim ntawv qhia txog kev phom sij ntawm cov kua txhuas/xim rau koj.

- qhia koj yog tias yeej paub tias muaj kua txhuas lom (lead poisoning– lead-based paints) phom sij nyob hauv lub tsev xauj thiab
- muab rau koj ntej ntaub ntawv keeb kwm los yog cov ntawv qhia es tus tswv tsev paub txog cov kua txhuas/xim lom (lead poisoning– lead-based paints) es muaj kev phom sij hauv cov tsev xauj.

Koj yeej muaj cai saib cov ntaub ntawv no ua ntej koj xauj lub tsev apartment.

Yog hais tias koj txiav txiv xauj lub tsev apartment, **koj daim ntawv cog lus xauj tsev yuav tsum muaj**

- muaj ib kab lus sau ceeb toom qhia txog kua txhua ntawm cov xim tha tsev
- tus tswv tsev cov lus qhia tawm txog qhov es nws paub tias muaj txhuas/xim (lead-based paint) es muaj kev phom sij.
- muaj daim ntawv es teev cov keeb kwm los yog daim ntawv qhia es tau muab rau tus tswv tsev es nws yuav tsum muab ib qauv rau koj txog muaj txhuas/xim (lead-based paint) es muaj kev phom sij rau cov hauv cov tsev xauj.
- sau ib kab ntawv qhia tias koj yeej tau txais daim ntawv qhia txog kev phom sij ntawm cov kua txhuas ntawm cov xim tham rtsev, daim ntawv es tus tswv tsev qhia koj, thiab daim ntawv es teev cov keeb kwm los yog daim ntawv qhia
- ib qho kev paub tshwj xeeb los ntawm tus neeg coj koj mus xauj tsev (yog hais tias muaj)
- tus tswv tsev kos npe, tus neeg coj koj mus xauj tsev kos npe, thiab koj kos npe.

Ib daim ntawv piv txwv txog “Cov ntaub Ntawv Nthuav Tawm Kom Pom Txog Xim Tha Tsev Muaj Txhuas Thiab/Los yog Kev Phom Sij Ntawv Cov Xim Tha Tsev Muaj Txhau” nyob ntawm nploog ntawv 55. (lead based disclosure)

Yog hais tias tus tswv tsev tsis ua raws t xo j cai nov, koj yeej tseem xauj tau lub tsev nyob. Txawm li ntawv los, tus tswv tsev kuj yuav raug txim, xws li nplua nyiaj, nplua kev ua txhaum, thiab raug kaw vim tsis mloog thiab ua raws t xo j cai lij choj nov.

### **Ib Qho Teeb Meem Mob Loj**

Xim tsev muaj txhuas lom (lead poisoning) kuj ua rau muaj teeb meem kawm tsis tau ntawv thiab muaj teeb meem tswj tsis tau tus cwj pwm.

- puas hlwb tas tiam (ua rau, lwm qhov es tshwm sim, tuag tes tuag taw, dig muag los yog lub hlwb puas es tsis meej pem)
- puas tsuaj rau lub raum thiab cov kab ntshav thiab
- muaj tsis taus menuyam



Txhuas (lead) kuj nrhiav tau muaj nyob ntawm cov xim tha tsev los yog tej daim xim es tev ntawm phab ntsa, hmoov xim, av, thiab tej thaum nrhiav tau cov dej tso ntawm tus kais dej los. Feem ntau ntawm cov chaw es muaj cov kua xim txhuas no mas yog los ntawm cov tsev los yog cov tsev apartment es qub qub, cov tsev nyob hauv nroog, thiab cov av es tsis muaj dabtsi npog es lub raj cua ntawm lub tsheb tshuab cov pa roj tuaj rau. Cov menuam yaus thiab cov poj niam es muaj menuam hauv plab yog cov es muaj kev phom sij tshaj plaws rau cov xim es muaj txhuas no. Cov txhuas no yuav nkag tau rau tus menuam cov hlab ntsav yog tias lawv ua pa es nqu rau cov hmoov ntawm cov xim los lob cov hmoov av es yog lawv nyob ntawm qhov chaw ntawv ib ntus, los yog lawv toj noj ib thooj xim es nti tawm ntawm phab ntsa los yog noj cov av es muaj txhuas.

## Coj Mus Kuaj

Tag nrho cov menuam yuav tsum tau coj mus kuaj ua ntu zus seb puas muaj kua txhuas es yog thaum koj coj koj tus menuam mus kuaj mob raws li nws lub hnub nyoog. Ib qho kev kuaj ntshav me me xwb yeej kuaj tau seb cov ntshav muaj kua txhua siab npaum li cas. Kev kuaj mob no yuav tsum tau kuaj raws li nram qab no

- Cov menuam muaj hnub nyoog qis tshaj 24 lub hlis – kuaj txhua txhua 6 lub hlis
- Cov menuam muaj hnub nyoog 2-6 xyoos – kuaj ib xyoos ib zaug
- Cov poj niam muaj menuam – kuaj tas mus li thaum tsis thaum tseem muaj menuam hauv plab
- Tag nrho cov menuam – kuaj tam sim ntawd thaum lub tsev muaj cov hmoov nyob ntawm cov ntug qhov rais los yog nti xim ntawm cov ntug qhov rais, ntawm cov pas tuav nce mus los, nti xim saum qab nthab, los yog ntawm phab ntsa, hauv plag tsev los yog nti xwm ntawm cov txiag ntoo.

Yog tias koj tau kev pab kho mob los ntawm tsoom fwv hu ua Medical Assistance, qhov nqi them mus kuaj mob no yuav them los ntawm qhov program hu ua EPSDT.

## Tshuaj Ntsuam Xyuas Txoj Kev Noj Qab Haus Huv

Lub tuam tsev saib xyuas kev noj qab haus huv hauv lub xeev yuav tsum tau tshuaj ntsuam xyuas kom paub tias cov xim muaj txhuas los qhov twg los thaum kuaj tau tias tus menuam qis tshaj 6 lub xyoos los yog tus poj niam es muaj menuam hauv plab cov ntshav muaj kua txhuas siab. Lawv yuav tuaj kuaj koj lub tsv thiab tag nrho tej chaw es neeg nyob lam hlwb ua ke coob ntawm lub tsev apartment. Lawv kuj yuav mus tshuaj ntsuam xyuas ntawm tej qhov chaw es tus menuam siv sij hawm nyob ua si heev tshaj plaws. Lub tuam tsev



saib xyuas kev noj qab haus huv yuav tsum tau tuaj tshuaj ntsuam kuaj lub tsev tsis pub dhau 5 hnub tom qab thaum qhia txog tias cov ntshav muaj kua txhuas siab.

## Kho Kom Lub Chaw Nyob “Txhob Muaj Kua Txhuas “Lead Safe”

Yog hais tias lub tuam tsev saib xyuas kev noj qab haus huv tshuaj ntsuam kuaj pom tau tias muaj txhuas, tus tswv tsev yuav tsum kho kom lub tsev lub chaw nyob nyob ntawd tsis txhob muaj kua txhuas “lead safe.” Tus tswv tsev yuav raug xaj kom nws tshem los yog npog qhov chaw es tsim los yog muaj cov kua txhuas (lead) no kom tas thaum lub sij hawm tau teev rau (feem ntawd yog 2 mus rau 4 lub asthiv). **Qhov no yog lub luag hauj lwm ntawm tus tswv tsev, tsis yog tus neeg xauj tsev li.** Ib tug neeg tuaj nram lub tuam tsev saib xyuas kev noj qab haus huv mam li qhia rau koj seb koj puas yuav tau tawm tsev thaum lub sij hawm lawm tu lub tsev kom txhob muaj kua txhuas. Lawv kuj yuav teb tau koj cov lus nug tias yuav muaj dabtsi tshwm sim rau koj txoj kev noj qab haus huv thaum lub tsev no tsis muaj kua txhua lawm “lead free.” Cov pa roj thiab cov hmoov los ntawm cov xim txhuas es txhuam tawm mas phom sij loj heev rau cov menuyam yaus thiab cov poj niam es xeeb tub.

Yog tias koj txiav txim tawm ntawm koj lub tsev apartment thaum tu lub tsev kom txob muaj xim txhuas, koj yeej thim tawm tau ntawm koj daim ntawv cog lus xauj tsev (lease). **Yog hais tias koj tawm tsev, tus tswv tsev yuav tsum rov qab thim koj cov nyiaj koj cas tsev tsis pub dhau 5 hnub tom qab koj tawm nrog rau cov nyiaj nqi tsev es koj twb tau them ua ntej lawm.** Koj kuj muaj cai tawm mus li ib ntus. Tus tswv tsev yuav tsum pub koj rov qab los nyob thaum tu tsev tiav tag lawm. Koj tsis tas yuav them cov nqi tsev es koj tawm mus hauv lub tsev lawm. Yog tias koj xav tau nyiaj pab tawm tsev los yog them nqi tsev tawm mus nyob ib ntus, nug lub tuam tsev saib xyuas kev noj qab haus huv hu ua health department seb koj puas tau txais kev pab.

## Rov Qab Los Nyob

Ua ntej yuav rov qab los nyob rau koj lub tsev apartment, yuav tsum koj tus neeg tuaj kuaj kev noj qab haus huv rov qab tuaj kuaj dua thiab ncig saib kom txhua. Yuav tsum saib kom zoo tias koj tus tswv tsev yeej tu du dais tom qab lawv kho tsev tag.

**Tsis txhob rov qab mus nyob txog thaum koj tus tswv tsev twb tu hu si thaum cov hauj lwm kho tiav tag lawm.**



## Siv Kev Cai Lij Choj Los Hais

Yog hais tias koj tus tswv tsev tsis tshem cov xim es muaj txhuas no, koj yeej siv kev cai lij choj los hais tau es yog nyob rau nplooj 28-33 ntawm phau ntawv no. Yog hais tias koj los yog koj cov menuam ntsib kev muaj mob los ntawm cov xim es muaj txuas no, koj kuj foob kom tau nyiaj los ntawm tus tswv tsev. Koj tsuas qhib tau 1 rooj plaub xub koj tus tswv tsev nkaus xwb. Ntsib ib tug kws lij choj kom pab saib kom meej tias txhua yam es koj yuav foob, xws li kev muaj mob muaj feem xyuam nrog cov xim es muaj txuas thiab thim nqi tsev xauj rov qab (rent abatement), seb puas muaj nyob hauv koj daim ntawv foob es koj yuav pib.

## Pauj Kev Chim Siab

Koj yeej muaj txoj cai nug kom muaj kev kho lub tsev, hu ib tug neeg tuaj kuaj tsev, ua rooj plaub them nyiaj nqi tsev rau tsev hais plaub (Rent Escrow), thiab hais kom koj tus tswv tsev yuav tsum saib taus qhov koj muaj cai rau right to privacy. Cov cai koj muaj ntawm no, nrog rau lwm cov cai, yog cov cai koj muaj es koj yog ib tug neeg xauj tsev hauv lub xeev Minnesota. Koj tus tswv tsev mas tsis pub kom nws pauj kev ntsim siab rau koj es yog nce koj qhov nqi tsev, hais kom koj tawm tsev, los yog txo tej kev pab koj vim yog koj tiv thaiv koj txoj cai es koj yog ib tug neeg xauj tsev. Koj yuav tsum tseem yuav tau them cov nqi tsev kom ncav sij hawm.

Lub tsev hais plaub yuav nug ib co nqi lus txog seb tus tswv tsev puas muaj tej qhov es nws ua pauj kev chim rau koj yog tias rooj plaub yog rooj es ntiab koj tawm los yog tau txais daim ntawv ua ntej 90 hnub thaum koj tiv thaiv txoj cai koj muaj es yog koj siv kev cai lij coj thaum koj yog ib tug neeg xauj tsev. Koj yuav tsum tau qhia rau tus neeg txiav plaub txog qhov koj tau ua es yog siv txoj cai koj muaj. Yog hais tias qhov ntawd tshwm sim ua ntej 90 hnub, tus neeg txiav txim yeej ntaus nqi tau tias tus tswv tsev pauj kev chim rov qab rau koj **tshwj tsis yog tias** lawv yeej muaj laj thawj zoo txog qhov es ncaws koj tawm tsev. Tus neeg txiav txim plaub ntug kuj yuav tsis pub nws ncaws koj tawm yog tias tus tswv tsev tsis muaj qhov laj thawj zoo txaus ncaws koj tawm.

Hais kom lub tsev hais plaub pib suav ntawm qhov 90 hnub ntawm lub sij hawm es koj tus tswv tsev tau ua txhua yam tom qab muaj kev txiav txim ntawm tus neeg txiav plaub tag, xws li kho txhua txhua yam, Koj yeej tiv thaiv kom tau qhov es muab koj ncaws tawm tsev yog tias koj yeej muaj pov thawj qhia tau tias koj tus tsev tsev pauj kev chim rau koj yam tsis raug txoj cai.

Yog hais tias tus tswv tsev sim muab koj ncaws tawm vim rau qhov koj tsis them nqi tsev xauj, nws yog ib qho tiv thaiv rau koj yog tias tus tswv tsev yeej nce nqi tsev siab los pauj kev chim rau koj yam tsis raws txoj cai. Yuav kom tiv thaiv tau koj zoo dua mas, koj yuav tsum tau them tus nqi tsev qub mus rau hauv lub tsev hais plaub.



## Tshooj 7: Hloov Los Yog Xaus Daim Ntawv Cog Lus Xaub Tsev Nyob (Lease Agreement)

Muaj ntau txoj hauv kev rau koj hloov los yog xaus daim ntawv cog lus xaub tsev nyob (lease agreement). Nyob ntawm seb hom ntawv cog lus xaub tsev yog hom Fixed Term Lease los yog hom Periodic Lease (saib nploog 12 – 14 txog cov lus tshab txais ntawm ob hom cog lus xauj tsev no). Yog hais tias koj thiab koj tus tswv tsev neb ob leeg pom zoo hloov los yog xaus daim ntawv cog lus xauj tsev, qhov no yeej zoo txaus rau neb hloov los yog xaus qhov kev xauj tsev lawm. Qhov no yeej muaj tseeb txawm tias kev cog lus xauj tsev yog sib qhov ncauj hais xwb los yog sau ntawv cia, hom cog lus xauj tsev fixed term lease los yog periodic lease. Nws kuj yuav txawv, yog tias koj nyob cov tsev tsoom fwv pab them nqi es yog Section 8.

**Nco ntsoov muab cov kev pom zoo sau ua ntawv cia.** Yog tias koj tsis muab cov kev pom zoo sau ua ntawv cia, qhov es hais tias “koj hais, kuv hais” (I said, you sai) thaum sib cav tsam ho tshwm sim yav tom ntej no. Koj kuj yuav raug ua raws li daim ntawv cog lus xaus tsev hom twg daim ntawv xauj tsev, thiab them cov nqi tsev tag nrho.

### Ceeb Toom!

Yog hais tias koj tsis ua raws li daim ntawv cog lus xauj tsev yam tsis muaj kev pom zoo ntawm tus tswv tsev, tus tswv tsev kuj yuav yuam tau kom koj raug them tag nrho cov nqi tsev es koj nyob tsis tag li koj daim ntawv cog lus tshwj tsis yog tias tus tswv tsev xauj lub chav apartment ntawd rau ib tug neeg tshiab. Yeej tsis yog tus tswv tsev lub luag hauj lwm los nrhiav kom tau ib tug neeg xauj lub tsev apartment kom los hloov tau koj.

**Tsis muaj ib txoj cai es koj cia li tawm tsis ua raws cov lus cog tseg hauv daim ntawv xauj tsev.** Cov neeg xauj tsev es yog raug tsim thiab ntaus los ntawm nws tus txij nkawm thiab thiab cov neeg ntawm tsev neeg es xauj tsev nyob tau tag sim neej thaum lawv tseem xauj lub tsev nyob kuj xaus tau lawv daim ntawv cog lus xauj tsev nyob ntxov yam tsis muaj kev pom zoo los ntawm tus tswv tsev. Dhau qhov no ces, tsis muaj ib txoj cai es koj cia li tawm tsis ua raws lov lus cog tseg hauv daim ntawv xauj tsev. Tus tswv tsev tsis tas cia koj thim es tsis ua raws daim ntawv cog lus xauj tsev txawm tias koj poob koj txoj hauj lwm. Lawv kuj tsis tas yuav cia koj thim es tsis ua raws li daim ntawv cog lus xauj tsev txawm tias koj yuav ib lub tsev los yog koj raug hloov hauj lwm mus ua rau lwm lub xeev. Yog hais tias tej zaum koj yeej npaj yuav tsev los yog hloov hauj lwm ces koj yuav tsum tau muab tej lus no sau rau hauv koj daim ntawv cog lus xauj tsev es pub koj thim tawm thaum muaj tej yam li no tshwm sim.

**Kuv yuav tsum tau tawm kom tsis txhob muaj kev phom sij. Kuv puas thiv tawm tau ntawm kuv daim ntawv cog lus xaus tsev nyob?**

Koj yeej muaj txoj cai thiv tawm ntawm koj daim ntawv cog lus xauj tsev yog hais tias koj yog ib

tug neeg raug tsim los yog raug ntaus los ntawm koj tus txij nkawm, quab yuam deev, los yog muaj neeg lawv koj qab tas li, thiab koj ua 2 yam no

1. Muab rau koj tus tswv tsev

- Ib daim qauv ntawm daim ntawv tiv thaiv hu ua Order for Protection los yog daim ntawv tiv thaiv kev tham plaub hu ua a Harassment Restraining Order thiab
- Ib daim ntawv es kos npe thiab muaj hnub vas thib (saib nploog 60) es hais tias
  - koj ntshai tsam koj raug ntaus yuav tshwm sim tom ntej no los ntawm tus neeg es lub npe hauv hauv daim ntawv no
  - koj xav xaus qhov kev xauj tsev
  - vas thib es koj yuav tawm thiab
  - Koj xav kom tus tswv tsev ua li cas rau koj cov khoom.

2. Them qhov nqi xauj tsev rau lub hlis es koj tawm tsev

Koj yuav tsis tau qhov nyiaj cas tsev (security deposit) rov qab. Tus tswv tsev yuav khaws qhov nyiaj no pauj qhov koj thim tawm ntawm daim ntawv cog lus xauj tsev.

**Yog koj tsis muaj (los yog tsis xav mu snug koj tau) daim ntawv tiv thaiv hu ua Order for Protection los yog daim ntawv tiv thaiv kev tham plaub hu ua a Harassment Restraining Order,** koj yeej muaj txoj cai los nthuav tawm ib daim ntawv (saib nploog 61 (statement by qualified third party)) los ntawm ib tug neeg hauv qab no es kom pom tau tias koj yeej yog ib tus neeg raug ntaus los ntawm koj tus txij nkawm, quab yuam deev, los yog muaj neeg lawv koj qab tas li

- lub tsev hais plaub
- tub ceev xwm
- ib tug kws kho mob es muaj daim ntawv pov thawj kho neeg
- ib tug neeg hais kom hloov txog kev raug ntaus los ntawm lawv tus txij nkawm, los yog
- ib tug neeg pab (counselor) pab thaum raug quab yuam deev.

Yog hais tias koj muaj mus lus nug, tiv tauj lub chaw ua hauj lwm pab rau sab kev cai lij choj, ib tug neeg tawm tsam kev sib ntaus ntawv khub niam txiv, los yog ib tug neeg pab (counselor) pab thaum raug quab yuam deev. Xav kom paub ntau dua, saib daim ntawv qhia qhov tseeb H-23 [Victims of Domestic Violence, Stalking, or Criminal Conduct: Your Rights in Breaking Your Lease.](#)

### Xaus Daim Ntawv Cog Lus Xaub Tsev Hu Ua Fixed Term Leases

Feem ntau, daim ntawv cog lus xauj tsev ib ntus hu ua fixed no mas hloov tsis tau los xaus tsis tau ua ntej txog thaum nyob puv lub sij hawm tau teev tseg hauv daim ntawv cog lus **tshwj tsis yog tias koj thiab koj tus tswv tsev pom zoo tsis li ces yeej hloov tsis tau.**



**Nyeem koj daim ntawv cog lus xauj tsev.** Feem ntau, tsis tas yuav muaj kev ceeb toom kom xaus koj qhov kev xauj tsev yog tias koj xav xaus rau hnub es tau teev tseg hauv daim ntawv cog lus. Tab sis tej daim ntawv cog lus fixed term pub koj thiab koj tus tswv tsev xaus thiab thim daim ntawv cog lus no es yog koj ceeb toom ua 30 los yog 60 hnub ua ntej. Yog hais tias daim ntawv cog lus no muaj cov lus teev tias muab pes tsawg hnub ceeb toom, ces koj thiab koj tus tswv tsev neb ob leeg yuav tsum tau ua raws nraim.

