



Cov Neeg Raug Ntaus/Ua Phem Rau Hauv Tsev, Thab Zes, lossis Quab Yuam Deev: Koj Cov Cai Xaus Koj Daim Ntawm Xauj Tsev

Victims of Domestic Violence, Harassment, or Criminal Sexual Conduct: Your Rights in Breaking Your Lease

Yog koj tsis nyabxeeb vim kev raug ntaus/ua phem rau hauv tsev tiv tauj Day One Services.

Hu rau 1(866) 223-1111 lossis ntaus ntawv xovtooj mus rau (612) 399-9995

Lossis mus ntawm www.dayoneservices.org lossis www.MNcasa.org.

Yog koj tsis nyabxeeb vim kev raug quab yuam deev hu rau: 1 (800) 656-4673

Kuv tawm kuv daim ntawv xauj tsev puas tau yog tias kuv yog ib tug neeg raug ntaus/ua phem?

Cov tibneeg xauj tsev hauv MN uas yog tus neeg khiav dim raug ntaus/ua phem rau hauv tsev, thab zes, lossis quab yuam deev thiab TSIS nyob rau cov tsev tseemfwm pab them ces muaj feem xaus tau nws daim ntawv xauj tsev mus nrhiav chaw nyabxeeb. Muaj cov kauj ruam koj yuavtsum ua raws.

Txhua kauj ruam yuavtsum ua kom yog, yog tias koj xav xaus koj daim ntawv xauj tsev.

Cim Cia: Yog koj nyob rau:

- Tseemfwm Cov Tsev Luam
- Cov Tsev Xauj Tseemfwm Pab Them
- USDA Cov Tsev Xauj Nyob Deb Nroog
- Cov Tsev Xauj Rau Neeg Nyiaj Tsawg Ntawm Cov Se (Kem 42)

LOSSIS

- Muaj Ntawv Section 8



muaj ntau hom cai **tseemfwm** uas tiv thaiv koj cov cai uas yog ib tug neeg khiav dim raug ntaus/ua phem rau hauv tsev thiab/lossis raug quab yuam deev. Koj muaj feem xaus koj daim ntawv xauj tsev thiab muaj kev tiv thaiv ntau tshaj li cov cai hauv xeev Minnesota uas muaj nyob rau daim ntawv qhia tseeb no.

Yog koj nyob cov tsev xauj uas tseemfwm pab them, mus saib peb daim ntawv qhia tseeb [Cov Cai Pab Them Nqi Tsev rau Cov Neeg Raug Ua Phem Rau Hauv Tsev thiab Yuam Deev](#) kom paub ntau ntxiv **ua ntej** yuav rhais ruam xaus koj daim ntawv xauj tsev.

Cim Cia: cov kauj ruam koj yuav tau los ua mus xaus koj daim ntawv xauj tsev yuav txawv ib lub khoos kas xauj tsev mus rau ib lub. Nrog ib tug neeg ua haujlwm sawv cev pab cov neeg raug ntaus/ua phem rau tham lossis hu rau koj lub zos lub hoobkas kevcai lij choj legal aid muab kev pab.

Kauj Raum 1: Muab Ntaub Ntawv Povthawj

Muab kom tau **IB** hom ntaub ntawv ntawm no yog tias koj yuavtsum xaus koj daim ntawv xauj tsev. **Koj tsuas yuavtsum muaj 1:**

- **Ib Tsab Ntawv Tswj Kev Tiv Thaiv (OFP)**

LOSSIS

- **Ib Tsab Ntawv Txwv Tsis Pub Tiv Tauj**

LOSSIS

- **Ib Tsab Ntawv Txwv Tsis Pub Tiv Tauj Vim Raug Ntaus/Ua Phem Rau Hauv Neeg (DANCO)**

LOSSIS

- **yam uas sau npe los ntawm ib tug Kws Haujlwm Hauv Tsev Hais Plaub.** Ib tug kws haujlwm hauv tsev hais plaub muaj feem yog tau ib tug kws txiav txim plaub, kws mloog plaub ntug, kws khiav ntaub ntawv, kws lijchoj rau lub nroog, lossis kws ceevxwm saib neeg raug txim. Tej zaum yog daim ntawv tsev hais plaub txiav txim, ib tsab ntawv los ntawm qhov chaw ceevxwm saib xyuas neeg raug txim, lossis ib tsab ntawv los ntawm kws lijchoj hauv lub nroog. Nws yuavtsum hais rau hauv tias koj yog ib tug neeg raug ntaus/ua phem rau hauv tsev, thab zes lossis raug quab yuam deev. Nws yuavtsum muaj tus neeg ntaus koj lossis ua phem lub npe yog tias koj paub THIAB yog tias nyabxeeb rau koj qhia nws npe.

