

## **COVID-19: Neeg Xauj Tsev Cov Cai thiab qhov xaus tsis pub ntiab tawm neeg xauj tsev (Eviction Moratorium)**

COVID-19: Renter's Rights and the end of the Eviction Moratorium

Qhov tsis pub ntiab tawm neeg xauj tsev (eviction moratorium) hauv Minnesota xaus lawm. Yog koj tiv nyiaj them nqi xauj tsev, koj nrhiav tau kev pab los tiv thaiv kom tsis txhob ntiab tawm los ntawm RentHelpMN.org. Daim ntawv qhia tseeb no piav txog thaum twg pib ntiab tawm tsev tau, yog vim li cas, thiab koj yuav ua li cas thiaj tau kev pab.

**NCO CIA:** Daim ntawv sau qhia koj txog xaus ntawv xauj tsev tsis zoo tib yam li nraug ntiab tawm tsev. Yog koj tus tswv tsev hais tias koj daim ntawv xauj tsev yuav xaus, mus rau ntawm kem hauv qab hais txog Cov Ntawv Xauj Tsev (Leases) kom paub txog koj cov cai.

### **Yuav zoo li cas tamsim no vim tias qhov Kev Kub Ntxhob rau lub Sijhawm Nyab Xeeb (Peacetime Emergency) tag lawm?**

Yuav rov tso cai rau tej co ntiab tawm tsev dua, pib lub Rau Hli tim 30, 2021.

### **Kuv tus tswv tsev ntiab kuv tawm tsev puas tau?**

Tej zaum tau. Cov tswv tsev ua tau tej co ntawv ntiab neeg tawm tsev hauv tsev hais plaub. Tabsis nws muaj ob peb txoj kevcai tshiaj vim COVID thiab qhov tsis pub ntiab neeg tawm tsev los pab cov neeg xauj tsev.

Muab hais ces, nws muaj ntau txoj kev tias vim li cas ib tug tswv tsev thiaj yuav ntiab ib tug neeg tawm tsev. Tus tswv tsev yuav ua ntawv ntiab koj tawm tsev sai npaum li cas yog nyob ntawm seb vim li cas tus tswv tsev thiaj li yuav ntiab koj tawm tsev.

### **Kuv tus tswv tsev ntiab kuv tawm tsev sai npaum li cas yog tias kuv tsis tau them nqi xauj tsev?**

Yog koj tsis tau ua ntawv thov pab them nqi xauj tsev los ntawm [www.RentHelpMN.org/hmn](http://www.RentHelpMN.org/hmn), ua tamsim no! Koj muaj sijhawm nyob hauv koj lub tsev ntxiv yog tias koj tau nyiaj pab them nqi tsev LOSSIS yog koj ua ntawv thov nyiaj pab them nqi tsev thiab tseem tos kom lawv txiav txim siab txog koj daim ntawv thov. Yog koj ua ntawv thov nyiaj pab them nqi tsev, koj tus tswv tsev ua ntawv ntiab tsis tau koj tawm kom txog thaum lub Cuaj Hli tim 13, 2021. Thiab tsuas ua tau ntawv ntiab yog tias koj tsis muaj feem tau nyiaj pab them nqi tsev lossis tseem tsis tau them.

Mus saib kem “Overdue Rent & Rent Assistance” hauv qab kom qhia ntxaws txog qhov ntiab tawm tsev thiab tsis them nqi xauj tsev.

## **Vim li cas ntxiv thiab ntiab tau kuv tawm tsev?**

Koj muaj feem tau ntawv ntiab tawm tsev yog koj tus tswv tsev hais tias koj tau ua ib yam ntawm no:

- Ua plhom sij loj rau lwm cov neeg
- ua khoom/vajtse puas loj
- ua txhaum cai, xws li: muaj/siv yeeb tshuaj txhaum cai, muaj/siv phom txhaum cai, niam ntiav, lossis nyiag khoom
- tsis them nqi tsev thiab koj muaj feem tau kev pab nyiaj them nqi tsev tabsis tsis ua ntawv thov nyiaj pab them nqi tsev lossis tsis qhia rau tus tswv tsev tias koj twb ua ntawv thov pab nyiaj them nqi tsev lawm.