Tej daim ntawv cog lus fixed term muaj ib kab lus tias cia li tauj hnub nyog rau koj nyob dua tshiab "automatic renewal clause." Qhov no txhais tau tias koj tsis tas yuav hais dabtsi rau koj tus tswv tsev li, koj daim ntawv cog lus xauj tsev cia li tauj sij hawm ntxiv taus maus tiv (saib nploog 12). Kab lus es pib xauj tsev rau koj ntxiv mus no mas tsuas yog raug txoj cai yog tias tus tswv tsev xa ib daim ntawv ntxiv sij hawm tshiab (renewal) rau cov neeg xauj tsev. Daim ntawv no mas yuav tsum tau xas 15 hnub, tabsis tsis pub ua 30 hnub, ua ntej hnub es koj yuav muab kev ceeb toom tias koj npaj yuav tawm tsev. Daim ntawv yuav tsum tau hais tias kev cog lus xauj tsev no yuav pib rau koj dua tshiab tshwj tsis yog tias koj xav ib daim ntawv tuaj qhia tias koj tsis xav pib xauj dua tshiab thiab yuav tawm tsev.

### **Xaus Daim Ntawv Cog Lus Xaub Tsev Hu Ua Periodic Leases**

Yuav hloov los yog xaus daim ntawv cog lus xaub tsev hu ua periodic leases, es yog xauj tsev ib hlis tauj ib hlis, **koj los yog koj tus tswv tsev yuav tsum sau ntawv ceeb toom koj tseem tseeb.** Daim ntawv ceeb toom yuav tsum muab tsis pub dhau 11:59 p.m. hnub es ua ntej es qhov nqi tsev yuav tsum them mus. Ntawm daim ntawv cog lus xaub tsev hu ua periodic leases, lub sij hawm es pib qhov xauj tsev dua no yog pib hnub es koj them nqi tsev thiab kav mus txog ntua hnub es yuav tau them nqi tsev dua. Yog hais tias koj qhov nqi tsev yuav tau them hnub tim ib ntawm txhua lub hlis, koj qhov kev xauj tsev nyob piv thaum hnub tim ib mus txog ntua hnub kawg ntawm lub hlis ntawd.

#### **Piv txwv,**

Piv txwv, koj yog ib tug neeg xauj tsev es xauj hli dhau hli es koj qhov nqi tsev them ua yog hnub tim ib ntawm ib lub hlis twg. Koj xav tawm rau thaum lub Ob hli ntuj hnub tim 1. Koj yuav tsum tau muab daim ntawv koj sau ceeb toom rau tus tswv tsev tias koj yuav tawm rau nws tsis pub dhau 11:59 p.m ib tag hmo ntawm lub Kaum Ob Hlis ntuj Hnub tim 31. Thiaj muab xam tau tias daim ntawv ceeb toom raug cai lawm "proper notice," koj daim daim ntawv es muab rau tus tswv tsev tsuas sau qhia hnub es koj yuav tawm tsev xwb.

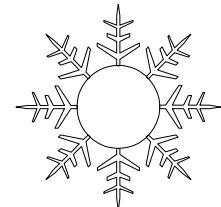
Yog hais tias koj xav tawm tsev tab sis koj tsis muab ib daim ntawv ceeb toom kom raug cai, koj tus tswv tsev kuj yuav kom koj lav phib xaub es them ib lub hlis nqi tsev ntxiv txawm tias koj twb yeej tawm ua ntej lub hlis tom ntej no pib lawm.

Yog hais tias koj tus tswv tsev xav kom koj tawm tab sis nws tsis muab daim ntawv ceeb toom tseem ceeb rau koj, koj yeej nyob tau hauv koj chav apartment (yog tias koj them nqi tsev) txog thaum tus tswv tsev muab dua ib daim ntawv ceeb toom es raug cai.

## **Nco ntsoov tias, ib daim ntawv cog lus xauj tsev yog ib daim ntawm pom zoo raws txoj cai!**

Tsis txhab thim tawm los yog tsis ua raws yam tsis tau muab coj los ua twb zoo xav txog koj qhov kev xaiv ua ntej. Yog tias koj yeej yuav tsum tau thim tawm ntawm koj daim ntawv cog lus, qhov hauv kev zoo tshaj ces yog

- Sib khom kom muaj kev pom zoo nrog koj tus tswv tsev (muaj qee qhov chaw kuj muaj ib co neeg nyob hauv nruab nrab pab neb sib khom kom haum)
- Nug seb koj tus tswv tsev puas kam pab nrhiav dua ib tug neeg xauj tsev tshiab.



### **Caij Ntuj No**

Thaum koj tawm lub tsev apartment, yuav tsum tau qhia rau tus tswv tsev tias koj tawm lawm, txawm tias koj tsis tau ceeb toom qhia kom tseeb "proper." Tus neeg xauj tsev yuav tsum tau ceeb toom 3 hnub ua ntej yuav tawm thaum lub sij hawm nruab nrab ntawm lub **Kaum Ib Hlis tim 15 thiab Plaub Hlis tim 15**. Cov neeg xauj tsev es tsis muab kev ceeb toom qhia 3 hnub ua ntej yuav tawm kuj yuav raug lub txim txhaum cai hu ua criminal misdemeanor. Qhov es muaj tsab cai no mas tsab ces cov kav dej ho tawg vim yog dej khov ua nab khuab yog tias lub tsev apartment no tsis muaj neeg nyob thiab tsis muaj cua kub.

### **Ua Siab Swb Thiab Lees Txais**

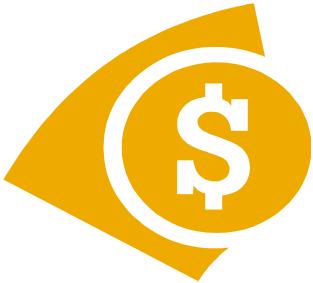
Tej daim ntawv cog lus xauj tsev (leases) es tsis tau thim tawm tsis ua raws yog muab hu ua ua siab swb thiab lees txais "surrender and acceptance." Qhov no kuj yuav tshwm sim es yog ob txoj hauv kev no

1) yog hais tias koj muab tus yawm sij rov qab rau tus tswv tsev thiab nws txais nkaus es yeej tsis hais ib lo tias koj tseem tiv nqi xauj tsev los yog

2) Yog hais tias tus tsev tsev xauj lub tsev apartment rau lwm tus neeg es tsis nug koj li. Yog hais tias muaj tej xwm txheej zoo li no, ces lub tsev hais plaub kuj yuav txiav txim tias tus tswv tsev twb los ua txiv ntxhias leg qhov hauj lwm rau lub tsev apartment thiab tso koj tseg es tsis tsub ib qho kev lav phib xaub rau koj ntxiv li lawm hais txog ntawm daim ntawv cog lus es tau muaj ntawd.

### **Lees Txais Them Cov Nqi Xaub Tsev**

Yog hais tias tus tswv tsev kev koj li nyiam them nqi tsev ntawm koj tom qab hnub es hais qhia kom koj tawm tsev, ces daim ntawv ceeb toom tawm tsev kuj yuav raug thim es tsis siv raws li txoj cai lij choj. Qhov no yuav pib koj daim ntawv (renew) cog lus xauj tsev tshiab. Nrog ib tug kws lij choj tham ua ntej koj muab xam tias qhov lees txais nyiaj nqi tsev ntawd yeej thim qhov kev ceeb toom tawm tsev lawm.



## Nqi Xaub Tsev Nce

Yog hais tias thiab thaum twg tus tswv tsev thiaj li nce tau nqi tsev kuj nyob ntawm seb daim ntawv cog lus xauj tsev (lease) yog hom twg.

### Daim Ntawv Cog lus xauj tsev hu ua Fixed Term Lease

Nrog rau daim ntawv cog lus xauj tsev hu ua fixed term lease, koj qhov nqi tsev feem ntau yeej yuav yog ib tug qub nqi kom tag mus txog ntua thaum koj xauj tsev puv hnub nyoog lawm. Yeej muab sau cia rau ntawm daim ntawv cog lus xauj tsev kuj yuav sau tseg tias thaum twg thiab ua cas nqi tsev ho yuav nce, yog tias ho yuav nce. Yog hais tias yeej tsis muaj dabtsi sau rau hauv koj daim ntawv cog lus txog nqi tsev nce, hais koj meej meej es muab sau cia thaum koj kos npe rau daim ntawv cog lus xauj tsev tias nqi tsev yeej tsis nce thaum lub sij hawm koj pib xauj tsev txog ntua thaum tag hnub nyoog ntawm koj qhov kev xauj tsev raws daim ntawv cog lus.

### Daim Ntawv Cog lus xauj tsev hu ua Periodic Lease

Yog hais tias koj muaj daim ntawv cog lus xauj tsev hu ua periodic lease, ib yam li xauj tsev ib hlis tau jib hlis, koj tus tswv tsev kuy yuav nce nqi tsev xauj siab li cas los yeej tau, nce heev npaum cas los nyob ntawm lawv. Yeej tsis muaj kev tswj cov nqi xauj no hauv lub xeev Minnesota tshwj tsis yog cov tsev luam los yog cov tsev es tsoom fwv pab them ib nrab nqi.

Koj yuav tsum tau txais ib daim ntawv ceeb toom kom raug cai qhia koj paub ua ntej cov nqi tsev yuav nce. Qhov no txhais tau tias koj yuav tsum tau txais daim ntawv ceeb toom tsis pub dhau 11:59 p.m. ntawm hnub es qhov nqi tsev lub hlis tom ntej no yuav pib. Qhov nqi tsev nce no yuav tsis tau tshwm sim txog thaum lub hlis thib ob tom qab koj txais tau daim ntawv ceeb toom no, tshwj tsis yog tias daim ntawv ceeb toom no yeej qhia tseeb tias nce nqi tsev yuav tshwm sim ntev dua ntawm thiab. Qhov es xauj tsev ib hlis tauj ib hlis es qhov nqi tsev yuav thaum them mus rau vasthib ib ntawm ib lub hlis twg, daim ntawv ceeb toom qhia es muab rau koj thaum lub Kaum Ob hlis ntuj mas pib nce tsis tau nqi tsev txog thaum lub Ob Hlis ntuj.

Koj yeej tawm tsab tau cov nqi tsev es nces vim yog muaj 3 qho xwm txheej nram qab no

1. Tus tswv tsev nce nqi tsev vim pauj kev ntsim siab rau koj vim koj tiv thaiv txoj cai koj muaj (saib nploog 40)
2. Tus tswv tsev nce nqi tsev vim nws ntxub ntxaug koj, los yog
3. Tus tsev tsev tsis muab kev ceeb toom qhia kom raug cai rau koj

Yog hais tias ib qho xwm txheej sab saum no yeej muaj tseeb, **koj tsis tas yuav them qhov nqi es nce tsev li.** Ntxiv mus thiab, yog hias tias koj xav tias tus nqi tsev nce vim yog muaj kev ntxub

ntxaug koj, tiv tauj lub tuav tsev saib xyuas kev ncaj ncees ntawm cov pej xeem hu ua Minnesota Human Rights Department los yog lub tuam tsev saib kev ncaj ncees rau pej xeem hauv koj lub zos hu local civil rights department es sau ntawv tsis txaus siab tawm tsam mus rau lawv.

Nco ntsoov, yog hais tias koj tsis them qhov nqi tsev es nce ntawd, tus tswv tsev kuj yuav qhib rooj plaub ncaws koj tawm tsev rau koj. **Tabsis tus tswv tsev yeej ncaws tsis tau koj tawm yog tias nws tsis qhib rooj plaub foob ncaws koj tawm hauv lub tsev hais plaub.** Yog hais tias tus tswv tsev ho coj koj mus hais plaub hauv tsev hais plaub, qhia rau tus tswv tsev txog qhov es nws tsis muab kev ceeb toom es raws cai los yog muaj kev ntxub ntxaug koj los yog pauj kev ntsim siab rau koj.

**Ceev faj.** Yog hais tias tus neeg txiav txim plaub ntuj txiav txim tias tus tswv tsev yeej tsis tau ua li tej es koj tau hais, koj yuav tau them cov nqi tsev es muab nce thiab cov nqi es coj koj tuaj hais plaub. Yog hais tias koj tsis kam them, koj yuav raug ncaws tawm.

**Tsev Luam Thiab Tsev Es Tsoom Fwv Pab Them Nqi Tsev Ib Nrab**  
Saib nploog 50 kom paub ntau dua.



### **Muag Lub Tsev Building**

Yog hais tias lub tsev building raug muab muag tawm lawm, tus tswv tshiab yuav tsum tau ua raws li cov cai es muaj nyob rau daim ntawv cog lus xauj tsev es yeej tau muaj lawm tshwj tsis yog tias koj daim ntawv cog lus ho hais tej yam txawv. Tus tswv tsev tshiab yuav tsum tau ua raws li cov lus tau cog tseg hauv daim ntawv xauj tsev txog thaum puv caij nyog xauj tsev raws li tau teev tseg. Yog hais tias koj muaj daim ntawv cog lus xauj tsev hu ua periodic lease, koj yeej yuam koj tau tus tswv tshiab kom nws yuav tsum muab kev ceeb toom qhia kom raug cai ua ntej yuav hloov los yog xaus koj qhov kev xauj tsev.

### **Muab Lub Tsev Hloov Ua Hom Tsev Condominium**

Yog hais tias lub tsev building muab hloov rau hom tsev condominium koj kuj muaj ib qho kev tiv thaiv tshwj xeeb, es yog

- Koj yuav tsum tau txais daim ntawv ceeb toom es yuav muab hloov li ntawm 120 hnub ua ntej koj yuav tsum tau tawm tsev. Yog hais tias koj daim ntawv cog lus xauj tsev ho dhau ntawm 120 hnub es tau ceeb toom, koj muaj txoj cai nyob kom puv qhov hnub nyog ntawm koj daim ntawv cog lus xauj tsev (lease).
- Tsev neeg es muaj li 1 tug neeg es laus li 62 xyoos los yog laus dua, muaj ib tug neeg xiam oos qhab, los yog muaj ib tug menuam tseem me koj kuj nug kom muab 60 hnub pub ntxiv rau koj es koj mam li tawm tsev. Koj yuav tsum tau muab daim ntawv koj sau kom

yuav tsum tau muab sij hawm ntxiv rau koj tsis pub dhu **30 hnub** tom qab koj tau txais tus tswv tsev daim ntawv ceeb toom txog hloov lub tsev.

- Koj yuav muaj qhov kev xaiv ua ntej seb koj puas yuav chav tsev koj nyob. Tom qab tus tswv tsev xa daim ntawv ceeb toom txog qhov yuav hloov rau hom tsev tshiab koj muaj 60 hnub los mus yuav chav tsev ntawd ua ntej lawv yuav muab muag rau lwm tus.

## Lub Tsev Raug Kaw Raug Txeeb Rov Qab (Foreclosures)

Cov tsev es xauj kuj yuav raug kaw raug txeeb rov qab (foreclosed) los ntawm lub tuam txhab txais nyiaj. Yog hais tias koj chav tsev apartment poob es raug kaw raug txeeb rov qab (foreclosure), cov neeg xauj tsev es nyob hauv cov chav tsev ntawm lub tsev building yuav tau txais ib daim ntawv ceeb toom los ntawm tub ceev xwm hu ua daim ntawv ceeb toom yuav muab lub tsev muag hu ua Notice of Mortgage Foreclosure Sale. Daim ntawv ceeb toom no qhia rau koj txog hnub es yuav muab lub tsev poob rov qab rau lub tuam tsev txais nyiaj no muag tawm.

Koj tus tswv tsev feem ntau muaj ntev li 6 lub hlis ntawm hnub es tau muab tiv muag los ntawv tub ceev xwm es sim rov qab yuav lub tsev building no rov qab. Lub sij no mas hu ua rov qab yuav los yog “redemption period.” Koj yeej nyob tau hauv lub tsev apartment no thaum lub caij es pub rov qab yuav los yog redemption period tab sis tseem yuav tsum tau them nqi tsev xauj thiab. Yog hais tias koj daim ntawv cog lus xauj tsev twb yuav xaus lawm los yog tus tswv tsev (tsis yog lub tuam txhab txais nyiaj) muab daim ntawv ceeb toom qhia kom koj tawm tsev thaum lub sij hawm no, koj kuj yuav tsum tau tawm. Koj tus tswv tsev yuav tsum tau them cov nqi fai fab nqi dej yog tias koj daim ntawv cog lus hais tias yuav tau them.

Ntau zaus, cov neeg xaus ntsev kuj nyob tau hauv cov tsev xauj es poob rov qab rau lub tuam txhab ntev li ntawm 90 hnub tom qab lub sij hawm muab rau tus tswv tsev seb nws puas yuav lub tsev (redemption period). Cov neeg xaub tsev muaj txog cai kom tau txais daim ntawv ceeb toom qhia 90 hnub ua ntej mam li xaus lawv qhov kev xauj tsev thiab daim ntawv ceeb toom no muab tsis tau rau cov neeg xauj tsev ua ntej qhov sij hawm pub rau tus tswv tsev rov qab yuav lub tsev (redemption period).

Yog hais tias koj daim ntawv cog lus nrog rau tus tswv tsev es tas hnub nyoog ntev tshaj li 90 hnub tom qab qhov sij hawm pub rau tus tswv tsev rov qab yuav lub tsev (redemption period) no tag lawm, koj kuj nyob tau hauv lub tsev apartment txog thaum hnub es tau teev tseg hauv koj daim ntawv cog lus xauj tsev. Lub tuam txhab *kuj yuav tsum tau* muab 90 hnub ceeb toom qhia qhov xaus ntawm koj daim ntawv cog lus thiab kev xauj tsev rau hnub ntawd.

Koj yuav tsum tau them nqi xauj tsev thiab ua raws li cov lus tau cog tseg nyob hauv daim ntawv xauj tsev es koj thiaj li nyob tau hauv lub tsev.

Yog hais tias ib tug neeg yuav lub tsev apartment building los yog lub tsev es yuav siv lub tsev rau lawv tsev neeg nyob, lawv kuj yuav kom koj tawm tsev kom ntxov dua. Txawm li ntawd los, lawv yuav tsum tau muab 90 hnub ceeb toom rau koj.

Yog hais tias lub tuam txhab txais nyiaj tsis xa daim ntawv ceeb toom 90 hnub, tabsis lawv ho sim yuav muab koj ncaws tawm, koj yeej muab tau koj cov keeb kwm raug ncaws tawm tsev es hais kom lub tsev hais plaub muab lww tawm kom tsis txhab muaj keeb kwm ceev cia hauv lub tsev hais plaub. Qhov koj muaj txoj cai no mas yog muaj feem xyuam txog kev raug ncaws tawm tsev es lub tsev raug kaw es poob rov qab rau lub tuav txhab txais nyiaj.



### Koj Xaub Lub Tsev Tab Sis Ho Muab Xauj Rau Lwm Tus (Subletting)

Qhov es xauj tsev hu ua “Subletting” no txhais tias koj muab lub tsev koj xauj, xauj rau lwm tug neeg. Koj yeej muaj txoj cai xauj rau lwm tus neeg (subletting), tshwj tsis yog tias koj daim ntawv cog lus xauj tsev hais tias koj ua tsis tau li ntawd. Thaum koj xauj lub tsev rau lwm tus neeg (subletting) koj tseem yog tus es muaj kev lav phib xaub rau txhua txhua yam es nyob hauv daim ntawv cog lus xauj tsev, txawm tias koj muab xauj rau lwm tus neeg nyob lawm. Yog koj xav tias koj yuav muab lub tsev ntawd xauj rau lwm tus neeg (subletting) yav tom ntej no, nyeem daim ntawv cog lus kom paub tseeb tias yeej pub xauj rau lwm tus neeg (subletting). Ntau daim ntawv cog lus xauj tsev yeej tsis pub koj xauj rau lwm tus neeg (subletting) tab sis tej co yeej pub rau koj ua li ntawd yog tias koj tau kev tso cai los ntawm tus tswv tsev.

## Tshooj 8: Ncaws Tawm - Yuam Koj Tus Neeg Xaub Tsev Tawm Mus

### Lub Tsev Apartment Puas Tag Nyob Tsis Tau Lawm

Tej thaum ib lub tsev yuav muaj tej kev puas tsuaj loj heev es koj txiav txim siab tias koj nyob tsis taus hauv lub tsev ntxiv lawm. Qhov no hu ua **constructive eviction**. Constructive eviction txhais tau tias tus tswv tsev cia qhov teeb meem tsis kho tsev no los yog kev puas tsuaj ntawm lub tsev no tshwm sim es puaj tsuaj loj heev es cuag li yeej yog ncaws tus neeg xauj tsev tawm.

