



Lus Nug Txog Xauj Tsev

Questions About Renting

Yog kuv tus tswv tsev tsis kho tsev ne?

Ua ntawv foob them nqi xauj tsev rau tsev hais plaub tuav (rent escrow). Nws muaj 2 txoj kev los pib qhov no.

- Hu koj lub zos lub hoobkas kuaj tsev thiab hais kom lawv tuaj kuaj koj lub tsev. Lawv mam li kom tus tswv tsev kho cov khoom puas. Yog kho cov khoom puas tsis tiav thaum sijhawm teem tseg, koj ua ntawv foob them nqi xauj tsev rau tsev hais plaub tuav tau. **LOSSIS**
- Xa ib daim ntawv mus rau tus tswv tsev qhia tagnrho cov teebmeem. Sau hnub tim rau ntawd thiab luam ib daim rau koj khaws cia. Yog kho tsis tiav 14 hnub tom qab, koj ua tawv foob them nqi xauj tsev rau tsev hais plaub tuav tau.

Nyob rau ntawm rooj plaub “rent escrow,” koj them koj qhov nqi tsev mus rau tsev hais plaub es tsis them rau tus tswv tsev. Ua li no ruaj ntseg thiab zoo dua li koj tuav qhov nqi tsev.



Saib peb daim ntawv tseeb [Kom Tus Tswv Tsev Kho Vajtse](#).

Kuv kho kuv tus kheej thiab muab nyiaj nrho tawm ntawm tus nqi tsev puas tau?

Tsis tau – tsuas yog koj tau tsev hais plaub txiav txim tso cai rau koj los “kho thiab rho tawm” nyiaj. Zoo dua yog foob ua qhov “rent escrow.” Yog koj toobkas kom kho tej kev xwm ceev, xws li koj tsis muaj cua sov lossis dej, hu rau koj tus tswv tsev sai li sai tau thiab hais kom kho cov ntawd. Hais rau koj tus tswv tsev tias koj yuav hais kev pab xwm ceev hauv tsev hais plaub yog nws tsis kho cov teebmeem. Yog koj tus tswv tsev tsis kho cov xxwm ceev no li 24 teev, koj ua tau ntawv foob Kev Pab Cov Neeg Xauj Tsev Thaum Muaj Xwm Ceev Emergency Tenant Remedies Actions (ETRA). Saib peb daim ntawv qhia [Teeb Meem Xwm Ceev Kho Kom Sai](#).

Kuv siv kuv qhov nyiaj cas them nqi tsev rau lub hlis kawg puas tau?

Tsis tau. Koj yuav tsum them nqi tsev rau lub hlis kawg. Yog koj tsis them, tus tswv tsev ntiab tau koj tawm thiab foob koj hauv chav Tsev Hais Plaub neeg sib foob neeg. Saib peb daim ntawv tseeb [Nyiaj Cas Tsev](#).

Kuv tus tswv tsev nkag puas tau los hauv kuv lub tsev?

Tau, tabsis tsuas yog rau kev “ua haujlwm tsim nyog” lossis muaj xwm ceev xwb. Feem ntau, tus tswv tsev yuav tsum qhia koj ua ntej tuaj ua haujlwm hauv koj lub tsev. Tsis muaj teem tias qhia ntev pestsawg ua ntej, tabsis yuav tsum “tsim nyog.” Tus tswv tsev tsis tas qhia ua ntej nkag los hauv tsev yog muaj kev xwm ceev.

Nws tsis raws kevcai yog daim ntawv xauj tsev hais kom tso koj qhov cai povtseg txog tus tswv tsev qhia koj ua ntej nws nkag los hauv koj lub tsev. Yog koj daim ntawv xauj tsev hais li nov, tsis tas ua li ntawd.

Yog xav paub ntxiv, saib peb daim ntawv tseeb [Kuv Tus Tswv Tsev Los Puas Tau Hauv Kuv Tsev? Tus Neeq Xauj Tsev Txoj Cai Tsis Pub Lwm Tus Los Hauv Nws Tsev.](#)

Muab kuv ntiab tawm tsev thaum lub caij ntu no puas tau?

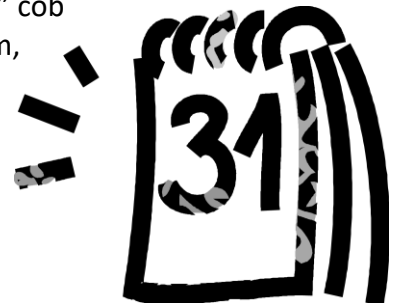
Tau. Muab koj ntiab tawm tsev lub sijhawm twg los tau, tshwj tsis yog tias koj daim ntawv xauj tsev hais txawv xwb.