Tus tswv tsev yuav tsum ua ntawv foob ntiab tawm tsev hauv tsev hais plaub thiab ua raws li cov kevcai txog kev ntiab tawm tsev. Yog koj tau ib daim ntawv ntiab tawm tsev vim yog ib qho ntawm cov no, koj yuav tsum mus hais koj rooj plaub. Tej zaum yuav hais koj rooj plaub tshwm ntsej muag lossis tej zaum yuav hais hauv computer. Txoj kevcai ntiab neeg tawm tsev hauv Minnesota mus ceev heev. Mus nrhiav tswv yim kevcai lij choj sai li sai tau. Nyeem peb daim ntawv qhia tseeb txog [Ntiab Tawm Tsev](#) kom paub ntxiv.

## **Cov kevcai rau kev ntiab tawm tsev yog li cas?**

Cov ntaub ntawv rau ntiab tawm tsev hu ua Summons thiab Complaint. Koj yuav tsum tau cov ntaub ntawv tsawg kawg 7 hnuv ua ntej hnuv hais rooj plaub.

TABSIS, yog koj qhov ntiab tawm tsev tsis yog vim tsis them nqi tsev, ib txoj kevcai tshiab hais tias tus tswv tsev yuav tsum qhia rau koj 15 hnuv ua ntej es tsis yog 7 hnuv. Txoj kevcai txog qhia 15 hnuv ua ntej siv mus txog lub Kaum Hlis tim 12, 2021 thiab daim ntawv qhia lawv muab rau koj yuav tsum hais tias:

- Qhov tsis pub ntiab tawm tsev xaus lawm, thiab tej zaum koj yuav raug ntiab tawm tsev
- Tus nqi xauj tsev tagrho koj tiv
- Yuav mus nrhiav tau kev pab them nqi tsev li cas (211, RentHelptMN)

Tsis paub tias yuav mus zoo li cas hauv tsev hais plaub. Lawv txiav txim siab tias koj yuav tau tawm tsev, koj yuav muaj sijhawm pestsawg los tsiv tawm, koj puas tau them tus nqi tsev koj tiv, lossis koj nyob puas tau hauv koj lub tsev tamsim no tom qab hais rooj plaub tag. Tabsis txoj kev ntiab tawm tsev hauv Minnesota mus sai heev li. Mus nrhiav tswv yim kevcai lij choj sai li sai tau. Nyeem peb daim ntawv qhia tseeb txog [Ntiab Tawm Tsev](#) kom paub ntxiv.

**NCO CIA:** Cov neeg tsis muaj ntaub ntawv nyob tebchaws no yeej muaj tib co cai tib yam txog kev xauj tsev thiab kev ntiab tawm tsev.

## **Ntiab kuv tawm tsev puas tau yog tias kuv ua txhaum kuv daim ntawv xauj tsev?**

Tau. Koj tus tswv tsev ua tau ntawv ntiab tawm tsev yog ua tsis raws li tej qhov kevcai tseem ceeb hu ua “material breach of lease” rau thaum lossis tom qab lub Xya Hli tim 14, 2021. Lawv yuav tsum ua raws li cov kevcai ntiab tawm tsev. Lawv kuj qhia tau rau koj tias lawv yuav xaus lossis tsis rov tauj koj daim ntawv xauj tsev tshiab rau koj lawm vim qhov no.

## **Tus tswv tsev ntiab kuv tawm tsev es tsis tas mus hais hauv tsev hais plaub puas tau?**

Tsis tau. Tus tswv tsev yuav tsum mus hais hauv tsev hais plaub ua ntej thiab ua raws li cov kevcai ntiab tawm tsev. Tus tswv tsev xauv koj tawm tsev tsis tau lossis ua tej yam kom koj tawm tsev. Yog muaj tshwm sim li no, hu rau tub ceevxwm (911) thiab hu koj lub hoobkas Legal Aid sai li sai tau. Saib peb daim ntawv qhia tseeb, [Xauv Tawm thiab Kaw Tsis Pub Siv Los Ntiab Tawm Tsev Txhaum Kevcai](#).