Yog hais tias koj txiav txim siab thim tawm ntawm koj daim ntawv cog lus xauj tsev ua ntej puv sij hawm es yog kom sib cam siv qhov hais ncaws tawm tsev vim yog qhov constructive eviction, ces **sau ib daim ntawv** rau koj tus tswv tsev ceeb toom qhia txog qhov teeb meem. Nyob rau hauv daim ntawv, yuav tau hais tias koj yuav xav thim tawm ntawm daim ntawv cog lus xauj tsev thiab yuav tawm tsev yog tias tsis kho tej yam es puas tsuaj kom tag raws cov sij es yuav teev tseg. **Luam ib daim qauv rau koj cia.** Yog hais tias muaj cov neeg kuaj tsev nyob ze ib cheem tsam, hu rau tus neeg kuaj tsev thiab hais kom nus tuaj kuaj lub tsev. Kom tus neeg kuaj tsev luam ib daim qauv thaum nws kuaj tsev tag rau koj es qhia txog seb lub tsev puas ntau npaum cas. Nws yog ib lub tswv yim zoo es nug kom lub tuam tsev saib xyuas kev noj qab haus huv kom lawv tuaj kuaj thiab kom lawv thiaj li xaj kom khom raws li lawv pom. Yog tias yeej tsis kho tej yam puas lawm, koj yuav tsum tau tawm tsev raws li cov sij hawm es koj nyob tsis taus lawm vim tsis kho qhov puas tsuaj es yuav tsum tau kho.



### Ceeb Toom!

**Qhov kev tawm tsev constructive eviction tsuas yog muaj tshwm sim thaum tus tswv tsev yeej tsis muaj kev kho tej yam tseem ceeb es puas tsuaj lawm los yog tej kev pab.** Qhov tawm tsev constructive eviction tsuas yog rau cov tsev es yeej puas loj heev es ua rau chav tsev xaub ntawd **nyob tsis taus hauv** lawm, xws li tsis muaj cua kub los yog muaj dej ntawm chav xaub ntawd. Yog hais tias koj tsis tawm tsev, saib nploog 26-33 rau lwm txoj haus kev es koj yuav tsum tau ua thaum muaj tej yam teem meem tsev puas tsuaj loj heev.

Yog hais tias koj tau tawm tsev vim yog qhov tawm tsev constructive eviction, koj tus tswv tsev kuj yuav foob koj rau cov nqi tsev es koj tawm ua ntej cov lus cog tseg. Qhov nyiaj es tus tswv tsev foob tau koj nyob ntawm seb hom ntawv cog lus es koj xauj tsev yog hom twg. Yog hais tias xauj ib hlis dhau ib hlis, ces tus tswv tsev kuj foob kom koj tau them ib hlis nqi tsev. Yog koj daim ntawv cog lus xauj tsev yogh om fixed term lease, koj tus tswv tsev yuav foob tau tag nrho cov nyiaj es koj tiv ntawm ntag nrho cov hli es koj nyob tsis puv hnub nyog. Yog hais tias koj tus tswv tseb foob kom koj them nqi xauj tsev vim koj tawm ua ntej, koj yuav tsum muaj pov thawj qhia tias yog koj tawm tsev vim tsev puas tag es tsis kho tsev los yog constructively evicted.

Koj yuav tsum tau nqa tag nrho cov khoom nrab qab no mus ua pov thawj hauv tsev hais plaub.

- 1) tag nrho cov ntawv koj sau mus rau tus tswv tsev kom nws kho tej qhov es yuav tsum tau kho
- 2) cov neeg ua pov thawj
- 3) cov duab thaij thiab
- 4) cov ntawv es cov neeg tuaj kuaj tsev thiab lub tuam txham saib xyuas kev noj qab haus huv kuaj tag es sau kom tswv tsev yuav tsum tau kho.

Ua ib lo lus hais ntxiv, koj yuav tsum tau muaj pov thawj qhia kom pom tias qhov chaw nyob ntawd yeej puas tsuaj thiab phem ua es koj thiab li yuam koj tus kheej tawm. Yog hais tias tus tswv tsev foob kom koj them nyiaj nqis tsev vim koj tawm ntxov, koj yeej foob kom tau koj thim koj cov nqi tsev es koj them thaum koj nyob hauv lub tsev apartment thaum lub tsev muaj cov teeb meem es tsis kho tsev no (saib nploog 33)



### Fai Fab Dej Raug Kaw Tag

Hu koj tus tswv tsev tam sim ntawd yog koj cov dej, fai fab thiab nkev (utilities) raug kaw tag. Yog hais tias tus tswv tsev yog tus tua koj cov dej, fai fab thiab nkev (utilities), koj yeej foob tau koj nws rov qab taws cov dej, fai fab thiab nkev (utilities). Koj yeej foob tau kom nws them 3 npaug qhov koj puas tsuaj vim yog nws kawv cov dej, fai fab thiab nkev (utilities) los yog \$500, **seb qhov twg yog qhov ntau dua**, ntxiv rau tus nqi them tus kws lij choj. Yog hais tias koj tus tswv tsev rov qab taws cov dej, fai fab thiab nkev (utilities) es tua twb tsis tau ntev heev, koj tsuas foob tau qhov nyiaj es qhov ntawd ua rau koj

poob nyiaj nkaus xwb. **Koj foob tsis tau nyiaj yog tias qhov es kaw cov dej, fai fab thiab nkev (utilities) no vim yog tej yam es koj los yog koj cov qhuas tau ua es puas tsuaj rau cov dej, fai fab thiab nkev (utilities) no.** Tiv thaiv kom tsis txhab muaj tej kev kaw li no yam tsis raws cai yeej muaj tiv thaiv rau cov neeg nyob hauv lub tsev tom qab lub tsev poob rov qab rau lub tuam txhab (foreclosure) los thim tawm ntawm qhov kev cog lus xauj tsev hu hua contract-for-deed cancellation.

Nws yog ib lub txim ua txhaum cai hu ua criminal misdemeanor rau koj tus tswv tsev es yog nws tua cov fai fab, nkev, los yog dej kom koj tawm tsev. Tus tswv tsev yuav tsum tau muaj pov thawj zoo tias vim li cas nws thiaj li yuav tau tua cov dej, fai fab thiab nkev (utilities), xws li yuav tsum tau kho tsev. Tej thaum, lub chaw ua hauj lwm rau cov dej, fai fab thiab nkev (utilities), tua cov dej, fai fab thiab nkev (utilities) yog tias tus tswv tsev tsis them cov nqis nov es tus tswv tsev yog tus yuav tau them.

Koj los yog lwm tus neeg xauj tsev kuj them tau nqi nkev, fai fab los yog nqi dej **thiab mam li muab luv tawm ntawm koj lub nqi tsev** yog tias lub chaw tswj cov dej, fai fab thiab nkev (utilities)

- Tua cov dej, fai fab thiab nkev (utilities)
- Xa daim ntawv ceeb toom zaum kawg qhia tuas cov dej, fai fab thiab nkev (utilities) yuav raug kaw los yog
- Tiv ib daim ntawv ceeb toom rau ntawv lub tsev building qhia tias cov dej, fai fab thiab nkev (utilities) yuav raug kaw.

Koj tsua tau them daim nqi es tsub tshiab no xwb. Koj tsis yuav tau them cov nqi es dhau tag los lawm los yog cov es them lig.

Yog hais tias koj nyob rau lub tsev building es muaj 1 mus txog 4 chav tsev nyob, koj muaj qhov kev xaiv los them nqi nkev los yog nqi fai fab los ntawm tus tswv tsev thiab kom koj yog ib tug neeg muaj npe them nqi tshiab. Koj yeej ua tau kom koj muaj npe them nqi tsuav yog kuaj tau tes koj tsim nyog li cov neeg es cuv npe tshiab them nqi fai fab xwb. Yog hais tias koj yog ib tug neeg muaj npe them nqi fai fab tshiab, koj tsis tas yuav them **tej cov qub nqi li**. Qhov no kuj yog hais txog qhov nqi es tam sim no. Lub chaw tswj cov dej, fai fab thiab nkev (utilities) no HAIS TSIS TAU kom koj cas nyiaj ua ntej.

**Yog hais tias koj raug rau qhov xwm txheej no tam sim no, hu ib tug kws lij choj los yog cov chaw es pab neeg hais plaub hauv koj lub zos kom tau kev pab.**

Nyob hauv lub nroog Minneapolis, muaj ib co cai lij choj tshwj xeeb txog cov dej, fai fab thiab nkev (utilities), xws li

- Koj tus tswv tsev yuav tsum tau sau ib daim ntawv ceeb toom qhia (es yog nyob nrog rau daim ntawv cog lus xauj tsev los yog nyob rau lwm daim ntawv) es hais tias leej twg yog tus es muaj kev lav phib xaub them cov nqi dej, fai fab thiab nkev (utilities) es koj siv.
- Yog hais tias tsis muaj lwm lub pob ntsuas (meters) nyob ntawm lub tsev building rau ntsuas fai fab, nkev thiab dej es siv los ntawm ib chav tsev xaub twg, ces koj tus tswv tsev yog tus muaj kev lav phib xaub tau them cov nqi dej, fai fab thiab nkev (utilities).

## Raug Xauv Rau Sab Nraud

Nws yog ib **qhov txhaum txoj cai lij choj** rau koj tus tswv tsev muaj koj xauv rau sab nraum koj lub tsev apartment es koj xauj, muab koj cov khoom ntawm koj ntiag tug tso nram kev tsheb, hloov lub pob qhov rooj **rau ib qho laj thawj twg**, txawm tias koj paub qab ntawm koj cov nqi tsev. **Ib tug tswv tswv yeej ncaws tau koj tawm tsev tsuas yog tib qho tias nws cov koj mus hais plaub nram lub tsev hais plaub (lwm lub npe hu ua “unlawful detainer”)** rau koj. Tib tug neeg es ncaws tau koj tawm ntawm lub tsev es yog quab yuam koj es tsuas yog tus tub ceev xwm nkaus xwb (tus paus liv los yog tus sheriff). Tabsis tus tub ceev xwm tau li nov **tsuas ua tom qab** tus tswv tsev yeej rooj plaub thiab tus neeg txiav txim tau muab daim ntawv hu ua Writ of Recovery.



Yog hais tias koj raug xauv rau sab nraud yam tsis raws txoj cai lij choj thiab koj xav rov qab nkag mus rau hauv koj lub tsev, ua raws nraim cov theem hauv qab no.

1. Nrhiav koj tau ib tug neeg ua “pov thawj.” Koj kuj yuav tau hais ib tug phooj ywg los yog ib tug neeg es nyob hauv lub tsev building kom mus nrog koj thaum koj sim rov qab nkag mus hauv koj lub chaw.
2. Mus ntawm koj tus tswv tsev nrog koj **tus neeg koj siv ua pov thawj** thiab nug kom koj tus tswv tsev cia koj nkag mus hauv koj lub tsev **thiab**
3. Qhia rau koj tus tsev tias **nws yog ib qho txhaum txoj cai lij choj es muab koj xauv rau sab nraud.**

Yog hais tias koj tus tswv tsev tseem tsis kam cia koj nkag mus rau hauv koj lub tsev, ua raws nraim cov kuaj ruam hauv qab nov



1. Hu rau tub ceev xwm thiab nug kom lawv pab koj kom koj nkag tau mus hauv koj tsev.
2. Qhia rau tub ceev xwm paub tias koj xav sau ib daim ntawv tsis txaus siab hu ua criminal complaint.

Nco ntsoov kom tus tus ceev xwm muab nws tus lej cim rau koj. Tus lej cim no kuj yuav pab tau koj yog tias koj yuav tsum tau mus nram tsev hais plaub kom txiav txim rau koj nkag rov mus hauv koj lub tsev.

Yog hais tias koj tseem nkag tsis tau mus rau hauv koj lub tsev, hu ib tug kws lij choj, cov tsev pab neeg hais plaub hauv koj lub zos, los yog lub nroog tus kws lij choj **tam sim ntawd** kom koj thiaj li siv tau txoj cai lij choj sib xub nrog koj tus tswv tsev. **Koj yeej mus tau nram tsev hais plaub tam sim ntawd thiab kom tau daim ntawv txiav txim kom pub koj nkag rov qab mus hauv koj lub tsev.** Koj yuav tsum tau nqa koj cov pov thawj mus nram tsev hais plaub thaum mus sab laj tias koj yeej nyob ntawv es pov thawj yog ib tug neeg nyob ze ntawm koj lub tsev, daim ntawv

cog lus xauj tsev, los yog tej daim ntawv xa tuaj es muaj koj lub chaw nyob, xws li koj daim ntawv ID tsav tsheb los yog daim nuj nqis.

Tom qab koj nkag tau mus hauv koj lub tsev lawm koj kuj qhib tau ib rooj plaub foob koj tus tswv tsev kom nws them cov nyiaj es koj tau siv vim koj rau xauv rau sab nraud. Koj yeej foob tau koj tus tswv tsev kom nws them 3 npaug ntawm cov nyiaj es koj thau hauv hnav ris los siv (xws li nyiaj es koj them thaum koj mus nyob lwm qhov chaw) los yog \$500, **seb qhov twg siab dua**. Koj yeej qhib tau rooj plaub no hauv lub tsev hais plaub Conciliation Court yog tias qhov nyiaj koj foob kom them koj no yog \$15,000 los yog tsawg dua. Nws muaj ib tug nqi rau koj thaum koj qhib rooj plaub no tabsis lub tsev hais plaub yeej zam tus nqi tau rau koj yog tias koj them tsis taus. Nug tus neeg tuam ntaub ntawv hauv tsev plaub kom muab daim ntawv thov tsem tus nqi no rau koj.

Qhov tiv thaiv kom tsis txhab muaj tej kev raug xauv rau sab nraud yam tsis raws cai yeej muaj tiv thaiv rau cov neeg nyob hauv lub tsev tom qab lub tsev poob rov qab rau lub tuam txhab (foreclosure) los thim tawm ntawm qhov kev cog lus xauj tsev hu hua contract-for-deed cancellation.



## Ib Txoj Kev Nkaus Xwb Es Siv Kev Caij Lij Choj Los Ncaws Tawm Tsev - Rooj Plaub Ncaws Tawm Tsev

Yog hais tias koj tus tswv tsev xav yuam kom koj tawm tsev, lawv yuav tsum tau mus qhib rooj plaub ncaws tawm tsev (lub npe qub hua ua "unlawful detainer") rau koj.

Rooj plaub ncaws tawm tsev qhib tau tawm tsam koj muaj ntau nqi, xws li

- tsis them nqi tsev
- tsis tawm tsev tom qab tau txais daim ntawv sau ceeb toom qhia raug cia
- tsis ua raws cov cai hauv daim ntawv cog lus xauj tsev
- txhab txwm tsoo lub tsev xauj
- tsim kev tsis zoo "public nuisance"– ib yam li muag los yog muaj yeeb tshuaj nyob hauv lub tsev.

Yog hais tias tus tswv tsev yeej rooj plaub hauv lub tsev hais plaub, tus neeg txiav txim yuav muab ib daim ntawv hu ua "Writ of Recovery" rau tus tswv tsev. Daim ntawv Writ no yog ib daim ntawv lub tsev hais plaub sau yuam kom koj tawm lub tsev tsis pub dhau 24 teev. Qee rooj plaub tus neeg txiav txim plaub kuj hais tias nyob "stay" (ncua-delay) qhov kev tawm tsev no ntev li **7 hnub** kom koj muaj sij hawm nrhiav tau qhov chaw tshiab rau koj nyob. Qhov no txhais tau tias tus neeg txiav txim yuav muab 7 hnub ntxiv rau koj ua ntej qhov Writ no yuav siv tau. Thaum siv qhov Writ no lawm, koj tsuas muaj 24 teev rau koj tawm tsev.

## Rooj Sab Laj Txog Ncaws Tawm Tsev

- Koj paub tias tus tswv tsev twb pib rooj plaub ncaws tawm tsev thaum koj tau txais daim ntawv raws txoj cai hu ua Summons and Complaint (cov ntaub ntawv no yog cov ntaub ntawv tuaj nram tsev hais plaub tuaj raws txoj cai qhia kom koj yuav tsum tshwm nram tsev hais plaub txog vaj txog tsev (Housing court). **Tsis txhob cia li las mees los yog muab cov ntaub ntawv no pov tseg. Mloog kom zoo seb koj tau txais daim ntawv no li cas.** Cov ntawv no yuav tsum tau cev ncus (“serve”) rau koj yam raug cai. Tiv tauj ib tug kws lij choj los yog cov tsev pab neeg hais plaub hauv koj lub zej zog sai li sai tau.
- Rooj sab laj hauv tsev hais plaub no feem ntau yeej teem li ntawm **7 mus txog 14 hnub** tom qab koj tau txais daim ntawv raws txoj cai hu ua Summons and Complaint.
- Daim ntawv nqa tuaj rau koj kom yuav tsum tau mus hais plaub raws txoj cai hu ua Summons and Complaint kuj yuav hais tias tus tswv tsev ncaws koj tawm vim yog koj tsis them nqi tsev. Yog hais tias koj pom zoo tias koj yeej tiv nqi tsev thiab koj yeej muaj nyiaj them ces koj yuav ntsum npaj mus rau koj rooj sab laj ntawm koj rooj plaub.



Daim ntawv nqa tuaj rau koj kom yuav tsum tau mus hais plaub raws txoj cai hu ua Summons and Complaint kuj yuav hais tias tus tswv tsev ncaws koj tawm vim yog koj tsis them nqi tsev. Yog hais tias koj pom zoo tias koj yeej tiv nqi tsev thiab koj yeej muaj nyiaj them ces koj yuav ntsum npaj mus rau koj rooj sab laj ntawm koj rooj plaub.

Thaum ntawm rooj sab laj koj yeej them tau cov nqi tsev es koj tiv **nrog rau** cov nqi es qhib rooj plaub thiab lwm qhov nqi es muaj kev pab rau koj. Yog hais tias koj ua tau li no koj yeej rov qab tau “redeem” qhov kev xauj tsev ntxiv thiab tus neeg txiav txim yuav txiav txim tias koj yeej nyob tau hauv lub tsev ntxiv. Yog hais tias koj them tsis taus tag nrho cov nuj nqis no tabsis koj yeej them tau ib co nqi ces yeej muaj txoj hauv kev es tus tswv tsev kuj yuav kam sib khom kom hauv nrog koj ntawm rooj plaub no thiab pub koj nyob yog tias koj ua raws li cov tswv yim teev tias maj mam them zuj zus.

- Nws yog ib qho tseem ceeb es koj yuav tsum tau mus mloog rooj sab laj ntawm koj rooj plaub. **Yog hais tias koj tsis mus, koj kuj yuav cia li swb rooj plaub no taus maus tiv. Koj yuav tsum tau tawm tsev sai li sai tau. Koj kuj yuav tsum tau them nyiaj.**
- Koj yeej mus mloog rooj sab laj ntawm koj rooj plaub ntawm koj tus kheej los yog mus nrog ib tug kws lij choj los yog ib tug neeg sawv cev rau cov neeg xauj tsev. Yog hais tias koj tiv thaiv koj tus kheej thaum mus sab laj koj rooj plaub, ces mus nrog ib tug kws lij choj sab laj los yog ib tug neeg sawv cev rau cov neeg xauj tsev **ua ntej** sab laj (hearing).