Yog kuv swb rooj plaub raug ntiab tawm tsev, kuv muaj sijhawm ntev npaum li cas ua ntej kuv yuav tsum tsiv tawm?

Yog koj thiab koj tus tswv tsev tsis tau pom zoo lub sijhawm ntev dua, tsev hais plaub muab tsis tau ntev tshaj 7 hnuv rau koj los tsiv tawm. Yog koj tsis tsiv tawm, tus tswv tsev hais tau kom nroog cov tub ceevxwm tuaj pab ntiab koj tawm. Tub ceevxwm nqa daim ntawv “writ of recovery” rau koj lub tsev thiab muab 24 teev rau koj tsiv tawm xwb.

Daim ntawv yog muab rau koj TOM QAB koj swb rooj plaub lawm. Daim ntawv no txawv deb daim ntawv hu tuaj hais plaub thiab daim ntawv foob ntiab koj tawm tsev uas koj tau txais rau rooj plaub ntiab tawm tsev. Tub ceevxwm tsis tas muab daim ntawv “writ” cob kiag rau koj. Lawv muab tso tau rau ntawm tej chaw uas koj yuav pom, xws li koj lub qhov rooj. Feem ntau, lawv sau lub sijhawm (pestsawg teev) rau ntawm daim ntawv. Muaj sijhawm lawv rau daim ntawv thaum lawv muab tso rau ntawm koj lub tsev.

Saib peb daim ntawv tseeb [Ntiab Tawm Tsev.](#)



Muab kuv ntiab tawm tsev vim tej yam tus qhuas ua puas tau?

Tau. Feem ntau, yog koj luag haujlwm los lav phij xauj rau tej yam koj cov menyuam lossis koj cov qhua ua. Tabsis muaj ntau koj kev zam txim rau txoj cai no. Piv txwv, tej zaum txoj kevcai yuav pab tiv thaiv koj yog tias tus qhua yog tus neeg ua phem rau koj thiab qhov nws ua yog ua phem rau koj. Ntxiv ntawd, tej zaum cov kevcai tsim tsa rau cov neeg xiam oob qhab yuav pab tiv thaiv koj. Hu rau Legal Aid yog koj muaj lus nug.

Kuv tus phoojywg lossis txheeb ze tsiv los nrog kuv nyob puas?

Tej zaum koj muaj daim ntawv xauj tsev sau cia tias tsis pub leejtwg tsiv los yog koj tus tswv tsev tsis tau tso lus. Nyeem daim ntawv xauj tsev kom zoo lossis nrog ib tug kws lij choj ntawm Legal Aid tham. Yog koj daim ntawv xauj tsev tsis hais li ntawd lossis yog koj tsis muaj daim ntawv xauj tsev sau cia, tej zaum koj tsis tas tau kev tso lus. Tabsis yeej zoo dua yog koj tau kev tso lus, yog ua tau. Hais kom muab sau cia. Email lossis ntaus ntawv hauv xov tooj xwb los yeej tau tabsis muab khaws zoo cia.

Yog koj tsis tau kev tso lus thiab koj tus tswv tsev tsis zoo siab tias koj cia lwm tus los nrog koj nyob, tej zaum koj tus tswv tsev muab daim ntawv kom koj tawm tsev. Yog muaj li no, hu rau Legal Aid sai li sai tau. Tej zaum koj tseem muaj cai los nyob hauv koj lub tsev.

Yog hais tias kuv muaj cov khub xauj tsev nrog kuv uas khiav lawm lossis tsis them nqi tsev ne?

Yog hais tias txhua tus khub xauj tsev ua ke nyias muaj nyias ib daim ntawv xauj tsev nrog tus tswv tsev, txhua tus tib neeg yuav tsum tau them nws feem nqi tsev rau tus tswv tsev. Tiam sis yog hais tias muaj ib daim ntawv xauj tsev xwb, tus neeg muaj npe xauj tsev yuav tsum yog tus them tag nrho cov nqi tsev. Yog li, yog tias ib tug khub nyob hauv tsis them, tus tswv tsev muaj cai ntiab sawv daws tawm. Tshwj tsis yog tias lwm cov neeg nyob hauv lub tsev them qhov nqi tsev uas nws tsis them. Thov kom tus tswv tsev pom zoo pub ib tug khub los nyob yog hais tias ib tug neeg tawm lawm, lossis yog hais tias ib tug neeg tsis them nws feem nqi tsev li.