## **Tub Ceevxwm hauv nroog tshem puas tau kuv ntawm kuv lub tsev yog muaj daim ntawv tso cai yuam tawm “writ of recovery”?**

Yog koj swb koj rooj plaub ntiab tawm tsev, tsis ua raws li tham pom zoo, lossis tsis tuaj hais plaub, tus kws txiav txim muaj feem ua tau daim ntawv yuam tawm “writ of recovery.” Qhov no yog daim ntawv tso cai rau tub ceevxwm hauv nroog tuaj yuam kom koj tsiv tawm. Yog koj xav tias lub tsev hais plaub ua yuam kev lawm thiab koj yuav tsum nyob tau, hu rau koj lub hoobkas [Legal Aid](#) sai li sai tau.

**NCO CIA:** Yog koj muaj daim ntawv yuam tawm uas muab ncuu tseg vim qhov kab mob thooj ntiaj teb, lawv yuam tau koj tawm thaum twg los tau. Tiv tauj Legal Aid sai li sai tau yog tias Tub Ceevxwm hauv nroog tuaj yuam kom koj tawm hauv koj lub tsev.

## **Them Nqi Tsev Lig & Kev Pab Them Nyiaj Xauj Tsev**

### **Kuv tus tswv tsev ntiab tau kuv tawm tsev sai npaum li cas yog tias kuv tsis them nqi tsev?**

Yog koj tsis tau ua ntawv thov nyiaj pab them nqi tsev los ntawm [www.RentHelpMN.org/hmn](http://www.RentHelpMN.org/hmn), ua tamsim no! Koj yuav muaj sijhawm ntiv nyob hauv koj lub tsev yog tias koj tau nyiaj pab them nqi tsev lossis yog koj ua ntawv thov nyiaj pab them nqi tsev thiab tseem tos kom lawv txiav txim siab txog koj daim ntawv thov. Yog koj ua ntawv thov nyiaj pab them nqi tsev, koj tus tswv tsev ua ntawv ntiab tsis tau koj tawm tsev mus txog thaum lub Cuaj Hli tim 12, 2021. Thiab tsuas ua tau ntawv ntiab koj tawm tsev yog tias lawv hais tias koj tsis muaj feem tau kev pab lossis koj tseem tsis tau them.

Nws kuj muaj txoj kevcai kav tebchaws los ntawm lub Centers for Disease Control (CDC) uas pab tiv thaiv koj txog kev ntiab tawm tsev kom mus txog thaum lub Xya Hli tim 31, 2021. Nyob hauv txoj kevcai no, yog koj them tsis taus koj tus nqi tsev vim qhov Kab Mob Thoob Ntiaj teb, ntiab koj tawm tsev tsis tau. Yog koj tsis muaj feem tau kev pab them nqi tsev, txoj kevcai kav tebchaws no yuav pab tiv thaiv koj mus txog thaum lub Xya Hli tim 31, 2021. Yog muaj li no, koj yuav tau muab ib daim ntawv rau koj tus tswv tsev. Daim ntawv yuav tsum muaj cov lus nyob hauv txog koj qhov teebmeem. Nov yog CDC daim ntawv: *(ua lus Askiv)* [https://www.cdc.gov/coronavirus/2019-ncov/downloads/EvictionDeclare\\_d508.pdf](https://www.cdc.gov/coronavirus/2019-ncov/downloads/EvictionDeclare_d508.pdf).

## **Yog kuv tsis ua ntawv thov nyiaj pab them nqi tsev ne?**

Yog koj muaj feem tau kev pab nyiaj them nqi tsev tabsis koj tsis ua ntawv thov lossis koj tsis qhia rau koj tus tswv tsev tias koj twb ua ntawv thov lawm, ces muab koj ntiab tawm tsev tau. Kavtsij ua ntawv thov nyiaj pab them nqi tsev!