LOSSIS

- **Ib yam sau npe los ntawm lub zos, lub nroog, lub xeev lossis ib pawg neeg nyob** kws ceevxwm uas hais qhia tias koj yog ib tug neeg raug ntaus/ua phem rau hauv tsev, thab zes lossis raug quab yuam deev. Nws muaj feem yog tau ib yam xws li tsab ntawv tub ceevxwm sau, tsab ntawv qhia lossis lwm hom ntaub ntawv sau npe los ntawm kws ceevxwm. Daim ntawv yuavtsum muaj tus neeg ntaus koj lossis ua phem lub npe yog tias koj paub THIAB yog tias nyabxeeb rau koj qhia nws npe.

LOSSIS

- **Ib nqe lus los ntawm ib “tus neeg sab nraud uas muaj feem”.** Ib tug neeg sab nraud uas muaj feem yog:
 - Ib tug neeg muaj ntaub ntawv ua haujlwm txog kev noj qab haus huv uas saib xyuas txog koj vim txoj kev raug ntaus (xws li kws kho mob lossis kws kuaj mob)
 - Ib tug neeg ua haujlwm tom ib lub chaw neeg muaj teeb meem xwm txheej thiab muaj kev kawm los ua haujlwm nrog cov neeg raug quab yuam deev.
 - Ib tug neeg ua haujlwm sawv cev pab cov neeg raug ntaus hauv tsev uas ua haujlwm rau cov chaw hauv zej zog-cov pojniam raug ntaus lub tsev nkaum lossis cov kev pabcuam neeg raug ntaus/ua phem rau hauv tsev muab ntaub ntawv, kev txhawb, kev tiv thaiv, chaw so thaum xwmtxheej ceev, lossis kev txhawb cov neeg raug ntaus/ua phem rau hauv tsev.



Koj siv tau daim ntawv los nrog daim ntawv qhia tseeb hu ua “Statement by a Qualified Third Party”.

Cim Cia: Yog muaj tej yam nyob rau cov ntaub ntawv no uas koj tsis xav kom lwm tus pom, koj muaj feem luam cia thiab “khij” tawm yam uas koj tsis pub leej twg paub. Koj siv ib tug xaum npiv lossis cov kua dawb los tso rau kom tsis muaj leejtwg pom tau.

Piv txwv, tejzaum koj yuav xav khij tawm tej yam lus qhia txog kev raug ntaus lossis cov ntaub ntawv sau txog cov menyuam. Koj muaj feem khij tawm cov lus qhia li no yog tias nyob ib qho chaw hauv daim ntawv yeej muaj lus qhia tias koj lossis lwm tus nrog koj nyob tau raug ntaus/ua phem rau hauv tsev, thab zes lossis raug quab yuam deev.

Kauj Ruam 2: Sau Ntawv Mus Qhia Rau Koj Tus Tswv Tsev

Koj yuavtsum tau muab ntaub ntawv **sau** qhia mus rau koj tus tswv tsev. Koj muaj feem siv tau daim ntawv nrog no “Notice to End Lease Due to Fear of Violence.”

Yog koj tus kheej sau tsab ntawv ces **yuavtsum** sau hais tias:

- Koj lossis lwm tus uas nyob hauv koj lub tsev ntshai kev raug ua phem tamsim no los ntawm lwm tus.
- Koj yuavtsum tau xaus koj daim ntawv xauj tsev
- Hnub tim uas koj npaj yuav tawm. Koj TSIS tas yuav muab 30 lossis 60 hnub qhia ua ntej. Koj xaiv tau hnub uas haum koj tsiv.
- Seb koj xav kom tswv tsev ua licas rau koj tej khoom uas tso tseg tom qab.
- Luam ib daim ntawv ntawm Kauj Ruam 1 raws li saud los nrog koj daim ntawv.



Khaws ib daim ntawv sau mus qhia thiab daim ntawv uas koj xa rau koj tus tswv tsev tseg.

