



Ka Helida Qolada Gurigu Inay Hagaajiso Wixii Halaysan

Getting a Landlord To Make Repairs

Qolada guriga aan uga jiraa ma ku khasab baa inay hagaajiso wixii ka halaaba guriga?

Kiraystahu waxa uu xaq u leeyahay inuu ku noolaado guri intii macquul ah hagaagsan, oo ku haboon in loo isticmaalo deegaan ahaan, oo ka soo baxa shuruudaha sharciyada guryaha ee deegaanka si macquul ahna tamartiisu u tafa-tiran tahay. Qolada guriga waxaa waajib ka saaran yahay in gurigu noqdo meel lagu noolaan karo. Haddii qolada guriga aad uga jirtaa aysan hagaajin guriga wixii ka halaaba, waxaa jira waxyaabo aad sameyn karo si aad ugu khasabto in qoladu guriga hagaajiso. Haddii aysan jirin xaalad degdeg ah, samee waxyaabaha hoos ku xusan.

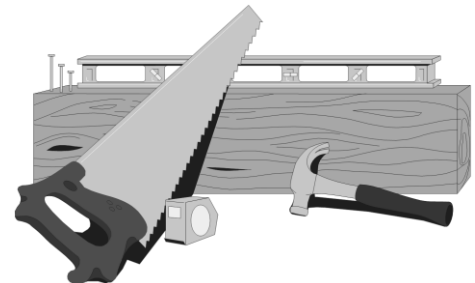
Haddii xaalad degdeg ahi jirto, wac xafiiska legal aid markiiba ee 1-(877) 696-6529. Xaaladaha degdeg ahi waa kuwa sida kooronto la'aan, kulayl la'aan, madbakha la'aan, tuubo jabid, biyo kulul la'aan, ogaysiiska ah in guriga la duminayo.

Samee Liis ay ku qoran yihiin waxa u baahan in la hagaajiyo

Samee liis ah waxyaabaha u baahan in la hagaajiyo ama buuxi warqada liiska hagaajinta ee halkan ku lifaaqan. Hubi in aad taariikhda ku qorto aadna saxiixdo. Nuqul kala har adigu ka dibna u dir warqada qolada guriga iska leh. Ku hagaaji ciwaanka aad kirada ka bixiso. Haddii aad kirada ka bixiso khadka (online) ka, shabakaddu (website) waa inay yeelataa ciwaan boosto oo ku qoran. Qaar ka mid ah xaakimadu dhib uma arkaan dhambaalada (text) iyo emaylada lagu codsanayo hagaajinta. Haddii aad dirto dhambaal ama emayl, hubi inaad daabici karto iyagoo leh shaabada taariikhda iyo waqtiga ah. Qolada guriga aad uga jirtaa waxa ay haysataa 14-cisho oo ay ku hagaajiso waxa halaysan, ka dib kolka ay codsiga qoraalka ah adiga kaa helaan.

Wac Guri Fatashe

Khasab ma aha inaad wacato fatashe laakiin haddii magaaladaadu ay leedahay fatashayaal, waco. Waxa ay soo xaqiijin karaan waxa aad ku qortay liiska. Kolka ay yimaadaan, tus, liiskaaga si kolkaa aysan waxba u gafin. Waysii inay nuqul (copy) kaa siiyaan warbixintooda.



Minneapolis, ka wac 3-1-1. St. Paul, ka wac (651) 266-8989. Qaybaha kale ee gobolka waxa aad ka wici kartaa 2-1-1, ama 1- (800) 543-7709 si aad u ogaato in magaaladaadu leedahay guryo fatashe.

Guryo fatashayaashu waxaa dhici karta inay helaan wax halaysnaa oo aad adigu gaftay. Hadii dhibaatooyinku ay aad u xun yihiin, waa ay dumin karaan guriga hadii aan la hagaajin. Hadii dhibaatooyinku aysan ahayn wax u baahan in degdeg wax looga qabto, fatashayaashu badanaa waxa ay siiyaan qolada guryaha 30-cisho oo ay ku hagaajiyaan waxa halaysan.

Qolada guriga aan uga jiraa guriga ma iiga saari karaan wicida fatashaha?

Qolada gurigu kaagama saari karaan guriga waydiinta hagaajinta guriga ama wicida guri fatashaha. Laakiin, qolada gurigu waa isku dayi karaan inay guriga kaa saaraan hadii aad u bixin waydo kirada waxa u baahan in la hagaajiyo awood. Hadii aad la harto qayb kiradaada ka mid ah, ayna qolada gurigu isku daydo inay guriga kaa saarto waayo waxa aad codsatay in guriga lagaa hagaajiyo, waxa aad ka codsan kartaa maxkamadu inay diido guri ka saarida lagaana “tir-tiro”, taa oo macnaheedu yahay in laga tirtiro diiwaanada dadweynaha. Eeg warqadayda xaqaa’iqa ee [Guri ka Saarida](#).