## **Yog kuv tsis muaj feem tau nyiaj pab them nqi tsev ne?**

Yog koj ua ntawv thov nyiaj pab them nqi tsev, tabsis lawv hais tias koj tsis muaj feem ces muab koj daim ntawv xauj tsev xaus tau, lossis muab koj ntiab tawm tsev tau. Yuav muaj sijhawm rau koj los them kom cuag tau koj qhov nqi tsev ua ntej qhov no tshwm sim.

Yog koj tsis muaj feem tau nyiaj pab them nqi tsev thiab koj tsis tau them koj qhov nqi tsev, koj tus tswv tsev ua tau:

- Xaus lossis tsis tauj ntawv tshiab xauj tsev rau koj pib thaum lub Yim Hli 13, 2021 mus
- Ua ntawv ntiab tawm tsev rau thaum lossis tom qab lub Cuaj Hli tim 12, 2021

Txoj kevcai hais tias koj tus tswv tsev ntiab tsis tau koj tawm tsev yog tias koj tseem tos lus teb txog nyiaj pab them nqi tsev. Tsuas yog tias tseem tsis tau teb koj daim ntawv thov tsis txhais hais tias koj tsis muaj feem tau nyiaj pab.

## **Yog tias kuv ua ntawv thov nyiaj pab them nqi tsev tabsis lawv tsis tau teb kuv ne?**

Yog tias koj tus tswv tsev yuav ntiab koj tawm tsev vim koj tsis tau them nqi tsev THIAB koj twb ua ntawv thov nyiaj pab them nqi tsev lawm, ces ntiab tsis tau koj tawm thaum koj tseem tos seb lawv txiav txim siab li cas txog koj daim ntawv thov.

Ntiab tsis tau koj tawm kom txog thaum lub Rau Hli tim 1, 2022 lossis thaum twb txiav txim siab txog koj daim ntawv thov nyiaj pab them nqi tsev, seb qhov twg tshwm sim ua ntej.

Yog lawv nug, koj yuav tsum muab rau koj tus tswv tsev lossis lub tsev hais plaub:

- Ntawv povthawj tias koj tau ua ntawv thov nyiaj pab them nqi tsev
- Vim li cas thiaj tseem ua koj daim ntawv thov tsis tau tiav, yog [RentHelpMN.org](https://www.RentHelpMN.org) qhia tau rau koj.

## **Leejtwg muaj feem tau nyiaj pab them nqi tsev?**

Mus saib ntawm <https://www.RentHelpMN.org/hmn/learn-more> yog koj muaj lus nug txog leejtwg muaj feem thiab yuav ua daim ntawv thov li cas. Yog koj paub tsis tseeb tias koj muaj feem: ua ntawv thov kom pab!

## **Xaus Daim Ntawv Xauj Tsev lossis Kho Cov Teebmeem Tsev Puas**

Yog koj muaj lus nug lossis teebmeem nrog koj tus tswv tsev, yuav tsum xub pib los saib seb koj daim ntawv xauj tsev hais li cas. Nws yuav tsum hais tias daim ntawv xauj tsev ntev li cas, yuav tsum qhia ua ntej ntev npaum li cas yog koj lossis koj tus tswv tsev yuav xaus daim ntawv xauj tsev, thaum twg koj tus nqi tsev yuav nce, seb tsub puas tau ib tug nqi tshaj yog them lig thiab lwm cov kevcai.

### **Yog tias kuv daim ntawv xauj tsev yuav xaus sai, lossis kuv tus tswv tsev muab ntawv kom kuv tawm tsev ne?**

Koj tus tswv tsev xaus koj daim ntawv xauj tsev tau tabsis lawv yuav tsum muab sijhawm raws li sau cia hauv koj daim ntawv xauj tsev. Daim ntawv qhia yuav xaus koj daim ntawv xauj tsev tsis yog tib yam li raug ntiab tawm tsev. Daim ntawv qhia tias yuav xaus koj daim ntawv xauj tsev lossis daim ntawv qhia kom koj tawm tsev txhais tias yuav tsis tauj koj daim ntawv xauj tsev lawm thiab koj yuav tsum tawm tsev raws li lub sijhawm teem rau koj. Yog koj tsis tawm thaum txog lub sijhawm teem ntawd, qhov no hu ua “holding over.”