Kuv tsis muaj daim ntawv xauj tsev. Kuv tus tswv tsev hais kom kuv tawm tsev puas tau?

Tau. Tabsis lawv yuav tsum ua raws li cov kevcai. Piv txwv, lawv hais tsis tau kom koj tsiv tawm tamsim ntawd. Yog koj them nqi tsev txhuas hlis, tus tswv tsev sau tau daim ntawv hais kom koj tawm tsev thaum lub hlis tom ntej xaus. Txhais tau tias yog tus tswv tsev sau ntawd qhia koj thaum lub Rau Hli, koj muaj txog lub Xya Hli tim 31 los tawm tsev. Yog koj tsis them nqi tsev vim muaj teebmeem hauv tsev neeg lossis koj tus khub ua phem, koj tus tswv tsev yuav tsum muab 3 hlis rau koj tawm tsev. Lawv tsis tas yuav qhia koj tias vim li cas.

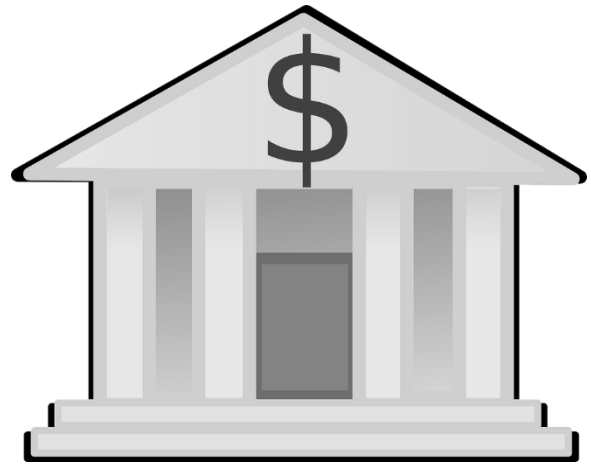
Tus tswv tsev xaiv ntej xaiv muag tsis tau rau koj lossis hais kom koj tawm tsev los pauj koj vim koj yws txog kev kho vajtse (ua pauj). Saib peb daim ntawv tseeb [Cov Ntawv Qhia Kom Tawm Tsev thiab Xaus Daim Ntawv Xauj Tsev.](#)

Kuv xaus kuv daim ntawv xauj tsev ntxov vim kev ua phem hauv tsev, hais lus sib dag sib deev lossis raug yuam deev?

Tau, yog tias sau ntawv qhia tus tswv tsev ua ntej. Koj yuav tsum them nqi tsev rau lub hlis koj tawm, thiab muab ib daim ntawv ua povthawj qhia tias koj raug tsim txom. Saib peb daim ntawv tseeb [Cov Neeq Raug Ntaus/Ua Phem Rau Hauv Tsev, Thab Zes, lossis Quab Yuam Deev: Koj Cov Cai Xaus Koj Daim Ntawv Xauj Tsev.](#)

Yog kuv tus tswv tsev poob tsev rau tuam txhab nyiaj ne? Kuv puas yuav tau tawm tsev ua ntej nroog tub ceevwm muab lub tsev muag?

Tsis tau. Feem ntau, yog tus tswv tsev poob lub tsev rau tuam txhab nyiaj, koj thiab tus tswv tsev yuav tsum tseem ua raws li cov lus hauv daim ntawv xauj tsev kom tas thaum lub sijhawm txhiv tawm. Feem ntau, qhov no yog 6 hlis tom qab nroog tub ceevwm muag lub tsev. Lub tuam txhab tau lub tsev yuav tsum sau ntawv qhia koj ua ntej koj yuav tsum tau tawm tsev tom qab lub sijhawm txhiv tawm xaus. Tej zaum koj yuav muaj lwm cov cai neeg xauj tsev, saib peb daim ntawv tseeb [Thaum Koj Tus Tswv Tsev Poob lub Tsev Txheej: Tsev Poob Rau Tuam Txhab Nyiaj thiab Daim Ntawv Cog Lus Yuav Tsev “Contract for Deed” Rauq Tshem Tawm.](#)



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 xyooos lawm. Nug peb txog cov hloov tshiab, daim ntawv qhia txog cov ntawv qhia tseeb, lossis lwm hom ntawv.

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