Qolada Guriga aan uga jiraa ma soo geli kartaa Gurigayga?

A Tenant's Right to Privacy

Goorma ayey qolada aan guriga uga jiraa soo geli kartaa gurigayga?

Sharciga Minnesota waxa uu leeyahay qolada gurigu waxa kaliya oo ay gurigaaga u soo geli karaan sababo hawleed ama xaalad degdeg ahi hadii ay jirto. Hadii aysan ahayn sabab hawleed, qolada gurigu waa inay ku sii sheegtaa mar hore galitaanka. Qoladu gurigu kaama saxiixi karaan wax aad uga tanaasulaysa xaquuqdaada ah inaad horey u sii ogaato hadii ay rabaan inay soo galaan gurigaaga. Magaalooyinka qaarkood waxa ay leeyihiin sharciyo xog xafidida kireystaha iyo guryaha ku saabsan. Wax waad ka ogaan kartaa arrintaa hadii aad wacdo xafiiska fatashaada guryaha ee deegaankaaga ama duqda magaaladaadda.

Waa maxay sabab hawleed?

Sharcigu waxa uu qoraa qaarka mid ah tusaalayaasha sababaha hawlaha:

- Hadii uu liiskaagu uu dhamaan rabo ama lagu siiyey ogaysiis ah inaad guurto, qolada gurigu waa ay tusi karaan guriga dad cusub.
- Qolada gurigu waa ay tusi kartaa guriga qof rabo inuu gato.
- Si loogu sameeyo dayactir ama loo mariyo fatashaad
- Si lagu sameeyo nadiifinta horey loo sii qorsheeyo ee guryaha dadka waayeelka ah.
- Kireystahu uu carqladeyn ka wado guriga.
- Ay jirto sabab ay qolada guriga ugu malaynayso in kireystahu uu ku xadgudbayo liiska guriga.
- Ay jirto sabab ay qolada guriga ugu malaynayso in cid aan loo ogolaan ay guriga ku nooshahay.
- Kireystahu uu cidleeyey guriga. Qolada guriga waa inay jirtaa sabab ay ku rumaysan yihiin in kiraystahii gurigu uu cidleeyey guriga ka hor galitaanka.

Ogaysiisyo caynkee ah weeye in qoladu gurigu i siiso?

Qolada gurigu waa in ay “ku dadaashaa intii ay awoodo” in ay isku daydo inay ku siiso “Ogaysiis muddo macquul” ah. Waxa tan macnaheedu yahay waxa ay ku xiran tahay xaalada. 24-saac oo ogaysiis ah badanaa waa wax ‘macquul” ah xaaladaha badankooda. Ogaysiiskani **ma aha** inuu qornaado.

Hadii qolada gurigu ay gurikaaga soo gasho ogolaansho la’aan inta aad maqan tahay, waa inay kuugu dhaafaan qoraal meel aad ka arki kartid.

Ogow: hadii qolada gurigu ay sabab hawleed u soo galayso gurigaaga ayna ku siiyeen ogaysiis waqti macquul ah kolkaa qolada gurigaagu waxa uu xaq u leeyihiin inay gurigaaga soo geli karaan xataa hadii waqtiga soo gelidu uusan waqti haboon kuu ahayn, ama aadan guriga joogin. Hadii aad waydiisato qolada guriga inay wax guriga ka halaysan ka hagaajiyaan, taasi waxa ay noqon kartaa sabab hawleed oo fiican oo lagu soo geli karo gurigaaga.

Waa maxay Xaalada degdega ahi?

Xaalada dedega ah, qolada gurigaagu waa ay imaan karaan gurigaaga iyagoon marka hore kuu sheegin adiga. Waa xaalad degdeg ah hadii:

- Guriga ay ka jiraan dhibaatooyin ah dayactir la’aan, amaanka sarta, ama dambi kuwaa oo waxyeeli kara cid ama hanti.
- Qolada guriga ay u malaynayso in adiga ama cid kale oo guriga joogtaa ay khatar ku jirto.
- Qolada guriga ay u malaynayso in waxyaabo sharci-darro ahi ay ka jiraan guriga.