- Tshwj tsis yog tias koj sib khom haum nrog tus tswv tsev lawm, tus tswv tsev yuav tsum tau muaj pov thawj tim khawv tias vim li cas koj thiaj li yuav tsum tau raug ncaws tawm tsev thaum mus sab laj txog rooj plaub.
- Thaum tus tswv tsev hais lug tas lawm, qhia rau tus neeg txav txim plaub ntug tias vim li cas koj thiaj xav tias koj yuav tsum tsis raug ncaws tawm. Nco ntsoov qhia rau tus tswv tsev txog koj cov kev tiv thaiv es koj muaj xws li pauj kev chim, kev ntxub ntxaug, thiab teeb meem tsis kho tsev. Nws yog ib lub tswv yim zoo es koj yuav tsum tau muab koj cov lus teb “Answer” npaj ua ntej thaum yuav mus mloog koj rooj plaub sab laj. Lub hom phiaj yuav tsum tau muab koj cov lus teb “Answer” no yog cov lus teb rau tus tswv tsev cov nqe lus es nws tawm tsam koj. **Tsis tas li ntawd, nqa koj cov pov thawj nrog koj mus txhawb koj rooj plaub**, xws li cov duab koj thaij, cov ntawv them nyiaj (receipts), cov ntawv, cov neeg pov thawj, cov ntawv sau qhia thaum kuaj tsev tag, cov ntawv sau kom yuav tsum tau kho tsev, tej ntawd. **Kav tsuj nug yog thaum twg koj tsis nkag siab thaum muaj tej yam dabtsi tshwm sim.**

Tus neeg txiav txim plaub ntug los yog tus kas mab kas kuj yuav xa koj rooj plaub mus rau qhov kev es hais muaj yeej muaj swb yog tias muaj cov pov thawj tseeb txoj cov kev sib khom tsis sib haum “factual disagreements” txog rooj plaub (piv txwv, yog hais tias koj thiab koj tus tswv tsev tsis muaj kev pom zoo txog them cov nqi tsev). Rooj plaub es yuav mus hais muaj yeej muaj swb feem ntau yuav pib li ob peb hnub thaum xub pib rooj plaub. Thaum hais rooj plaub muaj yeej muaj swb koj yuav tsum tau nqa tag nrho koj cov pov thawj, xws li cov duab koj thaij thiab daim ntawv txais nyiaj (receipt). Koj yuav tsum npaj es qhia txog koj sab thiab koj cov lus es qhia koj meej thiab coj cov neeg ua pov thawj es txhawb rau koj rooj plaub. Koj yeej tsis tas kom koj muaj ib tug kws li choj thaum mus hais rooj plaub muaj yeej muaj swb, tabsis yeej yog ib lub tswv yim es koj tiv tauj rau ib tug kws lij choj los yog yog ib tug neeg pab neeg hais plaub hauv koj lub zos kom pab sab laj nrog koj sai li sai tau yog hais tias muaj rooj plaub hais muaj yeej muaj swm teem rau koj lawm.



- Tom qab thaum mloog koj thiab koj tus tswv tsev cov lus tag lawm, Tus neeg txiav txim plaub ntug los yog tus kas mab kas yuav txiav txim seb koj puas yuav tau tawm lub tsev. Yog hais tias koj yeej rooj plaub, koj yuav tau nyob hauv lub tsev apartment. Yog hais tias koj tus tswv tsev yeej rooj plaub, tus neeg txiav txim yuav koj npe rau daim ntawv Writ of Recovery es yog daim ntawv xaj kom koj yuav tsum tau tawm tsev.
- Yog hais tias koj tus tswv tsev yeej rooj plaub, qhia rau tus neeg txiav txim hais tias nws yuav yog ib qho nyuaj rau koj tawm tsev kom sai li sai tau thiab koj xav tau sij hawm rau koj tawm tsev. Tus neeg txiav txim kuj yuav muab tau **7 hnub ntxiv** rau koj kom koj tawm tsev. **Koj yuav tsum tau nub mas koj thiaj li tau cov sij hawm ntxiv no rau koj tawm tsev.**

- **Yog hais tias koj tus tswv tsev yeej rooj plaub, koj muaj 10 hnub los mus tawm tsab qhov kev txiav txim no.** Yog hais tias koj xav tawm tsam, **tiv tauj ib tug kws lij choj sai li sai tau.** Yog hais tias ib tug kas mab kas tau mloog rooj plaub no hauv lub zos county Hennepin los yog Ramsey lawm, koj yav 10 hnub es yog nug kom tau tus neeg txiav txim plaub kom nws rov qab muab koj rooj plaub no los saib ib zaug dua ntxiv.
- Yog hais tias koj tsis muaj rooj plaub tawm tsam thiab koj ho tsis tawm tsev ntawm hnub es tus neeg txiav txim tau teev tseg kom koj yuav tsum tau tawv, ces yuav tau siv daim ntawv Writ of Recovery "executed" (cev ncus rau koj) los ntawm ib tug tub ceev xwm. Ces koj yuav muaj sij hawm li **24 teev** tawm kom tau hauv lub tsev mus.

### **Kev Tiv Thaiv Feem Ntau Txog Rooj Plaub Ncaws Tawm Tsev**

#### **Koj Kuj Yuav Muaj Kev Tiv Thaiv Txog Rooj Plaub Ncaws Tawm Tsev**

**Ib qho kev tiv thaiv “defense” yog ib qho kev sib cam los yog cov laj thawj koj muab rau lub tsev hais plaub es txhawb koj rooj plaub.** Txawm tias phau ntawv no tsis tham txog tag nrho cov kev es thiv thaiv tau los, cov kev thiv thaiv es siv heev tshaj yeej muaj nyob hauv no. Yog hais tias koj nyob hauv cov tsev luam los yog tsev es tsoom fwv them ib nrab nqi (public los yog government subsidized housing), ces nyob cov tsev no kuj yuav muaj kev tiv thaiv ntxiv rau koj rooj plaub thiab (saib nploog 67). **Tiv tauj ib tug kws lij choj los yog cov tsev pab neeg hais plaub hauv koj lub zos kom koj thiaj li paub tias hom kev tiv thaiv twg yog pab tau rau koj rooj plaub.**

Nyob rau nram qab sab nraum phau ntawv no muaj ib daim ntawv teb cov lus nug "Answer" es yuav siv tau pab rau koj qhov kev tiv thaiv es teb rau koj tus tswv tsev qhov es nws muab koj ncaws tawm yam tsis raug cai (unlawful detainer) (saib nploog 56). Yog siv cov lus Teb ntawm no, ua raws hauv qab no:

1. Sau cov npe ntawm ob tog neeg sib foob thiab rooj plaub tus lej cim es kom koj sau rau ntawm qhov chaw ntawm daim ntawv Summons
2. Khij cov kab lus es thiv thaiv pab rau koj rooj plaub
3. Kos npe thiab sau vas thib rau daim ntawv
4. Luam ib daim qauv es muaj tag nrho koj cov lus Teb (Answer) rau tus Neeg Tswj cov ntaub ntawv hauv tsev hais plaub, ib daim rau tus tswv tsev thaum mloog sab laj koj rooj plaub thiab ceev ib daim rau koj tus kheej. Nco ntsoov tej zauj koj kuj yuav tsim nyog kom tsis tau them cov nqi es qhib rooj plaub no.

#### **Nco Ntsoov**

Daim ntawv es muaj cov lus Teb (Answer) tsis muaj cov lus teb rau ib co kev tiv thaiv es tsuaj yog muaj rau cov tsev luam thiab cov tsev es tsoom fwv pab them ib nrab nqi. Yog tias koj nyob cov tsev luam thiab cov tsev es tsoom fwv pab them ib nrab nqi (xws li Section 8 housing), tiv tauj ib tug kws lij choj los yog cov tsev pab neeg hais plaub hauv koj lub zos los pab koj.

#### **Xa Daim Ntawv Qhia Txog Rooj Plaub Ncaws Tawm Tsev Yam Tsis Raug Cai - "Service"**

Nws yeej muaj ib co cai hais txog cov ntaub ntawv nram tsev hais plaub yuav muab xa li cas (served) rau koj. Koj tus tswv tsev foob tsis tau kom ncaws tau koj tawm tsev yam tsis xa daim ntawv tuaj rau koj kom raws txoj cai. Koj yuav tsum tau **txais** daim ntawv tawm tsam hu ua the Summons thiab Complaint li **7 hnub ua ntej koj rooj plaub sab laj**. Feem ntau, daim ntawv tsawm tsam Summons thiab Complaint yuav tsum yog nqa ncuv tuaj rau koj, **es yog nqa tuaj ntawm ib tug neeg es tsis yog koj tus tswv tsev**. Cov ntawv no yuav muab tsis tau rau ib tug neeg es tsis nyob rau hauv koj lub tsev los yog ib tug neeg es ntxim li lub hnub nyoog tsis tau loj txaus "suitable age and discretion", li ib tug menuam yaus. **Tib lub sij hawm** es tus tswv tsev xa daim ntawv hauv pais xab nis tuaj rau koj lub chaw nyob yog thaum nrhiav tsis tau koj hauv lub zos county tom qab sim nqa daim ntawv no tuaj rau koj li ob zaug lawm. Qhov es sim nqa tuaj rau koj ntawd mas ib zaug yuav tsum yog nyob hauv nruab nrab thaum 6:00 p.m. thiab 10:00 p.m.

#### **Tswv Tsev Daim Ntawv Ceeb Toom Qhia, Cuv Npe Thiab Daim Ntawv Tso Cai Rau Xauj Tsev (Licenses)**

##### Ceeb toom

Tus tswv tsev foob tsis tau kom koj tawm tsev yog tias koj twb tsis paub lub npe thiab lub chaw nyob ntawm tus tswv tsev los yog tus neeg tswj lub tsev xauj apartment, thiab lub npe thiab chaw nyob ntawm tus neeg sawv cev rau tus tswv tses yog tus txais tau cov ntawv ceeb toom los ntawm koj.

### Cuv Npe

Yog hais tias koj tus tswv tsev muaj lub npe es yog lag luam (trade name) thiab tsis yog ib lub tuam txhab lag luam, tus tswv tsev yuav tsum tau cuv npe ntawm lub npe lag luam mus rau nram lub xeev (Secretary of State). Yog hais tias tus tswv tsev tsis muab lub npe cuv thiab ceev tseg, lub tsev hais plaub yuav tsum nres tsis hais rooj plaub no txog thaum tus tswv tsev mus cuv npe. Yog hais tias muaj tej no tshwm sim, tus tswv tsev yuav tsum tau them \$250. Hu rau lub xeev qhov chaw ceev cov npe lag luam (Secretary of State) ntawm (651) 296-2803 kom paub tseem tias tus tswv tsev no tsis yog ib lub tuam txhab (corporation) thiab kom paub tias lub npe es yog lag luam (trade name) seb puas tau cuv npe rau. Lub xeev qhov chaw ceev cov npe lag luam (Secretary of State) yeej muab tau cov ntaub ntawv qhia no rau koj nrog lub thwj es ntaus cim rau daim ntawv qhia tias lub npe es yog lag luam (trade name) no tsis tau cuv npe.

### Daim ntawv tso cai pub xauj tsev

Lub nroog Minneapolis thiab lwm lub nroog tau hais tias tus tswv tsev yuav tsum muaj daim ntawv (license) tso cai rau koj xauj tsev ua ntej yuav muab qhov chaw xauj rau neeg nyob. Yog hais tias koj tshawb tau tias koj lub tsev apartment tsis muaj daim ntawv (license) tso cai rau koj xauj tsev koj yuav tsum tau mus muab cov ntawv ceev cia hauv lub tuam tsev saib cov tsev xauj txog tias yeej tsis muaj daim ntawv (license) tso cai rau koj xauj tsev. Nyob ntawm koj lub nroog txoj kev coj, tus tswv tsev kuj tsis muaj cai yuav qhib rooj plaub ncaws koj tawm tsev yog tias tus tswv tsev tsis muaj daim ntawv (license) tso cai rau koj xauj tsev.

### **Rooj Plaub Es Tsis Them Nqi Xaub Tsev**

Yog hais tias daim ntawv tawm tsam hais tias koj tiv nqi xauj tsev, koj yuav muaj kev tiv thaiv yog hais tias koj muaj pov thawj tim khawv tias koj yeej tau them nqi xauj tsev tag lawm. Nqa tag nrho cov ntawv sau tias koj them nyiaj lawm (receipts), cov tshev (check) es thim rov qab, los yog cov neeg ua pov thawj mus nram tsev hais plaub koj qhia pom tias koj twb yeej tau them cov nuj nqis xauj tsev.



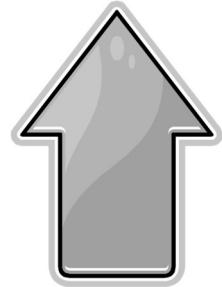
Yog hais tias koj tau them ib nrab nqi tsev lawm thiab koj tus tswv tsev tsis muab daim ntawv sau tias koj them nyiaj lawm (receipt) qhia tias koj yuav tsum tau them cov nqi tsev es tseem tsis tau them, koj tus tswv tsev kuj yuav tsis muaj tsab peev xwm ncaws koj tawm vim koj tsis them cov nuj nqis koj tseem tsis tau them. Cov nqi no kuj yog cov ces tsis tau them thaum koj mus sib hais nram tsev hais plaub. Txawm li cas los, koj kuj yeej tseem tiv nqi xauj tsev rau koj tus tswv tsev, es nws kuj yuav ceev tau ib qho nyiaj ntawm cov nyiaj es koj muab cas (security deposit) tsev thaum kom tawm tsev los yog foob koj hauv lub tsev hais plaub sib khom kom haum hauv (Conciliation Court) es thiaj li kev tau cov nyiaj koj tiv.

Yog hais tias koj ceev cov nqi tsev es tsis them vim yog koj tus tswv tsev tsis kho qhov es puas hauv koj lub tsev, **koj yuav tsum nqa cov nyiaj koj tiv nqi xauj tsev (nyiaj ntsuab)** mus rau hauv

**tsev hais plaub vim hais tias koj yuav tau muab cov nyiaj no mus rau hauv tsev hais plaub.** Ntxiv mus thiab, nqa tag nrho cov duab koj thaij, cov ntaub ntaww xa mus rau koj tus tswv tsev, cov ntaub ntaww kuaj tsev qhia tawm, thiab cov neeg ua tim khawv es koj muaj los pab txhawb koj rooj plaub. Koj yeej nug tau tus neeg txiav txim plaub kom txo tau koj cov nqi tsev vim yog muaj tej kev puas tsuaj ntawm lub tsev es tsis kho (saib nploog 33).

Yog hais tias koj nqa cov nyiaj koj tiv nqi tsev no mus hauv tsev hais plaub (los yog koj twb them cov nqi tsev tom qab tus tswv tsev qhib rooj plaub), koj kuj yuav tsum nug tau lub tsev hais plaub kom muab kom txog 7 hnub rau koj them tus tswv tsev qhov nqi qhib rooj plaub thiab tej nqi tsub thaum them lig yog tias lub tsev hais plaub tau xaj kom koj yuav tsum them. Tus tswv tsev qhov nqi tsub rau koj them feem ntau yeej muab sau rau hauv koj daim ntaww Tawm Tsam (Complaint).

### **Rooj Plaub Es Nqi Tsev Nce**



Yog hais tias koj tus tswv tsev nce nqi tsev yam tsis muaj kev ceeb toom qhia raug cai, lub tsev hais plaub yuav tsum txiav txim hais tias koj yuav tsum tsis tau them qhov nqi tsev es nce ntawd. Tus tswv tsev yuav tsum muaj kev ceeb toom qhia kom raug cai es mam li nce nqi tsev thiab nce tsis tau nqi tsev rau koj vim yog pauj kev ntsim siab rau koj (saib nploog 40). **Koj yuav tsum tau nqa cov nqi tsev es koj tiv ua ntej qhov nqi tsev nce nrog koj mus nram tsev hais plaub.** Yog hais tias tus neeg txiav txim plaub ntug txiav txim tias qhov nce nqi tsev no yeej ceeb toom qhia rau cai lawm, ces koj yuav tau them qhov nqi tsev nce es koj tiv ntawd. Lub tsev hais plaub yuav tsum qhia rau koj paub tias thaum twg koj yuav tsum tau them qhov nqi tsev nce ntawd.

### **Rooj Plaub Es Tsis Them Cov Nqi Tsub Rau Vim Them Mus Lig**

Ntau tus tswv tsev yeej yuav tsub cov nqi rau koj vim yog koj them nqi tsev lig thiab yuav muab ntxiv rau koj lub nqi xauj tsev es koj tiv. Yog hais tias koj tsis pom zoo rau cov nqi es tsub rau koj them vim koj them lig, koj yuav tsum tau qhia rau tus neeg txiav txim plaub. Txawm hais tias koj daim ntaww cog lus xauj tsev yeej hais tias yeej muaj cai tsub nqi thaum them lig, qhov nqi nov tej zaum qhov nqi nov kuj tsis raws cai thiab. Yuav kom raug txoj cai, qhov nqi tsub them lig no yuav tsum tsis txhob kim heev thiab yuav tsum yog npog kiag qhov es tus tswv tsev yuav tau them vim rau qhov koj them nqi tsev lig lawm. **Nws yuav tsis yog ib lub txim tsub rau koj.** Nrog ib tug kws lij choj tham seb koj tus tswv tsev puas tsub cov nqi them lig no yam raug txoj cai.

### **Rooj Plaub Es Ceeb Toom Tias Yuav Tawm Tsev**

Yog hais tias daim ntaww tawm tsam foob yeej hais tias koj tau txais daim ntaww ceeb tom kom tawm tsev tabsis koj tsis tawm tsev, saib kom zoo seb koj tus tswv tsev puas muab daim ntaww ceeb toom qhia koj paub **kom raws cai.** Tus tswv tsev feem ntau yeej tsis tas qhia rau koj tias vim li cas koj thiaj li tau txais daim ntaww ceeb toom no, tabsis lawm ua tsis tau vim yog pooj kev

ntsim siab rau koj (saib nploog 40). Yog hais tias koj tus tswv tsev tseem txais cov nyiaj nqi tsev tom qab vasthib es koj yuav tsum tau tawm lawm, ces daim ntaww ceeb toom qhia nov thim tawm tsis siv lawm. Nqa tag nrho cov ntaww them nyiaj (receipt), cov tsev (check) es thim rov qab, los yog cov neeg es ua pov thawj mus nram tsev hais plaub koj qhia tseeb tias koj tus tswv tsev yeej tau txais cov nqi xauj tsev lawm.

### **Rooj Plaub Es Ua Tsis Raws Cov Lus Cog Tseg Ntawm Daim Ntaww Xaub Tsev Nyob**

Yog hais tias daim ntaww tawm tsam foob yeej hais tias koj yeej tsis ua raws cov lus cog tsev hauv daim ntaww xauj tsev thiab koj tsis xav tias yeej ua raws, nqa cov cov duab koj thaij, cov ntaub ntaww, cov ntaww them nyiaj (receipt), cov neeg es ua pov thawj mus nram tsev hais plaub es yuav pab koj ua pov thawj tim khawv txog koj rooj plaub. Yog hais tias koj tus tswv tsev tseem txais cov nyiaj nqi tsev tom qab vasthib es koj yuav tsum tau tawm lawm, tus tswv tsev kuj yuav tshem tawm txoj cai nws muaj yuav siv tej yam es tau tshwm sim los mus ntiab koj tawm.



Yog hais tias daim ntaww tawm tsam foob yeej hais tias koj tso cai siv yeeb sib tshuaj txhaum cai nyob ntawm qhov chaw ntawd, nws yuav yog ib qho koj siv tiv thaiv tau koj yog tias yog cov neeg nrog koj nyob siv cov yeeb cov tshuaj los yog cia siv tej yeeb no rau ntawm qhov chaw no, tshwj tsis yog tias tus tswv tsev yeej muaj pov thawj tim khawv tias koj yeej paub txog los yeej muaj laj thawj ntseeg tias koj yeej paub txog kev siv cov yeeb cov tshuaj.

Yog hais tias koj muaj ib qho xiam oos qhab thiab koj ntseeg tias qhov koj ua tsis raws cov lus cog tseg hauv daim ntaww xauj tsev no los yeeb vim yog muaj kev cuam tshuam nrog koj qhov kev xiam oos qhab, koj kuj yuav muaj kev tiv thaiv txog kev ncaws koj tawm yog tias koj tus tswv tsev yeej tsis muab lub dag zog los mus kho tej vaj tse kom haum koj qhov kev xiam oos qhab. Koj yuav tsum tau nug koj tus tswv tsev kom nws kho tej vaj tse kom haum koj qhov kev xiam oos qhab. Nthuav tawm ib co tswv yim npaj tseg kom thiaj li tiv thaiv tau tej yam es tsam ces ho yuav tshwm sim yav tom ntej no. Muab daim ntaww nthuav koj cov tswv yim thov no sau ua ntaww khaws cia.

Yog hais tias koj nyob ntawm cov tsev luam los yog cov tsev es tsoom fwv pab them ib nrab nqi tsev, koj tsuas yog tias raug ncaws tsev tawm tau yog tias koj yeej tsis ua raws li los yog yeej ua tag los rov ua dua qhov es tsis ua raws nraim li daim ntaww cog lus tseg, los yog tsis ua raws li lwm yam zoo. Txawm li ntawd los, tej co neeg xauj tsev ntawm cov tsev es tsoom fwv pab (section 8) tam sim kuj raug ncaws tau tawm tsev yam tsis tau tsim kev kub ntxhov dabtsi tom qab xauj tsev nyob tau ib lub xyoos, los yog thaum kev xauj tsev tas hnub nyooog es yog xaus thaum thawj lub xyoos tag. Koj yuav tsum tau tiv tauj ib tug kws lij choj los yog cov tsev pab neeg hais plaub hauv koj lub zos yog koj muaj lus nug.