Yog koj “hold over” thiab tsis tsiv tawm li lub sijhawm teem, ces tej zaum koj tus tswv tsev yuav ua ntawv ntiab koj tawm yog tias koj tseem nyob ntawd. Thiab tej zaum lawv yuav kom koj them nqi tsev rau lub sijhawm koj nyob dhau ntawd.

Saib koj daim ntawv xauj tsev kom zoo seb yuav zoo li cas yog tias koj nyob dhau lub sijhawm teem hauv daim ntawv xauj tsev. Yog koj pheej tseem them nyiaj xauj tsev thiab tus tswv tsev pheej txais nyiaj xauj tsev, ces tej zaum yuav tauj ntxiv koj daim ntawv xauj tsev.

Nyeem peb qhov [Cov Ntawv Qhia Kom Tawm Tsev thiab Xaus Daim Ntawv Xauj Tsev](#) kom paub ntxiv.

### **Kuv tus tswv tsev hais tias nws yuav xaus daim ntawv xauj tsev vim tsis ua raws li qhov tseem ceeb “material breach,” lawv ua puas tau li no?**

Tus tswv tsev xaus tau koj daim ntawv xauj tsev yog tias koj ua txhaum ib qho tseem ceeb hauv daim ntawv xauj tsev. “Material breach” ces yog txhais li ntawd. Lawv yuav tsum qhia koj hais tias qho ua txhaum ntawd yog dabtsi.

### **Yog tias kuv lub tsev toobkas kho ne?**

Txawm yog tias koj poob qab them nqi tsev los koj yeej muaj cai hais kom kho tsev.

Rau tej yam kho kub ntxhov, xws li tsis muaj dej lossis dej kub, tsis muaj cua so, lossis tsis muaj qhov rooj lossis lub liaj qhov rooj, hu rau koj tus tswv tsev ua ntej. Yog koj tus tswv tsev tsis kho li ntawm 24 teev, hu rau koj lub hoobkas Legal Aid sai li sai tau. Saib peb daim ntawv qhia tseeb [Teeb Meem Xwm Ceev Kho Kom Sai](#).

Yog koj toobkas kom kho tej yam uas tsis yog kub ntxhov, sau ntawv qhia koj tus tswv tsev txog cov teebmeem xav kom kho. Yog koj lub zos muaj chaw chaw kuaj tsev, koj hu lawv tau thiab.

Yog tus tswv tsev tsis kho cov teebmeem tom qab 14 hnuv, tej zaum koj yuav ua tau ntawv foob hauv tsev hais plaub. Hu rau koj lub hoobkas Legal Aid yog xav paub ntxiv. Tej zaum lub tsev hais plaub nyob hauv koj lub nroog yuav muaj cov kevcai hais plaub tshwj xeeb rau cov neeg xauj tsev uas toobkas kev pab txog kom kho tsev. Saib peb daim ntawv qhia tseeb, [Kom Tus Tswv Tsev Kho Vajtse](#).

Nws txhaum kevcai yog koj tus tswv tsev kaw koj cov dej, fais fab, lossis nkev nws tus kheej. Yog koj tus tswv tsev ua li no, hu rau Legal Aid sai li sai tau.

*Cov ntawv Qhia Tseeb yog qhia kom paub txoj kevcai xwb TSIS yog muab txwv yim txog txoj kevcai. Mus ntsib ib tug kws lij choj rau tswv yim. Tsis txhob siv daim ntawv qhia tseeb yog tias nws qub tshaj ib xyoo lawm. Nug peb txog cov hloov tshiab, daim ntawv qhia txog cov ntawv qhia tseeb, lossis lwm hom ntawv.*

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