Ka waran hadii qolada guriga aan uga jiraa ay sharciga jabiso?

U dir warqad qolada guriga aad ugu sheegayso inay joojiyaan taa. Oo ay ku jirto nuqul ah warqadan xog aruurinta. Taariikhda ku qor warqadaada nuqulna kala har. Sii qolada guriga 14-cisho warqadaada ka dib oo ay ku joojiyaan ku xadgudubka xogta xafidan. Hadii ay joojin waayaan, waxa aad ka xareysan kartaa dacwo Kiro rahmid ah maxkamad si aad u hesho amar u sheegaya qolada guriga inay joojiyaan aadna u codsato lacag ah dhibka ku soo gaaray (qaan).

Waxa aad ka codsan kartaa maxkamada inay kuu soo celiso lacagta kirada aad bixisay iyo waliba $100 oo ah ganaax mid walba xadgudub xog xafidan ah ee la sameeyey. Inta ay tahay lacagta kirada ee kuu soo noqonaysaa, iyo inta uu yahay ganaaxu waxa ay ku xiran tahay sida uu u xumaa xadgudubku. Waxaad kaloo ka codsan kartaa maxkamada inay joojiso liiskaaga si kolkaa aad u awoodo inaad guurto.

Sidee ayaan u xareysan karaa dacwo?

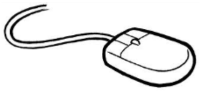
Xasuusnow: Sug 14-cisho ka dib kolka aad u dirto warqada qolada guriga **ka dibna** xareyso dacwada. La imow nuqul warqada ah si aad uga xareyso maxkamada.

Foomka Rahmida Kirada ayaa ku lifaaqan halkan. Si aad u bilowdo dacwo Kiro Rahmid ah, buuxi ka dibka la tag maxkamada degmadaada iyadoo ay weheliso lacagta kiradu.

Uma baahnid inaad calaamada saxda aad saaro santuukhyada foomka ee la xiriira dhibaatooyin hagaajin la'aanta ah hadii gurigu uu hagaagsan yahay iyo/ama arrinta kaliya ee aad doonayso in lagaa caawiyaa ay tahay xafidida xogtaada.
Uma aad baahnid inaad sugto inta laga gaarayo waqtiga kirada la iska rabo in la bixiyo si aad u xareysato dacwo kiro rahmid ah. Laakiin waa khasab inaad u dhiibto **dhamaan** kirada oo dhan maxkamada kolka la iska rabo in la bixiyo. Hadii aadan u dhiibin maxkamada dhamaan kirada la iska rabo oo dhan kolka aad bilaabayso dacwada kiro rahmida ah, qolada gurigaagu iyana waa ay ku dacaweyn kartaa si ay guriga kaaga saarto.

Ma kharash baa ku baxa in la xareysto dacwo Kiro rahmid ah?

Ma aha inaad bixiso khidmada xareysiga dacwada hadii aad danyar tahay. Waydii karaaniga maxkamada foomka la yiraa IFP (saamixida khidmada maxkamada) ama mid ka abuur khadka (online) ka. *(ingiriisi kaliya)*



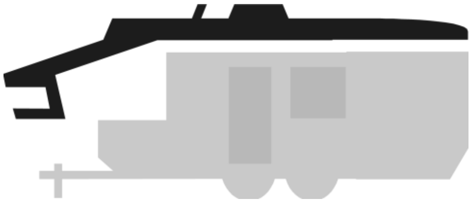
Gal www.lawhelpmn.org/forms.

→ Riix "*Court Fee Waiver" (IFP)*

Kolka aad xareysato dacwada (IFP), hubi inaad haysato cadeyn ah inaad danyar tahay sida jeeg dabadood, ama cadeyn inaad gargaar dowladeed aad hesho.

Xaquuqda xog xafidnaantu ma quseeysaa guryaha baraxadaha la dhigto?