## **Tsis Them Nqi Xaub Tsev Thiab Rooj Plaub Es Tsis Ua Raws Cov Lus Cog Tseg Ntawm Daim Ntawv Xaub Tsev**

Yog hais tias daim ntawv tawm tsam foob yeej hais tias Koj yeej hais tias koj yuav tsum raug ncaws tawm vim tias koj tsis them nqi tsev **thiab** tsis ua raws li cov lug cog tseg hauv daim ntawv xauj tsev, lub tsev hais plaub yuav saib qhov plaub hais txog tsis ua raws li cov lug cog tseg hauv daim ntawv xauj tsev ua ntej. Ko yuav tsis tau them cov nqis tsev es koj tuav cia rau lub tsev hais plaub thaum ntawd. Yog hais tias lub tsev hais plaub txiav txim tias koj yeej tau ua txhaum cai ntawm daim ntawv tsis ua raws li cov lug cog tseg hauv daim ntawv xauj tsev thiab koj yuav tsum tau tawm tsev, koj yuav tsis tau them qhov nqi tsev es koj tuav tseg rau lub tsev hais plaub. Yog hais tias lub tsev hais plaub txiav txim tias koj yeej tsis tau ua txhaum cai ntawm daim ntawv tsis ua raws li cov lug cog tseg hauv daim ntawv xauj tsev, ces lub tsev hais plaub yuav saib qhov plaub es hais txog qhov tsis them nqi xauj tsev.

**Nws Yeej Tmuaj Lwm Qhov Los Tiv Thaiiv Rau Cov Rooj Plaub Es Raug Ncaws Tawm Tsev**  
Nco ntsoov tias cov kev tiv thaiv tau hais tag sab saud tsuas yog cov es neeg siv heev los mus tiv thaiv es muaj rau neeg siv rau cov rooj plaub es ncaws tawm tsev. Koj yuav tsum tau nrog ib tug kws lij choj tham kom paub zoo tias koj yeej ua zoo xav txog txhua qhov kev tiv thaiv es muaj rau koj rooj plaub.

## **Daim Ntawv Ceeb Toom Ntawm Kev Cai Lij Choj Kom Tus Neeg Xaub Tsev Tawm (The Writ Of Recovery)**

Yog hais tias koj swb rooj plaub ncaws tawm tsev, tus neeg txiav txim plaub yuav muab ib daim ntawv ceeb toom qhia kom (yuav tsum tau tawm tsev) hu hua Writ of Recovery.

- Hnub ntawd, los yog ib lub sij hawm twg los tau tom qab, tus neeg txiav txim plaub ntug hais tias koj yuav tsum tau tawm tus tswv tsev yeej mus nqa tau daim ntawv ceeb toom qhia kom (yuav tsum tau tawm tsev) hu hua Writ of Recovery thiab nqa daim ntawv mus tau ib tug tub ceev xwm.
- Tus tub ceev xwm yuav nqa ncuv daim ntawv (Writ) tuaj cev rau koj kom sai li sai tau, tej thaum kuj yog kiag hnub ntawd. Tus tub ceev xwm kuj kiag daim ntawv (Writ) rau koj los yog muab rhais ntawm koj lub qhov rooj.
- Daim ntawv ceeb toom qhia kom yuav tsum tau tawm tsev hu hua Writ qhia koj tias koj yuav tsum tau tawm ntawm thaj chaw nov **tsis pub dhau 24 heev**.
- Yog hais tias koj tsis tawm ntawm thaj chaw nov tsis pub dhau 24 heev, tus tub ceev xwm muaj cai rov qab tuaj thiab quab yuam koj tawm ntawv lub tsev apartment. Tej thaum kuj siv sij hawm ntev tshaj li 24 teev ua ntej nws yuav rov qab tuaj.

## **Ceeb Toom!**

Yog hais tias koj swb rooj plaub sab laj ncaws tawm tsev, pib nrhiav tsev tshiab xauj kom sai li sai tau. Yog koj tseem nyob hauv koj lub tsev apartment tom qab daim ntawv ceeb toom qhia kom yuav tsum tau tawm tsev hu hua Writ tau cev rau koj lawm, yuav muaj kev phom sij rau koj. Yog hais tias koj tawm tsis tau ua ntej daim ntawv Writ no cev rau koj, tiv thaiv koj cov khoom kom ntau li ntau tau es tshem tawm koj tej ntaub ntawv tseem ceeb, cov tshuaj noj, khaub ncaws, thiab ib co zaub mov noj, etc. **Thaum tus tub ceev xwm ntiab tau koj tawm hauv koj lub tsev apartment xauj xwb, tag nrho koj cov khoom ntawm koj ntiag tug yuav muab tso rau hauv ib qhov chaw tso khoom.**



### **Muab Koj Cov Khoom Khaws Tseg Cia**

Tus tswv tsev yuav tsum tau muab khaws koj cov khoom khaws es koj tso cia rau hauv koj lub tsev tom qab tus tub ceev xwm ntiab koj tawm. Vim li no es thiaj li yuav yog ib qho tseem ceeb rau koj yuav tau tshem koj cov khoom koj ntau li ntau tau ua ntej tus tub ceev xwm tuaj ntiab koj tawm. Tus tswv tsev kuj muab koj cov khoom khaws tseg cia hauv koj lub tsev los yog tso rau lwm qhov chaw.

Yog hais tias tus tswv tsev npaj lub tswv yim es yuav muab koj cov khoom mus khaws cia rau ib qho chaw es **tsis nyob ntawm lub tsev koj xauj**, tus tswv tsev mam li teem caij nrog rau tus tub ceev xwm es kom nws rov qab tuaj nrog rau cov neeg es pab ntsaig cov khoom tawm. Cov neeg es pab ntsaig cov khoom tawm yuav muab cov khoom ntim kom tag thiab muab coj mus tso rau hauv lub tsev ntim khoom hu ua storage. **Ua ntej yuav kom tau koj cov khoom rov qab, koj yuav tsum tau them cov nqi ntim koj cov khoom, ntsaig koj cov khoom, thiab qhov chaw es coj koj cov khoom mus khaws cia.** Koj yim cia koj cov khoom ntev rau qhov chaw ntawd ces koj yim them nqi ntau zog xwb. **Yog hais tias koj tsis them koj cov khoom kom tau rov qab li ntawm 28 hnub, ces tus tswv tsev yuav muab koj cov khoom muag tawm thiab siv cov nyiaj los them rau cov neeg es ntsaig koj cov khoom thiab them qhov nqi ntawm lub chaw es tso koj cov khoom.**

Yog hais tias koj tus tswv tsev khaws koj cov khoom cia rau ntawm **ib cheem tsam** (lub tsev koj xauj), tus tswv tsev yuav tsum tau rov qab muab koj cov khoom rau koj tsis pub dhau 24 teev thaum koj daim ntawv koj sau hais kom yuav tsum tau muab

**Nco ntsoov:** Koj tsis tas yuav tsum tau them cov nqi tsev xauj es koj tsis tau them, cov nqi tsub thaum koj them nqi tsev lig, los yog cov nyiaj cas (security deposit) es koj thiaj li yuav tau koj cov khoom rov qab. **Koj tsuas tau them cov neeg es ntsaig koj cov khoom thiab them qhov chaw es coj koj cov khoom mus cia yog tias coj koj cov khoom mus ceev cia deb ntawm qhov chaw koj xauj tsev.**

## Thaum Koj Tus Tswv Tsev Nqa Koj Cov Khoom Koj Tso Tseg

Yog hais tias koj cov khoom ntawm koj ntiag tug raug ceev los ntawm koj tus tswv tsev los yog koj muab tso tseg cia es tsis nqa (xws li koj tawm lub tsev apartment thiab koj tsis rov qab los lawm), tus tswv tsev kuj muab koj cov khoom mus tso tau rau hauv lub tsev ceev khoom vaj khoom tsev (storage). Yuav kom koj tau koj cov khoom rov qab, koj yuav tsum tau **sau ib daim ntawv** mus rau tus tswv tsev thiab xaj tsi ntsees kom lawv rov qab thim koj cov khoom rau koj. **Ceev ib daim qauv ntawm daim ntawv cia.** Tus tswv tsev yuav tsum tau xa koj cov khoom rov qab rau koj **tis pub dhau 24 teev** yog hais tias cov khoom ntawd ceev cia ntawm lub tsev koj xauj. Yog hais tias koj cov khoom raug ceev cia lwm qhov chaw es tsis nyob ze lub tsev xauj, tus tswv tsev yuav tsum tau rov qab muab rau koj **tsis pub dhau 48 teev.** Qhov no tsis hais txog cov hnub vas xaum vas thiv thiab hnub es phav tsis ua hauj lwm.



Yog hais tias koj tus tswv tsev tsis muab koj cov khoom vaj khoom tsev rov qab rau koj tom qab tau txais koj daim ntawv, koj yeej foob kom tau koj cov khoom rov qab. Ntxiv rau qhov es tau kev txiav txim kom tus tswv tsev tau them nyiaj ntawm cov khoom vaj khoom tsev seb raug tus nqi li cas los yog txiav txim kom tus tswv tsev yuav tsum tau muab koj cov khoom rov qab, tus neeg txiav txim kuj yuav xaj koj tus tswv tsev yuav tau them nyiaj rau koj vim nws ceev koj cov khoom vaj khoom tsev thiab cov nqi them rau tus kws lij choj.

Tus tswv tsev kuj foob tau koj ntawm qhov nqi es thaum them thaum nyaib koj cov khoom thiab qhov nqi es coj koj cov khoom mus khaws cia. Tus tswv tsev yuav tsum tau khaws koj cov khoom mus cia ntev li 28 hnub tom qab tau txais daim ntawv ceeb toom qhia tias koj tau khiav tawm ntawm lub tsev apartment lawm los yog thaum tus tswv tsev tau pom tias chav xauj ntawd yeej raug tso tseg es tsis muaj neeg nyob lawm. Tus tswv tsev kuj muag tau koj cov khoom vaj khoom tsev los yog muab pov tseg tom qab 28 hnub xaus lawm. Yuav muab li 2 asthiv ua ntej yuav muag cov khoom, tus tswv tsev yuav tsum tau sim rov qab tiv tauj qhia kom koj paub txog qhov es yuav muab cov khoom muag. Cov nyiaj es muag tau ntawm cov khoom no yuav siv coj los them kom tag cov nuj nqis tiv rau tus tswv tsev los ntawm tus neeg xauj tsev. Txawm li ntawd los, tus tswv tsev yuav tsum tau muab cov nyiaj es seem ntawm koj cov khoom es muag tag no rau koj **yog hais tias koj nug es yog koj sau ntawv mus.** Qhov tiv thaiv no kuj muaj rau cov neeg xauj tsev es cov tsev poob mus rau lub tuam txhab txais nyiaj los yog mortgage foreclosure or contract-for-deed cancellation.

## Tshooj 9: Tawm Tsev

### Ceeb Toom



Yog koj txiav txim siab tawm tsev es yog koj yeem tawm, nco ntsoov sau ntawv ceeb toom qhia kom raug cai yog tias hom cog lus koj xauj tsev yog periodic lease es yog xauj tsev hli dhau hli. Tus tswv tsev yuav tsum tau txais daim ntawv ceeb toom qhi no ua ntej 11:59 hnub es ua ntej yuav tau them qhov nqi tsev ntawm lub hli tas los no.

Piv txwv, yog hais tias koj xauj tsev hli dhau hli thiab kom xav tawm thaum lub Ob hlis ntuj hnub tim 1, koj yuav tsum tau muab daim ntawv ceeb toom qhia rau koj tus tswv tsev tias koj yuav npaj siab tawm *ua ntej* ib tag hmo, thaum lub Kaum Ob Hlis hnub tim 31.

Txawm tias koj yuav tsis ua raws li cov lus cog hauv daim ntawv xauj tsev thiab muab tsis tau daim ntawv ceeb toom qhia kom raws cai, koj yuav tsum tau muab daim ntawv ceeb qhia 3 hnub yog tias koj yuav tawm tsev hauv nraub nrab ntawm lub **Kaum Ib Hlis Tim 15 thiab lub Plaub Hlis Tim 15**. Yog koj ceeb toom qhia 3 hnub ua ntej, koj yuav tsis lav phib xaub rau tej yam puas tsuaj xws li kav dej tawg thiab kav nkev tawg vim yog huav cua no heev. Koj tsis tas yuav ceeb toom rau tus tswv tsev yog hais tias koj tawm tsev thaum koj daim ntawv cog lus xauj tsev hu ua fixed term lease tas caij nyog thiab yuav tsis xauj dua tshiab lawm. Saib nploog 12 kom paub ntau dua txog hom ntawv cog lus xauj tsev fixed term thiab periodic leases.

### Seb Lub Tsev Puas Los Tsis Puas

Koj yuav tsum tu kom lub tsev apartment kom zoo thiab txhob puas li thaum koj pib mus nyob hauv, **qhov zam tau ces yog qhov koj tsuj mus mus los los (normal wear and tear)**. Maj mam tu lub tsev kom zoo. Thaum koj npaj txhij yuav tawm mus, maj mam taug kev xyuas hauv lub tsev kom pom txhua yam yeej ok lawm. Yog hais tais tus tswv tsev qhia rau koj tias lub tsev apartment tu tau yam tsis muaj kev txaus siab, ces hais kom koj tus tswv tsev muab sau rau hauv ib daim ntawv thiab koj nws kos npe rau. **Luam ib daim qauv rau koj**. Nws yog ib lub tswv yim zoo muab thaij duab cia es kom muaj vas thib nyob rau cov duab ntawm lub tsev apartment tom qab koj tu tag.

### Cov Yawm Sij

Thaum koj tawm tsev lawm, muab tus yawm sij rov qab rau koj tus tswv tsev. Kom nws sau ib daim ntawv (receipt) rau koj tias koj yeej tau xa tus yawm sij rau lawv lawm.



## **Chaw Nyob Tshiab**

Ua ntej tawm mus, muab ib daim ntawv sau koj lub chaw nyob tshiab rau koj tus tswv tsev es tiv tauj yeej tau koj yog sau ntawv tuaj. Ua li no, ces tus tswv tsev thiaj li xa tau koj cov nyiaj es koj cas (security deposit) tuaj rau koj. Yog hais tias koj tsis xav kom tus tswv tsev paub koj qhov chaw nyob tshiab, muab lwm lub chaw nyob es koj yeej txais tau cov ntawv xa pais xab nis tuaj. Piv txwv, koj yeej siv tau cov tub tom lub chaw xa ntawv.

## **Qhov Xwm Txheej Es Muaj Ib Tug Khub Xaub Tsev Nroj Koj Nyob**

Yog hais tias koj koom lub tsev apartment thiab txhua txhau tus ho tsis tawm tsev, tus tswv tsev kuj kev tau nyiaj los ntawm tus neeg xauj tsev es tseem nyob hauv lub tsev apartment. Txawm tias koj twb tawm tsev lawm, koj yeej tseem muaj kev lav phib xaub rau koj tus khub qhov nqi them tsev xauj yog tias tus neeg ntawd tawm tsev yam tsis sau ntawv ceeb toom qhia ua ntej kom raug cai rau tus tswv tsev los yog nws tsis them nqi tsev xauj. Yog hais tias qhov no tshwm sim, koj yeej foob tau koj tus khub nrog koj xauj tsev kom tau koj cov nyiaj rov qab hauv lub tsev hais plaub Conciliation Court. Yuav tiv thaiv koj txhob muaj tej no tshwm sim rau koj, yuav tsum tau sau daim ntawv ceeb toom qhia kom raug cai rau koj tus tswv tsev tias koj yuav tawm tsev thiab yuav tsis lav phib xaub txog tej nqis tsev es muaj yam tom ntej. Qhov no mas tej zaum yuav siv tsis tau rau hom ntawv cog lus xauj tsev hu ua fixed term lease, tab sis yeej tiv thaiv tau koj yog hom cog lus koj xauj tsev yog xauj ib hlis dhau ib hlis (periodic lease).



## **Koj Xaub Lub Tsev Tabsis Ho Muab Xauj Rau Lwm Tus (Subletting)**

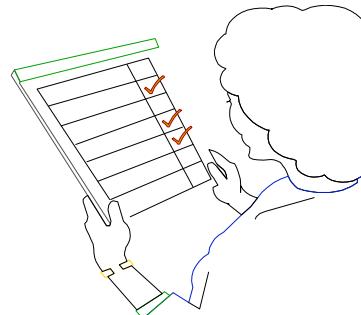
Yog koj xauj lub tsev tabsis ho muab xauj rau lwm tus, koj yeej tseem muaj kev lav phib xaub raws li cov lus cog tseg hauv daim ntawv xauj tsev tshwj tsis yog tias koj hais tau tus neeg xauj tsev tshiab ntawd mus kos npe rau nws daim ntawv cog lus xauj tsev nrog rau tus tswv tsev. Yog hais ua tsis tau li nov, sau ib daim ntawv pom zoo rau koj thiab rau tus neeg xauj tsev tshiab, es tshem koj tawm kom koj tsis muaj ib qho los khi rau cov nqi tsev ntawm lub tsev xauj thiab ua kom tus neeg xauj tsev tshiab no yog tus muaj kev lav phib xaub txog txhua yam es puas tsuaj tom ntej no.

## **Nyiaj Cas Tsev (Security Deposits)**

Cov tswv tsev feem ntau yeej hais kom cov neeg xauj tsev them qhov nyiaj cas tsev los yog cas tsam ces muab tsev ua puas tsuaj (security los yog damage deposit) thaum tus neeg xauj tsev yuav mus nyob. Yog hais tias tus tswv tsev xav nce qhov nyiaj es cas tsev thaum koj twb nyob hauv lub tsev lawm, daim ntawv sau ceeb toob qhia ua ntej yuav tsum muaj tib yam li thaum yuav nce qhov nqi xauj tsev (saib nploog 45). Yog hais tias koj tsis pom zoo rau qhov es nce tus nqi cas nyiaj no, koj yuav tsum tau teb daim ntawv ceeb toom koj sai es sau daim ntawv qhia tias koj tsis pom zoo them, es txhob cia li them mus. Koj kuj yuav raug tawm lub tsev xauj apartment yog hais tias koj tsis kam them qhov nqi es nce.

Cov neeg xauj tsev mas tsis pub lawv siv qhov nyiaj cas tsev them lawv lub nqi tsev es yog lub hli kawg. Koj yuav tsum tau them lub nqi tsev ntawm lub hli kawm, tawm tsev, thiab tos kom tus tswv tsev xa koj qhov nyiaj cas tsev tuaj rau koj tom qab koj tawm tsev. **Nco ntsoov muab koj lub chaw nyob tshiab rau koj tus tswv tsev.**

Yog hais tias koj tsev xauj apartment raug muag tawm thaum lub sij hawm koj tseem xauj tsev, qhov nyiaj koj cas tsev ntawv yuav tsum tau muab rau tus tswv tsev tshiab los yog muab rau tus neeg xauj tsev tsis pub dhau 60 hnub. Txawm li ntawd los, tus tswv tsev tshiab yog tus lav phib xaub es muab koj cov nyiaj koj cas tsev rov qab rau koj txawm tias qhov nyiaj no yeej tsis tau muab hloov mus rau tus tswv tsev tshiab.



Thaum koj tawm hauv lub tsev xauj apartment lawm, tus tswv tsev yuav tsum tau thim cov nyiaj koj cas tsev los yog cov nyiaj cas tsam koj ua tsev puas nrog rau cov paj. Qhov nyiaj koj cas mas yuav hloov vim muaj 3% ntxiv rau ib xyoos twg es txog ntua thaum lub Yim Hlis ntuj tim 1, 2003 and 1% ib xyoos twg tom qab ntawd. Cov paj ntawm qhov nyiaj koj cas tsev mas yuav tsis muaj paj ntxiv rau txog thaum koj them tag nrho cov nyiaj cas nqi tsev rau koj tus tswv tsev. Thaum koj them tag nrho qhov nyiaj cas tsev lawm, yuav muaj paj ntxiv rau lub hlis tom ntej no.

Piv txwv, yog hais tias koj mus nyob hauv lub tsev xauj apartment thaum lub lb hlis ntusj es yuav tsum tau cas nyiaj \$600 thiab tus tswv tsev pub koj them qhov nyiaj cas yog ib hlis \$200 rau lub lb hlis ntuj, Ob hlis ntuj, thiab Peb Hlis ntuj, qhov paj rau qhov nyiaj no tsis pib txog thaum lub Plaub hlis ntuj (muab xam tias cov nyiaj cas tsev yeej them tag rau thaum lub Peb Hlis lawm).