Kauj Ruam 3: Them Nqi Tsev Ces Tsiv Tawm

Koj yuavtsum tau them tagrho tus nqi xauj tsev rau lub hlis uas koj nyob hauv lub chaw ntawd. Pivtxwv, yog koj muab lus qhia rau tus tswv tsev rau Lub 8 Hli Tim 2 tias koj xav tawm ua ntej Lub 8 Hli Tim 15, koj tseem yuav tau them tagrho tus nqi xauj tsev rau Lub 8 Hli Ntuj thaum txog caij them nqi tsev.

Khaws ntaub ntawv cia ua povthawj tias them nqi tsev tagrho. Yog koj siv nyiaj ntsuab them ces kom lawv muab ntawv qhia tias them lawm. Yog koj them nrog tshev “money order,” muab luam cia lossis thajj duab daim tshev ntawd nrog tus tswv tsev lub npe nyob rau hauv. Khaws daim tw ntawv uas qhia tias koj tau mus yuav daim tshev ntawd.

Tsiv tawm kom raws li hnuv tim uas koj tau sau ntawv qhia thiab mus rov cov yuamsij rau tus tswv tsev.

Yog koj ua raws li 3 kauj ruam saud ces koj daim ntawv xauj tsev yuav xaus rau hnuv tim uas koj tsiv tawm thiab koj yuav tsis rau ris cov nqi xauj tsev rau cov hli uas tseem tshuav hauv koj daim ntawv xauj tsev. **TIAMISIS**, yog koj tsis ua raws nraim li cov cai hais no, koj muaj feem yuav raug ris cov nqi xauj tsev rau cov hli uas seem nyob rau ntaub ntawv xauj tsev.

Cim cia: Txawm tias koj xaus koj daim ntawv xauj tsev raws li 3 kauj ruam saum toj no lawm los koj tseem yuav tau them cov nyiaj koj tiv tus tswv tsev ua ntej lub sijhawm koj muab ntaub ntawv qhia rau nws.

TSEEMCEE: yog tias koj xaus koj daim ntawv xauj tsev siv 3 kauj ruam saum toj no ces koj tus tswv tsev muaj cai yuav koj qhov nyiaj cas tsev, tiamsis koj **tsis** tas yuav tau them lwm yam ntxiv rau tus tswv tsev kom koj muaj feem tsiv tawm tau.

Yog muaj lwm cov neeg nrog kuv koom ntaub ntawv xauj tsev ne?

Yog muaj lwm cov neeg nrog koj koom xauj tsev, lawv daim ntawv xauj tsev xaus thaum lub hlis kawg es koj tsiv tawm. Pivtxwv, yog koj sau ntawv qhia tias koj npaj yuav tsiv tawm rau Lub 3 Hlis Tim 13, lwm cov neeg xauj tsev daim ntawv xauj yuav xaus rau Lub 3 Hlis Tim 31. Lawv yuav tau tsiv tawm rau hnuv tim ntawd lossis sau dua ib daim ntawv xauj tsev tshiab nrog tus tswv tsev.

Tus tswv tsev puas muaj feem muab kuv cov ntaub ntawv qhia rau lwm tus?

Ib tug tswv tsev qhia tsis tau rau lwm tus tias koj yog ib tug neeg raug ua phem rau lossis muab ntaub ntawv qhia rau lwm tus uas yog los ntawm koj tsab ntawv sau qhia lossis tej ntaub ntawv uas koj muab nrog yog tias tsis tau kev tso cai los ntawm koj. Tib lub sijhawm tswv tsev muaj feem qhia tau ntaub ntawv uas tsis tas tau kev tso cai ces tsuas yog thaum nws yuavtsum tau muab rau tsev hais plaub kom ntiab ib tug neeg tawm lossis los tsib nqi xauj tsev lossis nyiaj los them cov khoom puas hauv qhov chaw xauj.



Tus tswv tsev puas muaj feem yuam kuv qhia tus neeg ntaus lossis ua phem rau kuv lub npe?

Tsis muaj. Tus tswv tsev muaj feem nug koj txog lub npe ntawm tus neeg uas ntaus lossis ua phem rau koj lossis tus neeg nyob hauv koj lub tsev, tiamsis tus tswv tsev tsis muaj feem yuam kom koj qhia tej ntawd. Koj tsis tas yuav qhia yog tias koj xav tias tsis nyabxeeb rau koj yog qhia tus tib neeg ntawd npe lossis yog tias koj tsis paub tus neeg ntawd npe. Koj yeej tseem xaus tau koj daim ntawv xauj tsev raws txoj cai txawv yog koj ua lwm yam.