Sharcigu ma quseeyo hadii aad adigu leedahay guriga dibada la dhigto iyo goobta kirada ah ee la dhigo. Waxaa dhici kara in sharcigu quseeyo hadii aad ka kiraysato labadaba guriga iyo goobta qof iska leh.



Xog Urursan oo ku saabsan macluumaadka sharciga MA AHA talo xagga sharciga. La tasho qareen. Ha isticmaalaan xogtan urursan haddi ay 1 sano ka soo wareegtay xilligii la daabacay. Weydiiso xogtii ugu dambeysay, liiska xogta urursan, ama aad ku hesho habab kale.

© 2022 Minnesota Legal Services Coalition. Qoraalkan waa la sii badin karaa waxaana loo adeegsan karaa oo kaliya hab shaqsi ah iyo waxbarasho kaliya. Xuquuqda kale waa mid la dhawray. Ogeysiiskan waa inuu la socdaa nuqul kasta oo la sii daabaco. Dib u daabicidda, sii qeybinta, iyo in loo isticmaalo hab ganacsi ah waa mid si adag loo mamnuucay.

STATE OF MINNESOTA **DISTRICT COURT**

COUNTY OF ______________________________

____
Plaintiff (Tenant)

vs.

____
Defendant (Landlord)

RENT ESCROW
AFFIDAVIT
Minn. Stat. 504B.385

FILE NO.

Plaintiff states under oath:

1. My address is ______________________________

2. My landlord's name is ______________________________

3. My landlord's address is ______________________________

4. The monthly rent is $ ________________

5. ¨ My landlord has violated my right to privacy under Minn. Stat. 504B.211
   - a) ¨ S/he entered my home without a reasonable business purpose or emergency
   - b) ¨ S/he entered my home without making a good faith effort to give me reasonable notice.
   - c) ¨ S/he entered my home when I was not there without giving prior notice and did not place a written disclosure of the entry in a conspicuous place.
   - d) ¨ I sent the landlord a letter stating the privacy violations. A copy is attached.

6. ¨ My landlord has failed to make needed repairs and
   - a) ¨ I sent the landlord a letter describing the problems. The landlord did not fix them within 14 days. A copy of the letter is attached.

     and/or

   - b) ¨ An inspector ordered the landlord to make repairs. The inspector's deadline has passed, and the landlord has not made all the repairs. A copy of the inspector's orders is attached.

7. As of today, the amount of rent I owe is $ ________________ I am depositing that amount with the court.

8. My best estimate is that it would cost $ ________________ for the landlord to make all the repairs.

9. The landlord has known about these repair problems since on or near the following date or dates:

____

10. Because of these repair problems, my apartment has not been worth the amount of rent I pay. It has been worth $ ________________ per month.

11. I respectfully ask the court for an order as follows:

a) ¨ Right to Privacy: Money damages

(i) Return to me $ ____________ of the rent I have paid.

(ii) Award me $100 for each violation, for a total of $ _____________

(iii) Authorize me to collect this money by deducting it from the rent.

b) ¨ Lease Cancellation

Cancel our lease, order the landlord to return my security deposit in full and allow me to move without further notice.

c) ¨ Repairs

(i) Order the landlord to make all of the repairs immediately.

(ii) Reduce my rent to $ _______________ per month until after all of the repairs are done. For any repairs that the landlord does not complete by the court's deadline, authorize me to pay for the repairs myself and deduct the cost from future rent.

(iii) For the repair problems in the past months, enter a judgment against the landlord for $ ___________

(iv) If I have used an attorney, enter a judgment for reasonable attorney fees.

(v) Let me collect the judgment by taking it out of future month's rent.

(vi) Set a follow-up hearing to make sure that the landlord made the repairs and done all the things ordered.

(vii) Other: ____

I declare under penalty of perjury that everything I have stated in this document is true and correct. I also certify that, to the best of my knowledge this case is not being filed for an improper reason, such as harassment or delay, my claims are supported by the law; and there is evidence for my claims.

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

Date: ____________________ ____ _________________________

Signature Daytime phone

____

County and State where signed