Tus tswv tsev yuav tsum tau thim cov nyiaj cas tsev nrog rau cov paj rau koj los yog sau ib daim ntawv piav qhia rau koj tias vim li cas ib qho nyiaj ntawm qhov nyiaj cas tsev ho raug txiav tawm lawm **tsis pub dhau 3 lub asthiv** (21 hnub) tom qab thaum koj tawm tsev es tsis yog tus neeg xauj tsev lawm thiab tom qab es tau koj lub chaw nyob tshiab. Yog hais tias koj tawm tsev vim rau qhov **lub tsev building puas tsuaj tag es nyob tsis tau lawm condemned**, tus tswv tsev yuav tsum tau xav koj cov nyiaj cas tsev tuaj rau koj **tsis pub dhau 5 hnub** tom qab koj tawm tsev (saib nploog 34)

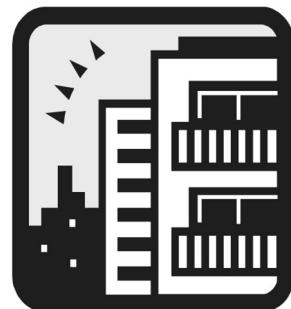
Yog hais tias muaj tej qho nqi tsev xauj es tsis tau them, tus tswv tsev kuj tshem tau qhov nqi ntawd tawm ntawm cov nyiaj es koj cas tsev. Yog hais tais muaj tej qho kev kho tsev kom lub tsev xauj thiab li zoo li thaum koj xub mus nyob, tus tswv tsev kuj tshem tau qhov nqi siv los kho nov ntawm koj cov nyiaj cas tsev. Cov no kuj yog, tu tsev, tha xim tshiab, hloov daim kas pev tshiab, etc. **Tabsis, koj tsis tas yuav tau them tej yam puas tsuaj vim yog tsuj mus mus los "normal wear and tear."** Feem ntau qhov puas tsuaj es tsuj mus tsuj los "normal wear and tear" mas nyob ntawm lub caij nyoog.

Piv txwv, yog hais tias koj nyob ntawm qhov chaw ntawm tau li 3 lub xyoos thiab yuav tau tha xim tshiab thaum koj tawm, koj yeej cam tau tias qhov no mas yeej puas vim nyob ntev lawm los yog normal wear and tear thiab tsis yog koj qhov kev lav phib xaub.

Tabsis, yog tias lub tsev yeej nyuam qhuav tha xim tsw ha ntxiag thaum koj mus nyob li 6 lub hlis tas los no thiab lub tsev twb yuav tsum tau tha xim tshiab tam sim no, qhov no yuav tsis muab xam tias yeej puas vim nyob ntev lawm los yog "normal wear and tear." Yog li ntawd, koj kuj yuav tau them.

Yog hais tias tus tswv tsev tsis xav koj cov nyiaj cas tsev rov qabr rau koj los yog sau ib tsab ntawv piav qhia rau koj tias vim li cas thiaj li tsis muab koj qhov nyiaj cas tsev rov qab rau koj, **koj yeej foob tau tus tswv tsev kom nws them 2 npaug ntawm cov nyiaj cas tsev nrog rau cov paj**. Ntxiv mus thiab, yog hais tias koj tus tswv tsev ceev ib qho nyiaj ntawm cov nyiaj koj cas yam tsis muaj qab ntxhiab los yog "bad faith", koj kuj tau txais li \$200 vim yog ua txhaum "punitive damages." Ceev cov nyiaj yam "bad faith" txhais tias tus tswv tsev paub zoo tias ceev cov nyiaj es tsis muab rau koj yeej txhaum, tabsis cia li txhob tsis muab rau koj.

Yog hais tias koj tau txais ib daim ntawv piav qhia rau koj thiab koj tsis pom zoo nrog rau koj tus tswv tsev qhov laj thawj es nws khaws koj qhov nyiaj cas tsev es tsis muab rov qab rau koj, koj yeej foob tau tus tswv tsev kom nws rov qab muab rau koj. Koj tus tswv tsev yuav tsum tau muaj pov thawj tim khawv tias cov nyiaj yeej muab siv los kho vaj kho tsev lawm. Koj yeej coj tau qhov plaub zoo li no mus hais rau hauv lub tsev plaub Conciliation Court yog tias koj foob qhov nyiaj es tsawm tshaj \$10,000 los yog tsawg dua. Rau cov rooj plaub es piv thaum los yog tom lub **Yim Hlis Ntuj Hnub Tim 1, 2014**, qhov nyiaj foob muab nce mus rau \$15,000. Yeej muaj ib qho nqi tsub rau koj thaum koj qhib rooj plaub, tabsis lub tsev hais plaub yeej zam tau qhov nqi nov yog tias koj them tsis tau. Nug tus neeg tuav cov ntaub ntawv hauv tsev hais plaub kom muab daim ntawv koj sau thov zam qhov nqi nov.



Yuav kom tiv thaiw tau koj tus kheej, sau teev rau hauv ib daim ntawv kom muaj tag nrho txhua txhua qhov es puas nyob hauv koj lub tsev xauj apartment ua ntej yuav tawm thiab hais kom koj tus tswv tsev kos npe rau. Piv daim ntawv no rau daim ntawv es thaum ub koj teev tseg ua ntej koj mus nyob. **Nco ntsoov, nws yog ib qho tseem ceeb heev es koj yuav tsum tau sau ib daim ntawv teev seb lub tsev zoo li cas ua ntej thiab tom qab koj tawm lamw.** Nias qhov link ntawm nploog ntawv 59 kom pom daim ntawv piv txwv. (sample lease)

### Cov Khoom Ntawm Koj Ntiag Tug Thiab Yog Koj Li

Saib nploog 60-61 txog txoj cai koj muaj txog koj cov khoom ntawm koj ntiag tug thiab yog koj li.

## **Tshooj 10: Tsev Luam Thiab Cov Tsev Es Tsoom Fwv Pab Them Ib Nrab**

Yog hais tias koj nyob cov tsev luam, cov tsev es tsoom fwv pab them nqi tsev hu ua project-based assisted housing (xws li cov tsev Section 8 los yog Section 236 building), los yog cov tsev es tsoom fwm muaj nyiaj pab them nqi tsev hu ua tenant-based assistance with a Section 8 Voucher, tag nrho cov kev tiv thaiv piav nyob hauv phau ntawv no yog muaj rau koj thiab. Ib qho ntxiv thiab koj muaj ib co cai tshwj xeeb ntxiv thiab kev lav phib xaub ntxiv vim yog koj tau kev pab them koj lub nqi tsev xauj.



Txoj cai es koj muaj ntawm cov tsev es pab them nqi xauj nyob ntawm seb qhov program pab koj yog cov twg. Tiv tauj ib tug kws lij choj los yog cov tsev hais plaub es pab neeg neeg hais plaub hauv koj lub zos koj muaj kev pab (saib daim ntawv teev cov npe pib ntawm nploog 66 (list of legal orgs)). Ntau cov kev tiv thaiv es ntxiv rau yog cov ntawv cog lus xauj tsev es yuav tsum tau muaj rau tag nrho cov program es tsoom fiv pab them nqi tsev .

Nyob rau ntau cov tsev luam project-based programs es cov nyiaj pab them nqi tsev no nyob nrog lub tsev building, koj raug ncaws tawm **tsuas yog tib qho** tias tus tswv tsev muaj ib qho laj thawj zoo txaus ncaws koj tawm, tsis yog cov laj thawj li qhov es koj xauj tsev hli dhau hli thaum koj xauj tsev nyob. Ntawm ntau hom tsev luam project-based programs, tus tswv tsev yuav tsum tau sau ib daim ntawv ceeb toom ncaws koj tawm tsev thiab muab txoj cai pub rau koj mus nrog tus tswv tsev tham es seb daws puas tau qhov teeb meem yam tsis ncaws koj tawm.

Cov neeg tau nyiaj pab them nqi tsev xauj ntawm Section 8, es yog koj tau cov nyiaj no pab koj them thaum koj mus nyob hauv lub tsev xauj, kuj yuav xaus qhov kev xauj tsev yam tsis muaj laj thawj dabtsi tom qab xaus qhov kev cog lus xauj tsev lawm.

Feem ntau ntawm raug ncaws tawm ntawm cov tsev luam, koj muaj txoj cai mus mloog rooj sab laj ntawj ib tug neeg tswj rooj sab laj los yog ntawm ib pab neeg ua ntej cov neeg tswj cov luam coj tau koj mus nram tsev hais plaub kom ncaws tau koj tawm.

### **Kev Txais Nyob Tsev Luam**

Tag nrho cov kev pab rau tsev luam public housing thiab assisted housing mas muaj qhov ua nyiaj yog ntau tshaj plaws yog puas tsawg rau cov neeg sau ntawv tuaj thov. Tej co tsev luam kuj muaj tej yam txww li yuav tsum yog muaj hnub nyoog puas tsawg los yog tej yam kev xiam oos qhab twg. Cov chaw tswj cov tsev xauj hu ua housing authority los yog Minnesota HUD office nyob hauv nroog Minneapolis kuj yuav muab tau cov ntaub ntawv txog tias yuav tsum khwm tau nyiaj ntau npaum cas thiaj tsim nyog thiab ho tsis tsim nyog txais nyob cov tsev luam.

Ntxiv rau ntwm cov nyiaj es khwv tau thiab qhov es tsim nyog txais nyob rau tsev luam, lwm qhov los yuav tsum tau ua raws thiab muaj. Tej co es yuav tsum muaj yog

- them nqi tsev kom raws sij hawm
- ua raws li cov lug cog tseg hauv daim ntawv xauj tsev thiab cov cai
- tsis txhob tsim kev kub ntxhov rau cov neeg nyob ze ntawm koj, thiab
- tsis txhob tsoo vaj tsoo tsev kom puas

Yuav xaiv cov neeg los nyob hauv cov tsev no, tus tswv tsev kuj yuav

1. Kuaj nrog rau lwm tus tswv tsev seb koj puas them nqi tsev los yog koj puas tsim kev kub ntxhov thab plaub nrog cov neeg nyob ze koj.
2. Kuaj koj qhov keeb kwm ntawm koj lub neeg qhov kev ua txhaum cai, nrog rau tub ceev xwm, F.B.I., thiab/los yog nram tsev hais plaub.
3. Kuaj cov keeb kwm xauj tsev es raug ncaws tawm (unlawful detainer) los yog los ntawm cov chaw es kuaj keem kwm xauj tsev nyob.
4. Kuaj cov keeb kwm ntawm koj cov qhab nes credit history.

**Yog tias koj yog ib tug neeg raug ntaus los ntawm koj tus txij tus nkawm**, cov tsev luam (housing program) yuav tsis pub koj nyob mas yuav ua tau li ntawd vim koj raug tsim los ntawm tus neeg ntaus koj. Kev sib ntaus ntawm ib khub niam txiv (Domestic violence) kuj yog qhov es koj raug ntaus los yog ib tug neeg ntawm koj tsev neeg rau tsim txom thiab raug ntaus, sib ntaus thaum tseem ua nkauj ua nraug thiab nyiag soj qab tas li. Lub chaw tswj cov tsev luam (housing agency) los yog tus tswv tsev kuj nug kom koj muab kom tau pov thawj txog qhov koj raug ntaus los ntawm koj tus txij tus nkawm.

### **Yog Hais Tias Tsis Kam Txais Koj Los Nyob Hauv Cov Tsev Luam**

- Koj yuav tau txais ib daim ntawv ceeb toom qhia rau koj txog qhov kev txiav txim siab es qhia txog koj txoj cai tawm tsam qhov kev txiav txim siab no.
- Koj muaj txoj cai kom paub txog tej ntaub ntawv tsis zoo thaum tus tswv tsev/chaw tswj tsev luam tshawb pom txog koj. Feem ntau koj yuav muaj t xo j cai muab lwm cov ntaug ntawv kom kho tau cov ntaub ntawv es tsis zoo txog koj. Koj kuj qhia tau rau lawm tias koj lub neej tam sim no hloov lawm, xws li muaj hauj lwm ua lawm los yog tab tom mus ntsib ib neeg pab sab laj txog koj lub neej (counseling).

- Yog hais tias koj sau ntawv mus thov tsev luam nyob es tsev luam xyeej tsis txais koj los ntawm qhov chaw tswj cov tsev luam (Housing Authority), koj yeej muaj txoj cai mus mloog rooj sab laj txog qhov kev txiav txim no. Koj yeej muaj txoj cai soj ntsuab saib cov ntaub ntawv es siv los mus txiav txim xyeej koj thiab tsis pub koj nyob thiab koj yeej kho tau cov ntaub ntawv kom thwj yog tias muaj tej yam es sau tsis raug txog koj lawm. Thaum mus sab laj, tag nrho cov ntaub ntawv es tau xa tuaj rau qhov chaw tswj cov tsev luam (Housing Authority) txog koj ces yeej muab los qhia tag nhro.
- Tag nrho cov kev pab rau tsev luam public housing thiab assisted housing mas koj yeej muaj txoj cai kom lawv kho kom haum koj “reasonable accommodation.” Qhov no txhais tau tias koj yeej nug lawv hloov tau los cov cai es pub neeg nyob los yog cov kab ke teev tseg yuav tsum ua raws kom hloov yog hais koj xav kom hloov vim yog koj muaj ib qho xiam oos qhab. Cov cai es koj thov kom yuav tsum tau hloov mas yuav tsum tsim nyog thiab kom muaj kev ncaj ncees sib npaug zos kom txhua tus thiaj li mus nyob tau hauv cov tsev luam.



## Nqi Xaub Tsev

Cov cai lij choj hauv tsoom fwv tseb chaws Meskas teev ib co nqi tsev xauj es pab rau neeg nyob tsev luam es lawv yuav tsum them. Qhov nqi tsev no ntau thiab tsawg nyob ntawm seb khwv tau nyiaj ntau los tsawg. Qhov nqi tsev rau feem coob ntawm cov neeg es nyob tsev luam public thiab assisted housing mas kuj yog 30 percent ntawm qhov nyiaj lawv khwv tau tom qab txiav se tag, los yog qhov nqi es qis tshaj plaws rau lawv them es tau teev tseg los ntawm lub chaws tswj cov tsev luam. Koj yuav tsum tau muaj pov thawj txog cov nyiaj koj khwv tau thaum koj sau ntawv mus thov tsev luam nyob thiab koj yuav tsum tau qhia rau lawv paub thaum cov nyiaj koj khwv tau nce lawm. Yog hais tias cov nyiaj koj khwv tau es tau tsawg dua lawm, ces qhov nqi tsev kuj yuav txa thiab. Rov qab tshawb fawb kom paub txog cov nyiaj koj khwv tau yuav tshawb ib xyoos ib zaug, **tabsis koj yuav tsum tau qhia txog cov nyiaj koj khwv tau thiab kev hloov ntawm tsev neeg raws li cov cai sau tseg ntawm cov tsev luam.** Tsub nqi tsev tshaj dhau lawm kuj yog ib koj tiv thaiv tau koj tus kheej tau muaj rooj plaub ncaws tawm tsev. Yog hais tias koj muaj lus nug txog yam twg yog yam es yuav tsum tau qhia los yog nug txog yuav tiv thaiv koj ntawm rooj plaub ncaws tawm tsev, koj yuav tsum tau tiv tauj ib tug kws lij choj los yog cov tsev pab neeg hais plaub nyob hauv koj lub zos (saib daim ntawv teev cov chaw pib nploog 66 (list of legal orgs))

## Txheej Txheem Rau Kev Tsis Txaus Siab—Yog Koj Muaj Ib Qho Kev Tawm Tsam

Lub chaw tswj cov tsev luam Housing Authorities yeej ib qho txheej txheem rau kov neeg nyob hauv tsev luam tawm tsam thaum lawv muaj tej yam lawv tsis txaus siab. Cov tswv tsev xauj es tsis yog tsev luam mas yuav tsis muaj cov txheej txheem no. Koj yeej pib tau koj qhov txheej txheem rau kev tsis txaus siab rau tej yam es tus tswv tsev tau ua es koj ntseeg tau tias qhov

ntawd yuav muaj kev cuam tshuam thiab tsis zoo rau koj qhov kev noj qab haus huv thiab kev nyab xeeb puas phais, los yog qhov nqi tsev es koj tau them. Txhua qhov kev tsis txaus siab es xav kom muaj rooj sab laj mloog yuav tsum tau sau ntawv mus nug kom muaj rooj sab laj. Lub chaw tswj cov tsev luam Housing Authorities kuj yuav tsum tau ua raws cov txheej txheem thaum lawv muaj ib qho kev tsis txaus siab rau koj thaum koj tsis ua raws li cov lus cog tseg hauv daim ntawv xauj tsev.

Hauv lub xeev Minnesota, Lub chaw tswj cov tsev luam Housing Authorities kuj yuav zam es tsis muaj qhov txheej txheem ntawm qhov kev tsis txaus siab no es cia li hla kiag ncaj qha mus rau hauv tsev hais plaub kom ncaws koj tawm tsev thaum lawv hais tias koj tsis ua raws li cov lus cog tseg hauv daim ntawv xauj tsev mas yuav ua rau muaj kev phom sij rau kev qab haus huv thiab kev nyab xeeb puas phais. Yog tias lawv tsis pub koj muaj qhov txheej txheem mloog kev sab laj txog qhov koj tsis txaus siab, tshwj xeeb yog ua ntej rooj sab laj ncaws koj tawm tsev, tiv tauj cov chaw pab neeg hais plaub hauv koj lub zos los yog ib tug sawv cev rau koj ntawm cov tsev luam.

Koj muaj 4 qho cai es tseem ceeb heev thaum mus mloog rooj sab laj txog qhov koj tsis txaus siab

1. Koj muaj cai saib koj cov ntaub ntawv (file) nyob hauv chav ua hauj lwm ntawm lub chaw tswj cov tsev luam Housing Authorities ua ntej yuav pib rooj plaub mloog kev sab laj txog qhov koj tsis txaus siab, nrog rau cov ntaub ntawv es lub chaw tswj cov tsev luam Housing Authorities sau txog qhov lawv tsis txaus siab rau koj.
2. Koj muaj cai (nug cov lus nug rau lawv ntawm koj tus kheej) “cross-examine” rau cov neeg ua pov thawj tim khawv es sau cov ntawv tsis txaus siab txog koj. Lub chaw tswj cov tsev luam Housing Authorities yeej hais tsis tau ib yam kev tawm tsam txog koj thaum mloog rooj sab laj yog tias lawv tsis muaj tus neeg ua pov thawj tim khawv kom qhia tau tias cov lus lawv teev tseg yeej muaj tseeb.
3. Koj muaj cai kom muaj ib tug kws lij choj los sawv cev rau koj los yog ib tug neeg es koj xai.
4. Koj muaj cai es qhov kev txiav txim ntawd tsuas yog siv cov pov thawj tim khawv es coj tuaj hais saum rooj sab laj nkaus xwb. Tus neeg txiav txim yuav muab tsis tau tej pov thawj es twb tsis coj tuaj hais saum rooj sab laj los txiav txim.

## Ncaws Tawm Tsev

**Yog hais tias koj nyob hauv cov tsev luam los yog cov tsev es tsoom fwv pab them nqi tsev (public los yog project-based assisted housing), koj tsuas raug ncaws tawm yog tias koj yeej tau ua tej yam kev txhaum cai loj thiab ua tas los rov ua dua es tsis ua raws li cov lug cog tseg hauv daim ntawv xauj tsev los yog kom zoo rau lwm yam.**

Piv txvv txog tej yam txhaum cai es loj heev kuj muaj xws li

- tsis them nqi tsev
- txhob txwm tsoo vaj tsoo tsev
- ntaus lwm tus neeg xauj tsev
- ua tej yam kev txhaum txoj cai lij ch



**Yog tias koj yog ib tug neeg raug ntaus los ntawm koj tus txij tus nkawm**, cov tsev luam (housing program) yuav tsis pub koj nyob mas yuav ua tau li ntawd vim koj raug tsim los ntawm tus neeg ntaus koj. Kev sib ntaus ntawm ib khub niam txiv (Domestic violence) kuj yog qhov es koj raug ntaus los yog ib tug neeg ntawm koj tsev neeg rau tsim txom thiab raug ntaus, sib ntaus thaum tseem ua nkauj ua nraug thiab nyiag soj qab tas li. Qhov no tsis tau txhais hais tias Lub chaw tswj cov tsev luam (housing agency) los yog tus tswv tsev kuj yuav tsis ntswj los yog siv lwm cov cai hauv cov tsev luam los yog lwm cov nqi lus cog tseg nyob hauv daim ntawv cog lus xauj tsev.