Tus tswv tsev puas muaj feem yuam kom kuv tso tseg cov cai no lossis yuam kuv sau npe rau dabtsi tias kuv tso tseg cov cai no?

Tsis muaj. Tus tswv tsev tsis muaj feem yuam kom koj tso tseg cov cai koj muaj raws li piav rau daim ntawv qhia tseeb no. Qhov no txhais tau tias txhua yam koj thiab koj tus tswv tsev tau pom zoo ua uas tsis raws txoj cai no, yeej tsis raws cai lawm. Txawm **hais tias nyob rau hauv koj daim ntawv xauj tsev.**

Tus tswv tsev puas muaj feem kom kuv them tshaj tus nqi xauj tsev rau lub hlis kuv tsiv tawm thiab kom kuv tsis txhob yuav qhov nyiaj cas tsev?

Tsis muaj. Yog tias koj ua raws li cov kauj ruam sau nyob rau daim ntawv qhia tseeb no ces koj txoj kev lav ris tus tswv tsev nqi tsev xaus lawm. Koj tsis tas yuav them ntxiv los khiav dim mus rau kev nyabxees.

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.

© 2023 Minnesota Legal Services Coalition. Luam tau daim ntawv no los siv rau tus kheej tsis ua lag luam thiab qhia kom paub xwb. Tagnrho lwm cov cai ceev tseg. Qhov lus sau no yuav tsum nyob rau txhua daim ntawv. Txwv tsis pub muab luam, faib, thiab siv ua lag luam.

Notice to end lease due to fear of violence (Minn. Stat. § 504B.206)

Ntawv qhia xaus daim ntawv xauj tsev vim ntshai kev ua phem

Date (*Hnub Tim*): _____

Dear Landlord (*Hawm Txog Tswv Tsev*):

Minnesota law (Minn. Stat. § 504B.206) lets me break my lease because I, or another person authorized to live in my home, fear imminent violence because of an incident of domestic abuse, harassment, or criminal sexual conduct. This is my notice that I am breaking my lease because of fear that I or another person authorized to live in my home will become the victim of domestic or sexual violence again if I do not move.

Xeev Minnesota tsab cai (Minn. Stat. § 504B.206) tso cai rau kuv xaus kuv daim ntawv xauj tsev vim kuv, lossis lwm tus neeg muaj feem nyob hauv kuv lub tsev, muaj kev ntshai rau tej kev ua phem tamsim no vim muaj sib ntaus/ua phem hauv tsev, thab zes, lossis kev quab yuam deev. Nov yog kuv tsab ntawv qhia tias kuv yuav xaus kuv daim ntawv xauj tsev vim muaj kev ntshai tias kuv lossis lwm tus neeg muaj cai nyob hauv kuv lub tsev yuav raug ntaus/ua phem rau hauv tsev lossis kev quab yuam deev dua yog tias kuv tsis tsiv tawm.

I will move out on (Kuv yuav tsiv tawm rau thaum): _____.

(Date –this may be any date before the end of your lease)

(Hnub Tim – hnub twg los tau mus txog rau thaum koj cov ntaub ntawv xauj tsev xaus)

I am attaching a copy of the (*check one*):

Daim ntawv kuv luam nrog daim no yog (xaiv ib qho)

Order for Protection (OFP)

Daim Ntawv Tswj Kev Tiv Thaiv (OFP)

No Contact Order

Daim Ntawv Txwv Kev Tiv Tauj

Domestic Abuse No Contact Order (DANCO)

Daim Ntawv Txwv Kev Tiv Tauj Vim Raug Ntaus/Ua Phem Rau Hauv Tsev (DANCO)

Documentation from a Court Official or Law Enforcement Official

Daim ntawv los ntawm Kws Ua Haujlwm Rau Tsev Hais Plaub lossis Kws Ceevwm

Documentation from a qualified third party-- licensed health care professional, domestic abuse advocate, or sexual assault counselor

Daim ntawv los ntawm ib tug sab nraud uas muaj feem – ib tug neeg muaj ntaub ntawv ua haujlwm txog kev noj qab haus huv, kws sawv cev pab cov tib neeg raug ntaus, lossis kws ua haujlwm nrog cov neeg raug qub yuam deev

If any of my property is left behind after I move (*check one*):

Yog kuv muaj khoom uas tso tseg tom qab kuv tsiv tawm (xaiv ib qho)

- You may get rid of my property right away
Koj muaj feem muab kuv cov khoom tshem tawm pov tseg tamsim no

- Please store my property for 28 days and I will be responsible under the MN law 504B.271 for storage fees.
Thov muab kuv cov khoom khaws cia rau 28 hnub thiab kuv mam li ris tus nqi them raws li txoj cai MN law 504B.271

I understand that my security deposit will not be returned to me in exchange for me being able to break my lease early due to imminent fear.

Kuv totaub tias kuv qhov nyiaj cas tsev yuav tsis thim rov los rau kuv vim muab pauv qhov kuv xaus kuv daim ntawv xauj tsev ntxov vim ntshai muaj kev raug ua phem tamsim no

I request that you do not give the information in this letter or the attached document to anyone, especially not my abuser, as required by Minn. Stat. § 504B.206.

Kuv yuav kom koj tsis txhob muab kuv tej ntaub ntawv ntawm daim ntawv no lossis lwm cov ntaub ntawv muab nrog daim no pub rau lwm tus paub, tshwj xeeb tshaj tsis pub tus neeg ntaus kuv paub, raws li txoj cai Minn. Stat. § 504B.206

Signed (*Xee npe*): _____

Printed Name (*Sau npe*): _____

[Keep a copy of this letter and the document you attached for your records]
Luam daim ntawv no nrog rau cov ntaub ntawv uas koj muab nrog daim no rau koj khaws cia

Statement by qualified third party (Minn. Stat. § 504B.206)

Lus los ntawm ib tug sab nraud uas muaj feem (Minn. Stat. § 504B.206)

I, _____ (*name of qualified third party*), do hereby verify as follows:

Kuv, _____ (npe ntawm tus neeg sab nraud uas muaj feem), lees lub luag haujlwm ua povthawj tias:

1. I am a licensed health care professional, domestic abuse advocate, as that term is defined in Minn. Stat. § 595.02, subdivision 1, paragraph (l), or sexual assault counselor, as that term is defined in Minn. Stat. § 595.02, subdivision 1, paragraph (k), who has had in-person contact with

_____.

(name of victim(s))

1. Kuv yog ib tus kws muaj ntaub ntawv ua haujlwm txog kev noj qab haus huv, ib tug kws sawv cev pab cov neeg raug ntaus/ua phem rau hauv tsev, raws li txhais hauv txoj cai Minn. Stat. § 595.02, txheej 1, nqe (l), lossis ib tug kws ua haujlwm nrog cov neeg raug quab yuam deev, raws li txhais hauv txoj cai Minn. Stat. § 595.02, txheej 1, nqe (k), uas yeej tau ntsib tim ntseg tim muag dhau los nrog _____

2. I have a reasonable basis to believe _____ (*name of victim(s)*) is a victim/are victims of domestic abuse, criminal sexual conduct, or harassment and fear(s) imminent violence against the individual or authorized occupant if the individual remains (the individuals remain) in the leased premises.

2. Kuv muaj txoj kev paub thiab ntseeg tau tias _____ (lub npe ntawm tus neeg uas raug ua phem rau) yog ib tug neeg raug ntaus/ua phem rau hauv tsev, raug kev quab yuam deev, lossis raug thab zes thiab ntshai tias yuav rau kev ua phem tamsim no los rau tus kheej lossis rau lwm tus neeg muaj cai nyob hauv lub tsev yog tias tus neeg ntawd tsis tsiv tawm ntawm qhov chaw xauj ntawd

3. I understand that the person(s) listed above may use this document as a basis for gaining a release from the lease.

3. Kuv totaub tias tus(cov) neeg uas muaj npe saud muaj feem siv tau daim ntawv no los ua kev keb tawm ntawm daim ntawv xauj tsev.

I attest that the foregoing is true and correct.

Kuv lees tias qhov no yeej muaj tseeb thiab yog tiag.

(Printed name of qualified third party)
(Sau lub npe ntawm tus neeg sab nraud uas muaj feem)

(Signature of qualified third party)
(Xee lub npe ntawm tus neeg sab nraud uas muaj feem)

(Business address and business telephone)
(Chaw haujlwm thiab xovtooj tom haujlwm)

_____ *(Date) (Hnub Tim)*

[Keep a copy of this letter and the document you attached for your records]

Luam daim ntawv no thiab daim uas koj muab nrog daim no rau koj tus kheej khaws cia