Piv txwv ntawm ib qho es koj ua tsis raws cov cai ntawm daim ntawv cog lus es yog txhaum me me es kuj yog qhov txhaum es yuav raug ncaws tawm tsev yog tias qhov txhaum no yeej tau ua tag los ua dua tej yam zoo li no kuj yog phej tsis pub cov neeg es twb tau daim ntawv tso cai tuaj kuaj tsev thiab kho tsev, los yog phej ib sij them nqi tsev lig tas li. Nco ntsoov, ntau rooj plaub es raug ncaws tawm vim tsis them nqi tsev yeej zam tau yog koj maj nroos qhia txog koj qhov nyiag khvw tau es tau tsawg zog lawm. Qhov qhia nov yuav tsum yog sau ntawv qhia.

Yuav tsum tau muaj kev qhia rau koj tias vim li cas koj thiaj li raug ncaws tawm tsev. Ntxiv mus thiab, qhov es koj yog ib tug neeg xauj tsev nyob hauv cov tsev luam, koj yuav tsum tau muaj kev qhia rau koj txog koj txoj cai es nug kom muaj rooj plaub sab laj txog qhov koj tsis txaus siab. Hom kev ceeb toom qhiab thiab yuav muab sij hawm ntev npaum cas rau koj tawm tsam mas nyob ntawm seb hom tsev luam ntawd yog hom twg. Yog hais tias koj tau txais daim ntawv ceeb toom kom koj tawm tsev, koj yuav tsum nrog cov tsev pab neeg hais plaub hauv koj lub zos tham los yog ib tug sawv cev raws cov neeg nyob hauv cov tsev luam tham sai li sai tau. Txawm hais tias koj swb thaum rooj ploob mloog sab laj ntawm lub chaw tswj cov tsev luam (housing authority), **yuav ncaws tsis tau koj tawm yog tias tias muaj daim ntawv ncaws tawm hauv lub tsev hais plaub** thiab los ntawm rooj plaub sab laj hauv lub tsev hais plaub. Thaum lub sij hawm ntawd koj muaj lub caij los tiv thaiv koj tus kheej. Thaum muaj rooj plaub sab laj txog ncaws tawm tsev (unlawful detainer) koj yeej hais tau txhua yam es yuav tiv thaiv koj es twb tau muab tham ua ntej txog txoj sib raug zoo ntawm tus tswv tsev/tus neeg xauj tsev. Cov nqi lus no koj yeej siv tau txawm tias koj yog ib tug neeg xauj tsev rau tsev luam, cov tsev es tsoom fwv pab them nqi xauj tsev, los yog cov tsev section 8 (public, project-based assisted housing program, or as a Section 8 Voucher holder).

Xav kom paub ntau dua txog tsev luam (Public Housing), mus nqa ib phau ntaww hu ua Kev Cob Qhia txog tsev luam (Public Housing) hauv lub xeev Minnesota. Koj yeej mus nqa tau ib phau ntawv los ntawm lub chaw ua hauj lwm rau cov kev caij lij choj hauv koj lub zos los yog hauv online ntawm [www.lawhelpmn.org](http://www.lawhelpmn.org).



## Cov Tsev Txawb Tom Phaj (Manufactured Home Parks)

Hauv txoj cai lij choj ntawm lub xeev Minnesota (Under Minnesota law), cov neeg xauj cov tsev es txawb tom phaj (manufactured home parks) muaj cov cai thaib kev lav phib xaub tib yam nkaus li cov neeg xauj tsev nyob cov tsev haus zos. Txawm li ntawd los, kuj muaj ib co cai li choj tshwj xeeb es tsuas yog muaj rau cov tsev txawb tom phaj (manufactured home parks) nkaus xwb. Cov cai hauv qab no yog muaj rau cov tsev txawb tom phaj (manufactured home parks

- Nqi tsev kuj nce tau ib xyoo ob zaug
- Cov tsev txawb tom phaj (manufactured home parks) tus tswv tsev yuav tsum tau siv daim ntawv **sau** cog lus xauj tsev es pom zoo nrog rau tus neeg xauj tsev thaum nws xauj lub chaw es txawb lub tsev. Daim ntawv sau cog lus pom zoo yuav tsum tau sau tog nrho cov nqi lus thiab kev pom zoo. Qhov no mas txawv zog cov neeg xauj tsev es xauj hauv zej zog vim tias tej tug tswv tsev xauj tsev hauv zej zog mas siv **lo lus** cog los xauj tsev.
- Tus tswv ntawm daim av hauv lub phaj yuav tsum tau muab **daim ntawv ceeb toom sau qhia li 60 hnub** es muab rau tus neeg xauj tsev **ua ntej** yuav hloov ib tsab cai twg. Cov cai tshiab kuj tsuas siv tau rau cov neeg xauj tsev es twb yeej nyob hauv lawm tsuav yog tias cov cai tshiab no yeej muaj qab hau txaus thiab yeej hloov tsis ntau los ntawm qhov cai pom zoo qub ntawm tus neeg xauj tsev thiab tus tswv ntawm daim av hauv lub phaj. Nyob rau lwm qhov chaw xauj tsev mas, daim ntawv ceeb toom qhia txog hloov ib tsab cai mas nyob ntawm seb hom cog lus xauj tsev twg yog hom koj muaj (xws li fixed term los yog periodic term).
- Cov neeg xaub cov tsev txawb tom phaj (manufactured home parks) muaj cai los teem tsa “organize” thiab teem caij sib tham txog tej teeb meem es cuam tshuam ntawm qhov es lawv yog cov neeg xauj tsev. Tus tswv ntawm daim av haum lub phaj kuj yuav txwv kom tsis muaj tej kev sib tham li no los yog tej yam kev sib sau ua ke los sib tham qhia txog lawv qhov kev xav. Txawm li ntawd los, tus tswv ntawm daim av hauv lub phaj kuj yuav ntswj cov cai no kom txo cov sij hawm, cov chaw, thiab tej kev sib tham no.

Xav paub koj ntau dua txog cov ntaub ntawv thiab kev cai lij choj es yuav muaj kev cuam tshuam rau koj qhov kev xauj thiab nyob tom cov tsev txawb tom phaj (manufactured home parks), hu rau ib tug kws lij choj los yog hu rau cov chaw pab neeg hais plaub hauv koj lub zos thiab nkag mus saib hauv [www.LawHelpMN.org](http://www.LawHelpMN.org) kom paub ntau dua.

**NTAUB NTAWV NTHUAV TAWM RAU SAWV DAWS POM TXOG COV XIM THA TSEV MUAJ TXHUAS THIAB/LOS YOG KEV PHOM SIJ NTAWM COV XIM THA TSEV MUAJ TXHUAS**

**COV LUS CEEB TOOM QHIA KOM CEEV FAJ TXOG XIM MUAJ TXHUAS (LEAD)**

Cov tsev es tsim twm ua ntej xyoo 1978 kuj yuav muaj cov xim tha tsev es muaj txhuas. Txhuas es lom ntawm cov xim tha tsev, xim es tawg, thiab cov hmoov xim kuj yuav ua rau muaj kev phom sij loj rau kev noj qab nyob zoo yog hais tias tswj kom zoo. Yog nyob ze rau cov xim es muaj txhuas no yuav phom sij rau cov menyuam tseem yau thiab cov poj niam tab tom muaj nyuam hauv plab. Ua ntej yuav xauj ib lub tsev es tsim twm ua ntej xyoo 1978, cov tswv tsev yuav tau nthuav tawm qhia koj paub txog tias lub tsev muaj cov xim tha tsev es muaj txhuas thiab/los yog xim muaj txhuas es phom sij rau kev noj hauv huv ntawm lub tsev ntawd. Tus neeg xaub tsev yuav tsum tau txais ib daim ntawv es tsoov fvw pom zoo tso cai es qhia txog kev tiv thaiv cov xim tha tsev es muaj txhua lom.

**TUS TSWV TSEV QHOV NWS NTHUAV TAWM QHIA**

(a) Pom muaj cov xim tha tsev es muaj txhuas thiab/los yog xim muaj txhuas es phom sij rau kev noj hauv huv (Khij (i) los yog (ii) hauv qab no):

(i) \_\_\_\_\_ Paub tias muaj cov xim tha tsev es muaj txhuas thiab/los yog xim muaj txhuas es phom sij rau kev noj hauv huv es nyog hauv lub tsev (piav kom meej)

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(ii) \_\_\_\_\_ Tus tswv tsev tsis paub tias muaj cov xim tha tsev es muaj txhuas thiab/los yog xim muaj txhuas es phom sij rau kev noj hauv huv nyob rau hauv lub tsev

(b) Cov ntaub ntawv keeb kwv ceev tseg thiab cov ntaub ntawv qhia tawm yeej muaj nyob ntawm tus tswv tsev (Khij (i) los yog (ii) hauv qab no):

(i) \_\_\_\_\_ Tus tswv tsev yeej muab rau tus neeg xauj tsev txog cov ntaub ntawv keeb kwv ceev tseg thiab cov ntaub ntawv qhia tawm es hais txog cov xim tha tsev es muaj txhuas thiab/los yog xim muaj txhuas es phom sij rau kev noj hauv huv nyob rau hauv lub tsev (teev cov ntaub ntawv rau ntawm no)

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(ii) \_\_\_\_\_ Tus tswv tsev tsis muaj cov ntaub ntawv keeb kwv ceev tseg thiab cov ntaub ntawv qhia tawm es hais txog cov xim tha tsev es muaj txhuas thiab/los yog xim muaj txhuas es phom sij rau kev noj hauv huv nyob rau hauv lub tsev

**TUS NEEG XAUJ TSEV KEV LEES PAUB TXOG** (sau tus tsiaj ntawv ntawm lub npe (initials)

(c) \_\_\_\_\_ neeg xauj tsev tau txais ib daim qauv tag nro ntawm cov ntaub ntawv teev rau sab saum no.

(d) \_\_\_\_\_ neeg xauj tsev tau txais ib daim ntawv (pamphlet) es qhia txog kev tiv thaiv Koj Tsev Neeg los ntawm cov xim tha tsev es muaj txhua lom hauv koj lub tsev.

**TUS NEEG SAWV CEV RAU LUB TSEV XAUJ KEV LEES PAUB TXOG** (sau tus tsiaj ntawv ntawm lub npe (initials)

(e) \_\_\_\_ Tus neeg sawv cev rau lub tsev xauj yeej tau qhia rau cov tswv tsev txog tej yam es yog tus tswv tsev yuav tsum tau los leg ntawm tsab cai 42 U.S.C. 4852d thiab yeej paub zoo txog nws lub luag hauj lwm kev lav phib xaub koj paub meej tias yuav tsum tau ua raws li cov cai no.

**POM ZOO TIAS YEEJ MUAJ TSEEB:** Cov neeg hauv qab no yeej tau rov muab cov ntaub ntawv sab saum no los saib dua thiab muaj kev pom zoo, raws li qhov lawv paub zoo, hais tias cov ntaub ntawv es muab los no mas yeej muaj tseem thiab tsis yuam kev.

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TUS TSWV TSEV

Hnub Tim:

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TUS NEEG XAUJ TSEV

Hnub Tim:

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TUS NEEG SAWV CEV XAUJ TSEV

Hnub Tim:

## **Cov Chaw Kuaj Keeb Kwm Ntawm Cov Neeg Xauj Tsev Hauv Nroog Ntxaib**

Rental Research Services  
7525 Mitchell Road, Suite 310  
Eden Prairie, MN 55344  
(952) 935-5700

Multi-Housing Credit Control  
10125 Crosstown Circle, Suite 100  
Eden Prairie, MN 55344  
(952) 941-0552

Rental History Reports, Inc.  
10505 Wayzata Blvd., Suite 200  
Minnetonka, MN 55305  
(952) 545-3953

Tenant Check  
910 Ivy Avenue  
St. Paul, MN 55106  
(651) 224-3002

**Tus Qauv Ntawm Kev Xauj Tsev Hauv Lub Xeev Minnesota**

*Sau los ntawm pawg neeg Residential Real Estate Committee, Real Property Law Section  
Minnesota State Bar Association*

Pawg neeg The Residential Real Estate Committee of the Minnesota State Bar Association's Real Property Law Council tau tsim tawm ib daim qauv cog lus xauj tsev (lease) rau cov neeg xauj tsev thiab cov tswv tsev tau siv. Daim qauv no muaj lub npe hu ua Tus Qauv Ntawm Kev Xauj Tsev Hauv Lub Xeev Minnesota "Minnesota Standard Residential Lease."

Daim ntaww cog lus xauj tsev tsim tawm tshiab no yeej ua raws nraim li tsab cai hauv lub xeev Minnesota (Minnesota Statutes) es tau muab sib tham es pub sim thaum rooj saj laj ntawm tsoom fwv thaum xyoo 2000. Daim ntaww no twb tau muab coj los soj ntsuam saib dua los tus kws lij choj sawv cev rau lub xeev Minnesota thiab muaj cov lus hauv qab no:

**"Lub hoob kas ua hauj lwm hauv tus kws lij choj sawv cev rau lub xeev Minnesota (The Office of the Minnesota Attorney General) pom zoo tias daim ntaww kos npe cog lus no yeej tau ua raws nraim li tsab cai Minn. Stat. I325G.31 (1999) hais tias yam twb yog yam yuav tsum tau muaj. Kev pom zoo txog ib daim ntaww cog lus los ntawm tus kws lij choj sawv cev rau lub xeev Minnesota (The Office of the Minnesota Attorney General) nws yuav tsis yog ib daim ntaww cog lus pom zoo rau kev caij lij choj legality los yog legal effect."**

Mus nqus koj kom tau daim QAUV cog lus Xauj Tsev Hauv Lub Xeev Minnesota "Minnesota Standard Residential Lease," koj yuav tsum tau thov kev tso cai kom koj nkag rau mus muab ib daim (tsis them nyiaj) ntaww los ntawm Minnesota State Bar Association ntawm no (qhov vas sab no tsuas yog muaj lus Askiv nkaus xwb): <http://www.mnbar.org/members/committees-sections/msba-sections/real-property-law-section/residential-real-estate-committee-forms#.WbrJ-CSVc98>

**Ceeb toom qhia kom xaus qhov kev cog lus xauj tsev vim ntshai kev raug ntaus  
(Minn. Stat. § 504B.206)**

Hnub tim: \_\_\_\_\_

Nyob Zoo Rau Tus Tswv Tsev:

Tsab cai lij choj hauv lub xeev Minnesota (Minn. Stat. § 504B.206) tso cai rau kuv thim tawm ntawm kuv daim ntawv cog lus xauj tsev vim rau qhov kuv, los yog ib tug neeg es muaj cai nrog kuv nyob hauv kuv lub lub tsev, ntshai tias yuav muaj kev tsim txom ntaus neeg vim rau qhov muaj kev sib ntaus los ntawm ib khub niam txiv lawm, phej soj lawv qab tas li, los yog muaj kev mos deev yam yuam cai. Daim ntawv no yog kuv daim ntawv ceeb toom qhia tias kuv yuav thim tawm ntawm kuv daim ntawv cog lus xauj tsev vim rau qhov kuv, los yog ib tug neeg es muaj cai nrog kuv nyob hauv kuv lub lub tsev yuav yog tus neeg rau ntaus los ntawm tus txij nkawm los yog raug quab yuam ua dev ua npua ntxiv yog tias koj tsis tawm tsev.

Kuv yuav tawm rau hnub: \_\_\_\_\_.  
(*Hnub tim – vas thib no kuj yog koj cov hnub es ua ntej hnub tias xaus hauv koj daim ntawv cog lus*)

Kuv luam ib daim qauv hauv qab no nrog daim ntawv no (*khij ib qho*):

- Daim ntawv tiv thaiv (Order for Protection)
- Daim ntawv tsis pub sib tiv tauj (No Contact Order)
- Daim ntawv thwj toob los ntau lub tsev hais paub los yog los ntawv tub ceem xwm (Documentation from a Court Official or Law Enforcement Official)
- Daim ntawv es tus neeg thib peb sau – Tus kws kho mob es muaj daim ntawv (licensed), tus neeg sawv cev tiv thaiv kev sib ntaus los ntawv khub niam txiv, los yog tus neeg counselor pab thaum raug quab yuam deev (Documentation from a qualified third party-- licensed health care professional, domestic abuse advocate, or sexual assault counselor)

Yog hais tias kuv cov khoom ntawm kuv ntiag tug raug muab tso tseg tom qab kuv tawm tsev lawm (*khij ib qho*):

- Koj kuj muab kuv cov khoom pom tseg tam sim ntawd los tau
- Thov muab kuv cov khoom khaws cia li 28 hnub thiab kuv yeej yog tus es yuav los them raws li tsab cai hais txog them tus nqi thaum muab kuv cov khoom mus cia es teev tseg los ntawm Minn. Stat. § 504B.271.

Kuv nkag siab tias qhov nyiaj kuv cas tsev (security deposit) yuav tsis thim rov qab rau kuv vim kuv thim tawm ntxov ntawm kuv daim ntawv cog lus xauj tsev vim kev ntshai es yauv tshwm sim.

Kuv hais rau koj tias koj yuav tsum tsis txhob muab cov ntaub ntawv kuv sau qhia hauv daim ntawv no thiab cov ntaub ntawv es xa nrog daim ntawv no rau ib tug neeg twg pom li, tshwj xeeb tshaj yog muab rau tus neeg es tsim txom kuv pom, raws li tsab cai li choj hu ua Minn. Stat. § 504B.206.

Kos npe: \_\_\_\_\_

Sau Lub npe: \_\_\_\_\_

**[Luam ib daim qauv ntawm daim ntawv no thiab tag nrho cov ntawv es xa nrog daim ntawv no ceev cia]**

## Cov Lus teev los ntawm tus neeg qhuas lis fais thib peb

(Minn. Stat. § 504B.206)

Kuv, \_\_\_\_\_ (*lub npe ntawm tus neeg thib peb*), lees paub tias cov hauv qab no muaj tseeb:

**1.** Kuv yog ib tug kws muaj daim ntawv tso cai (licensed) rau kuv ua kuv txoj hauj lwm kho mob, ib tug neeg tawm tsam cov khub niam txiv es ntaus, raws li tsab cai hauv lub xeev tau txhais Minn. Stat. § 595.02, subdivision 1, paragraph (l), los yog tus neeg ua hauj lwm counselor, raws li tsab cai hauv lub xeev tau txhais rau cov neeg raug quab yuam deev, raws li defined in Minn. Stat. § 595.02, subdivision 1, paragraph (k), es yog tus neeg es twb tau sib tham tim ntsej tim muag nrog\_\_\_\_\_.

(*lub npe tus neeg rau tsim*)

**2.** Kuv yeej tau muaj kev ntseeg tias \_\_\_\_\_ (*lub/cov npe tus neeg rau tsim*) yog ib tug neeg rau tsim raug ntaus los ntawm tus txij nkawm, muaj kev mos deev yam yuam cai, los yog phej soj lawv qab tas li thiab ntshai tsam muaj tej kev tsim thiab ntaus yav tom ntej rau tus neeg no los yog cov neeg es nyob hauv lub tsev ntawd yog tias tus neeg tsim cov neeg no tseem nyob ntawm thaj chaw ntawd.

**3** Kuv nkag siab tus neeg/cov neeg es muaj npe sab saum no kuj siv tau daim ntawv no los thim tawm kev cog lus ntawm daim ntawv xauj tsev.

Kuv ua pov thawj tias cov lus sau los saum no yeej muaj tseem thiab raug.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
*(Sau npe ntawm tus neeg thib peb)*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
*(Kos npe ntawm tus neeg thib peb)*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
*(lub lag luam chaw nyob thiab lag luam tus xov tooj)*

\_\_\_\_\_  
*(Hnub tim)*

[Luam ib daim qauv ntawm daim ntawv no thiab tag nrho cov ntawv es xa nrog daim ntawv no ceev cia]

## TUS NEEG XAUJ TSEV DAIM NTAWV TEEV KHO TSEV

Nyob zoo txog \_\_\_\_\_ Hnub tim: \_\_\_\_\_

Thov kho cov khoom hauv qab no kom tsis pub dhuu 14 hnub tom ntej no.

✓	TEEB MEEM	THAUM TWG PIB MUAJ QHOV TEEB MEEM	SAU KOM MEEJ TXOG QHOV TEEB MEEM
<b>NKAG LOS COOB HEEV</b>			
	Nas tsuag		
	Kab laum		
	Lwm yam		
<b>NTSIG TXOG FAI FAB</b>			
	Tsim muaj/Lub tswb qhia tsev kub nyhiab puas lawm		
	Cov xaim faim fab qhib tawm lawm		
	Fai fab sib tshov (Short Circuits)		
	Tsis muaj daim npog qhov fai fab		
	Other/ Lwm yam		
<b>KAV DEJ</b>			
	Tsis muaj dej kub		
	Kav dej txhaws/lub dab tso quav		
	Qhov chaw tshuab dej tuaj tsis muaj zog		
	Kais dej xau dej		
	Ios dej		
	Lawm yam		
<b>QHOV RAIS</b>			
	Tsis muaj/ Daim ntaub screen ntuag lawm		
	Tsis muaj / Lub qhov rais thaiv cua daj cuaj dub ntuag lawm		
	Tawg/lav tawg		
	Tsis muaj/ Pob qhov rooj puas lawm		
	Lawm yam		
<b>COV QHOV ROOJ</b>			
	Tsis muaj tus liaj qhov rooj khov khov		
	Xauv qhov rooj puas		
	Tsis muaj/Pob qhov rooj puas		
	Lwm yam		

✓	TEEB MEEM	THAUM TWG PIB MUAJ QHOV TEEB MEEM	SAU KOM MEEJ TXOG QHOV TEEB MEEM
<b>PHAB NTS/ QAB NTHAB/PLAG TSEV</b>			
	Xim tawg/ Nti xim		
	Muag qhov los yog phab ntsa tawg		
	Xau dej saum ru tsev los yog saum qab nthab		
	To qhov ntawm daim kas pev		
	Tsis muaj/ daim vuaj luaj (tiles los yog linoleum) tawg lawm		
	Lwm yam		
<b>THAWV CUA SOV</b>			
	Tsis muaj cua kuv txhaus		
	Dim pa nkev (gas)		
	Lwm yam		
<b>TSHUAB SIV HAUV VAJ TSEV</b>			
	Qhov cub puas/ qhov cub ci nqaij puas		
	Lub tub yees puas		
	Lwm yam		
<b>KEV KAJ SIAB / TSIS PUB NEEG NKAG LOS HAUV TSEV</b>			
	Tus tswv tsev nkag los hauv chav xauj yam raug cai		
	Kev nyob tsis kaj siab los ntawm lwm tus neeg xauj tsev		
	Tsoo qhov rooj nkag los hauv tsev, tsoo vaj tsoo tsev		
	Lwm yam		
<b>LWM QHOV CHAW</b>			
	Tej thaj nyom tuag tag		
	Muaj khib nyiab los ntawm tus neeg xauj tsev es tawm tsev lawm		
	Teeb meem nrog rau lub tsev nres tsheb nkas laj		
	Xau dej hauv qab daus		
	Them nqi fai fab nqi dej, (utility)		
	Lwm yam		

**Tus neeg xauj tsev**

**lub npe:**

\_\_\_\_\_

**Tus neeg xauj tsev**

**lub chaw nyob**

\_\_\_\_\_

**Cov chaw ua hauj lwm Pab Neeg Hais plaub hauv lub xeev Minnesota  
teeb npe raws cov zos County  
(Legal Services Offices in Minnesota Listed by County)**

**COV NPE SAU LUV LUV (ABBREVIATIONS):**

<b>*ANISHINABE</b>	ANISHINABE LEGAL SERVICES
<b>ANOKA</b>	JUDICARE OF ANOKA COUNTY
<b>CMLS</b>	CENTRAL MINNESOTA LEGAL SERVICES
<b>**LADC</b>	LEGAL ASSISTANCE OF DAKOTA COUNTY, LTD.
<b>**LAOC</b>	LEGAL ASSISTANCE OF OLMSTED COUNTY
<b>LASNEM</b>	LEGAL AID SERVICE OF NORTHEASTERN MINNESOTA
<b>LSNM</b>	LEGAL SERVICES OF NORTHWEST MINNESOTA, INC.
<b>MMLA</b>	MID-MINNESOTA LEGAL AID
<b>SMRLS</b>	SOUTHERN MINNESOTA REGIONAL LEGAL SERVICES

**\* Pab rau cov neeg Qhab thiab tsis yog cov neeg Qhab hauv lub nroog Leech Lake,  
White Earth thiab qhov chaw tsoov fwv tseg rau qhab nyob hu ua Red Lake**

**\*\* Tsis yog cov kev pab txog kev cai lij choj hauv lub xeev hu ua Minnesota Legal  
Services Coalition Program.**

**NCO NTSOOV: Qhov project pab cov neeg ua liaj ua teb hu ua SMRLS-Agricultural  
Worker Project pab rau cov neeg ua hauj lwm hauv daim teb tau nyiaj tsawg tsis  
hais lub zos county twg hauv lub xeev Minnesota thiab hauv lub xeev North  
Dakato. Xov tooj: Xeev Minnesota: 1-800-652-9733; Xeev North Dakota: 1-800-  
832-5575.**

**- Daim ntawv teev cov npe no tsuas yog siv thaum xa cov neeg tuaj kom tau txais  
kev pab nkauz xwb (client referrals only) -**

Zos County	Chaw Ua Hauj Lwm Office	Lej xov tooj	Vas Sab
Aitkin	LASNEM - Grand Rapids	(800) 933-1112	<a href="http://www.lasnem.org">www.lasnem.org</a>
Anoka	ANOKA - Blaine	(763) 783-4970	<a href="http://www.anokajudicare.org">www.anokajudicare.org</a>
Anoka (LSC)	CMLS - Minneapolis	(612) 332-8151	<a href="http://www.centralmnlegal.org">www.centralmnlegal.org</a>
Anoka (immigration)	MMLA – Immigration Law Project	(612) 332-1441	<a href="http://www.mylegalaid.org">www.mylegalaid.org</a>
Anoka (seniors 60 and older only)	MMLA - Minneapolis	(612) 334-5970	<a href="http://www.mylegalaid.org">www.mylegalaid.org</a>
Anoka (HDLP)	MMLA – Housing Discrimination Law Project	(612) 334-5970	<a href="http://www.mylegalaid.org">www.mylegalaid.org</a>
Becker	LSNM - Moorhead	(800) 450-8585	<a href="http://www.lsnlaw.org">www.lsnlaw.org</a>
Beltrami	LSNM - Bemidji	(800) 450-8585	<a href="http://www.lsnlaw.org">www.lsnlaw.org</a>
Benton	MMLA and CMLS - St. Cloud	(888) 360-2889	<a href="http://www.mylegalaid.org">www.mylegalaid.org</a> <a href="http://www.centralmnlegal.org">www.centralmnlegal.org</a>

Zos County	Chaw Ua Hauj Lwm Office	Lej xov tooj	Vas Sab
Big Stone	MMLA and CMLS - Willmar	(888) 360-3666	<a href="http://www.mylegalaid.org">www.mylegalaid.org</a> <a href="http://www.centralmnlegal.org">www.centralmnlegal.org</a>
Blue Earth	SMRLS - Intake Hotline	(888) 575-2954	<a href="http://www.smrls.org">www.smrls.org</a>
Brown	SMRLS - Intake Hotline	(888) 575-2954	<a href="http://www.smrls.org">www.smrls.org</a>
Carlton	LASNEM - Duluth	(800) 933-1112	<a href="http://www.lasnem.org">www.lasnem.org</a>
Carver	SMRLS - St. Paul or Shakopee	(651) 222-4731	<a href="http://www.smrls.org">www.smrls.org</a>
Cass	LASNEM - Grand Rapids	(800) 933-1112	<a href="http://www.lasnem.org">www.lasnem.org</a>
Cass (seniors 60 and older only)	MMLA - St. Cloud	(888) 360-2889	<a href="http://www.mylegalaid.org">www.mylegalaid.org</a>
Chippewa	MMLA and CMLS - Willmar	(888) 360-3666	<a href="http://www.mylegalaid.org">www.mylegalaid.org</a> <a href="http://www.centralmnlegal.org">www.centralmnlegal.org</a>
Chisago	MMLA and CMLS - St. Cloud	(888) 360-2889	<a href="http://www.mylegalaid.org">www.mylegalaid.org</a> <a href="http://www.centralmnlegal.org">www.centralmnlegal.org</a>
Clay	LSNM - Moorhead	(800) 450-8585	<a href="http://www.lsnmlaw.org">www.lsnmlaw.org</a>
Clearwater	LSNM - Bemidji	(800) 450-8585	<a href="http://www.lsnmlaw.org">www.lsnmlaw.org</a>
Cook	LASNEM - Duluth	(800) 933-1112	<a href="http://www.lasnem.org">www.lasnem.org</a>
Cottonwood	SMRLS - Intake Hotline	(888) 575-2954	<a href="http://www.smrls.org">www.smrls.org</a>
Crow Wing	LASNEM - Grand Rapids	(800) 933-1112	<a href="http://www.lasnem.org">www.lasnem.org</a>
Crow Wing (seniors 60 and older only)	MMLA - St. Cloud	(888) 360-2889	<a href="http://www.mylegalaid.org">www.mylegalaid.org</a>
Dakota (family law only)	LADC	(952) 431-3200	<a href="http://www.dakotalegal.org">www.dakotalegal.org</a>
Dakota (all other civil law)	SMRLS - St. Paul or Shakopee	(651) 222-4731	<a href="http://www.smrls.org">www.smrls.org</a>
Dodge	SMRLS - Intake Hotline	(888) 575-2954	<a href="http://www.smrls.org">www.smrls.org</a>
Douglas	LSNM - Alexandria	(800) 450-8585	<a href="http://www.lsnmlaw.org">www.lsnmlaw.org</a>
Faribault	SMRLS - Intake Hotline	(888) 575-2954	<a href="http://www.smrls.org">www.smrls.org</a>
Fillmore	SMRLS - Intake Hotline	(888) 575-2954	<a href="http://www.smrls.org">www.smrls.org</a>
Freeborn	SMRLS - Intake Hotline	(888) 575-2954	<a href="http://www.smrls.org">www.smrls.org</a>
Goodhue	SMRLS - Intake Hotline	(888) 575-2954	<a href="http://www.smrls.org">www.smrls.org</a>
Grant	LSNM - Alexandria	(800) 450-8585	<a href="http://www.lsnmlaw.org">www.lsnmlaw.org</a>
Hennepin	MMLA and CMLS - Minneapolis	(612) 334-5970	<a href="http://www.mylegalaid.org">www.mylegalaid.org</a> <a href="http://www.centralmnlegal.org">www.centralmnlegal.org</a>
Houston	SMRLS - Intake Hotline	(888) 575-2954	<a href="http://www.smrls.org">www.smrls.org</a>

Zos County	Chaw Ua Hauj Lwm Office	Lej xov tooj	Vas Sab
Hubbard	LSNM - Bemidji	(800) 450-8585	<a href="http://www.lsnmlaw.org">www.lsnmlaw.org</a>
Isanti	MMLA and CMLS - St. Cloud	(888) 360-2889	<a href="http://www.mylegalaid.org">www.mylegalaid.org</a> <a href="http://www.centralmnlegal.org">www.centralmnlegal.org</a>
Itasca	LASNEM - Grand Rapids	(800) 933-1112	<a href="http://www.lasnem.org">www.lasnem.org</a>
Jackson	SMRLS - Intake Hotline	(888) 575-2954	<a href="http://www.smrls.org">www.smrls.org</a>
Kanabec (seniors 60 and older only)	MMLA - St. Cloud	(888) 360-2889	<a href="http://www.mylegalaid.org">www.mylegalaid.org</a>
Kanabec (all other civil law)	LASNEM - Pine City	(800) 933-1112	<a href="http://www.lasnem.org">www.lasnem.org</a>
Kandiyohi	MMLA and CMLS - Willmar	(888) 360-3666	<a href="http://www.mylegalaid.org">www.mylegalaid.org</a> <a href="http://www.centralmnlegal.org">www.centralmnlegal.org</a>
Kittson	LSNM - Moorhead	(800) 450-8585	<a href="http://www.lsnmlaw.org">www.lsnmlaw.org</a>
Koochiching	LASNEM - Virginia	(800) 933-1112	<a href="http://www.lasnem.org">www.lasnem.org</a>
Lac qui Parle	MMLA and CMLS - Willmar	(888) 360-3666	<a href="http://www.mylegalaid.org">www.mylegalaid.org</a> <a href="http://www.centralmnlegal.org">www.centralmnlegal.org</a>
Lake	LASNEM - Duluth	(800) 933-1112	<a href="http://www.lasnem.org">www.lasnem.org</a>
Lake of the Woods	LSNM - Bemidji	(800) 450-8585	<a href="http://www.lsnmlaw.org">www.lsnmlaw.org</a>
Le Sueur	SMRLS - Intake Hotline	(888) 575-2954	<a href="http://www.smrls.org">www.smrls.org</a>
Leech Lake Reservation	ANISHINABE - Cass Lake	(800) 422-1335	<a href="http://www.alslegal.org">www.alslegal.org</a>
Lincoln	MMLA and CMLS - Willmar	(888) 360-3666	<a href="http://www.mylegalaid.org">www.mylegalaid.org</a> <a href="http://www.centralmnlegal.org">www.centralmnlegal.org</a>
Lyon	MMLA and CMLS - Willmar	(888) 360-3666	<a href="http://www.mylegalaid.org">www.mylegalaid.org</a> <a href="http://www.centralmnlegal.org">www.centralmnlegal.org</a>
Mahnomen	LSNM - Bemidji	(800) 450-8585	<a href="http://www.lsnmlaw.org">www.lsnmlaw.org</a>
Marshall	LSNM - Moorhead	(800) 450-8585	<a href="http://www.lsnmlaw.org">www.lsnmlaw.org</a>
Martin	SMRLS - Intake Hotline	(888) 575-2954	<a href="http://www.smrls.org">www.smrls.org</a>
McLeod	SMRLS - Intake Hotline	(888) 575-2954	<a href="http://www.smrls.org">www.smrls.org</a>
Meeker	MMLA and CMLS - Willmar	(888) 360-3666	<a href="http://www.mylegalaid.org">www.mylegalaid.org</a> <a href="http://www.centralmnlegal.org">www.centralmnlegal.org</a>
Mille Lacs	MMLA and CMLS - St. Cloud	(888) 360-2889	<a href="http://www.mylegalaid.org">www.mylegalaid.org</a> <a href="http://www.centralmnlegal.org">www.centralmnlegal.org</a>
Morrison	MMLA and CMLS - St. Cloud	(888) 360-2889	<a href="http://www.mylegalaid.org">www.mylegalaid.org</a> <a href="http://www.centralmnlegal.org">www.centralmnlegal.org</a>
Mower	SMRLS - Intake Hotline	(888) 575-2954	<a href="http://www.smrls.org">www.smrls.org</a>
Murray	SMRLS - Intake Hotline	(888) 575-2954	<a href="http://www.smrls.org">www.smrls.org</a>

Zos County	Chaw Ua Hauj Lwm Office	Lej xov tooj	Vas Sab
Nicollet	SMRLS - Intake Hotline	(888) 575-2954	<a href="http://www.smrls.org">www.smrls.org</a>
Nobles	SMRLS - Intake Hotline	(888) 575-2954	<a href="http://www.smrls.org">www.smrls.org</a>
Norman	LSNM - Moorhead	(800) 450-8585	<a href="http://www.lsnmlaw.org">www.lsnmlaw.org</a>
Olmsted (family law)	LAOC	(507) 287-2036	<a href="http://www.laocmn.org">www.laocmn.org</a>
Olmsted (all other civil law)	SMRLS - Intake Hotline	(888) 575-2954	<a href="http://www.smrls.org">www.smrls.org</a>
Ottertail	LSNM - Alexandria	(800) 450-8585	<a href="http://www.lsnmlaw.org">www.lsnmlaw.org</a>
Pennington	LSNM - Moorhead	(800) 450-8585	<a href="http://www.lsnmlaw.org">www.lsnmlaw.org</a>
Pine (seniors 60 and older only)	MMLA - St. Cloud	(888) 360-2889	<a href="http://www.mylegalaid.org">www.mylegalaid.org</a>
Pine (all other civil law)	LASNEM - Pine City	(800) 933-1112	<a href="http://www.lasnem.org">www.lasnem.org</a>
Pipestone	SMRLS - Intake Hotline	(888) 575-2954	<a href="http://www.smrls.org">www.smrls.org</a>
Polk	LSNM - Moorhead	(800) 450-8585	<a href="http://www.lsnmlaw.org">www.lsnmlaw.org</a>
Pope	LSNM - Alexandria	(800) 450-8585	<a href="http://www.lsnmlaw.org">www.lsnmlaw.org</a>
Ramsey	SMRLS - St. Paul	(651) 222-4731	<a href="http://www.smrls.org">www.smrls.org</a>
Red Lake	LSNM - Moorhead	(800) 450-8585	<a href="http://www.lsnmlaw.org">www.lsnmlaw.org</a>
Red Lake Reservation	ANISHINABE - Cass Lake	(800) 422-1335	<a href="http://www.alslegal.org">www.alslegal.org</a>
Redwood	SMRLS - Intake Hotline	(888) 575-2954	<a href="http://www.smrls.org">www.smrls.org</a>
Renville	MMLA and CMLS - Willmar	(888) 360-3666	<a href="http://www.mylegalaid.org">www.mylegalaid.org</a> <a href="http://www.centralmnlegal.org">www.centralmnlegal.org</a>
Rice	SMRLS - Intake Hotline	(888) 575-2954	<a href="http://www.smrls.org">www.smrls.org</a>
Rock	SMRLS - Intake Hotline	(888) 575-2954	<a href="http://www.smrls.org">www.smrls.org</a>
Roseau	LSNM - Moorhead	(800) 450-8585	<a href="http://www.lsnmlaw.org">www.lsnmlaw.org</a>
Scott	SMRLS - St. Paul or Shakopee	(651) 222-4731	<a href="http://www.smrls.org">www.smrls.org</a>
Sherburne	MMLA and CMLS - St. Cloud	(888) 360-2889	<a href="http://www.mylegalaid.org">www.mylegalaid.org</a> <a href="http://www.centralmnlegal.org">www.centralmnlegal.org</a>
Sibley	SMRLS - Intake Hotline	(888) 575-2954	<a href="http://www.smrls.org">www.smrls.org</a>
St. Louis (north)	LASNEM - Virginia	(800) 933-1112	<a href="http://www.lasnem.org">www.lasnem.org</a>
St. Louis (south)	LASNEM - Duluth	(800) 933-1112	<a href="http://www.lasnem.org">www.lasnem.org</a>
Stearns	MMLA and CMLS - St. Cloud	(888) 360-2889	<a href="http://www.mylegalaid.org">www.mylegalaid.org</a> <a href="http://www.centralmnlegal.org">www.centralmnlegal.org</a>
Steele	SMRLS - Intake Hotline	(888) 575-2954	<a href="http://www.smrls.org">www.smrls.org</a>
Stevens	LSNM - Alexandria	(800) 450-8585	<a href="http://www.lsnmlaw.org">www.lsnmlaw.org</a>

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Swift	MMLA and CMLS - Willmar	(888) 360-3666	<a href="http://www.mylegalaid.org">www.mylegalaid.org</a> <a href="http://www.centralmnlegal.org">www.centralmnlegal.org</a>
Todd	MMLA and CMLS - St. Cloud	(888) 360-2889	<a href="http://www.mylegalaid.org">www.mylegalaid.org</a> <a href="http://www.centralmnlegal.org">www.centralmnlegal.org</a>
Traverse	LSNM - Alexandria	(800) 450-8585	<a href="http://www.lsnmlaw.org">www.lsnmlaw.org</a>
Wabasha	SMRLS - Intake Hotline	(888) 575-2954	<a href="http://www.smrls.org">www.smrls.org</a>
Wadena (seniors 60 and older only)	MMLA - St. Cloud	(888) 360-2889	<a href="http://www.mylegalaid.org">www.mylegalaid.org</a>
Wadena (all other civil law)	LSNM - Alexandria	(800) 450-8585	<a href="http://www.lsnmlaw.org">www.lsnmlaw.org</a>
Waseca	SMRLS - Intake Hotline	(888) 575-2954	<a href="http://www.smrls.org">www.smrls.org</a>
Washington	SMRLS - St. Paul	(651) 222-4731	<a href="http://www.smrls.org">www.smrls.org</a>
Watonwan	SMRLS - Intake Hotline	(888) 575-2954	<a href="http://www.smrls.org">www.smrls.org</a>
White Earth Reservation	ANISHINABE - Cass Lake	(800) 422-1335	<a href="http://www.alslegal.org">www.alslegal.org</a>
Wilkin	LSNM - Moorhead	(800) 450-8585	<a href="http://www.lsnmlaw.org">www.lsnmlaw.org</a>
Winona	SMRLS - Intake Hotline	(888) 575-2954	<a href="http://www.smrls.org">www.smrls.org</a>
Wright	MMLA and CMLS - St. Cloud	(888) 360-2889	<a href="http://www.mylegalaid.org">www.mylegalaid.org</a> <a href="http://www.centralmnlegal.org">www.centralmnlegal.org</a>
Yellow Medicine	MMLA and CMLS - Willmar	(888) 360-3666	<a href="http://www.mylegalaid.org">www.mylegalaid.org</a> <a href="http://www.centralmnlegal.org">www.centralmnlegal.org</a>