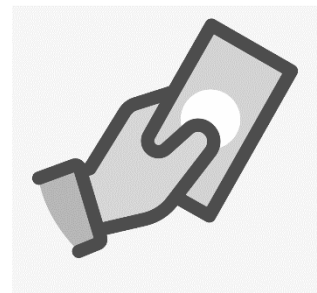
Ka waran hadii qolada gurigu aysan hagaajin guriga waxa ka halaysan?

Hadii qolada gurigu aysan hagaajin waxa halaysan ka dib kolka aad warqada qortay ama aad wacday fatashada guryaha, xareyso dacwo Kiro Rahmid ah. Tan macnaheedu waa waxa aad kirada u dhiibaysaa maxkamad si aad u bilwdo kiis ka dhan ah qolada guriga. Kiiska ujeedadiisu waa in maxkamadu amarto qolada guriga inay sameeyaan hagaajinta. Waxaad kalood u isticmaali kartaa kiiska inaad ku khasabto qolada guriga inay u hogaansamaan waxyaabaha heshiiska liiskaaga ku qoran hadii lagu xad-gudbay. Waxa aad xareysan kartaa mid hadii:

- Ay 14-cisho ka soo wareegtay intii aad u dirtay qolada guriga warqada ku saabsan hagaajinta iyo/ama waxyaabaha kale ee xad-gudubka ku ah heshiiska liiska ee ay qolada gurigu sameysay **ama**
- Waqtii kama dambaysta ahaa ee uu siiyey fatashaha gurigu waa la dhaafay ama fatashaha gurigu waxa uu siiyey qolada guriga waqti xad-dhaaf ah oo ku hagaajiyaan wixii halaysan.

Hadii aad tahay qof dan yar ah, wac xafiiskaaga gargaarka dhanka sharciyada ee legal aid ee 1-(877) 696-6529. Waxa ay kaa noqon karaan wakiil, ama waxa ay kuu gudbin karaan hay’ad kale ama waxa ay ku siin karaan talo. Ama ka eeg caawimaad barnaamijyadda kale ku jira barta: www.lawhelpmn.org/so/providers-and-clinics. Hadii aadan heli karin qareen, adiga laftaadu kaligaa waa aad geli kartaa hawsha.

Inta aad ka xareynayso dacwada Kiro Rahmida ah, sii kirada qolada guriga kolka la gaaro waqtigeeda. Hadii aadan bixin, qolada gurigu waxa ay xareysan kartaa dacwo guri ka saarid ah oo adiga kaa dhan ah. Waxaa laga yaabaa inaad haysato wax aad isku difaacdo sababta oo ah dhibaataada dhanka hagaajinta la’aanta ka jirta, laakiin waxaa wacan amaana ah inaad isticmaasho dacwada Kiro Rahmida intii aad iska difaaci lahayd dacwo guri ka saarid ah.



Ma Kharash baa iiga baxaya xareysiga Dacwada Kiro Rahmida?

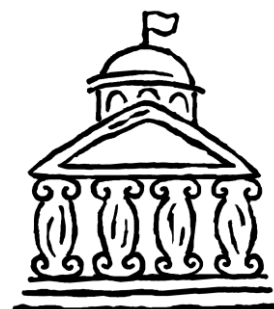
Waxaa jira khidmad lagu xareysto dacwadaha caynkan ah. Haddii aad tahay qof dan yar ah, buuxi foomka ka saamixida khidmada (IFP) ee maxkamada si aad uga codsato maxkamadu inay kaa dhaafto khidmadahaa. Maxkamadu iyada ayaa haysa foomamkaa ama waxa aad ka heli kartaa [ka sameynsan kartaa khadka](http://www.lawhelpmn.org/forms) adigoo isticmaalaya wareysiga talaabo-talaabada ah. Gal: www.lawhelpmn.org/forms. Riix Court Fee Waiver (IFP) (Saamixida Khidmada Maxkamada).

Kolka aad xareysato foomkan (IFP) ga hubi inaad haysato cadeyn ah inaad dan yar tahay, sida jeeg dabadood, ama cadeyn ah inaad dowlada gargaar ka hesho.

Sidee ayaan u xaxareystaa Dacwo Kiro Rahmid ah?

Si aad u xareysato dacwo Kiro Rahmid ah, tag maxkamada degmadda. Siina qaado:

1. Warqada Dhaarta Kiro Rahmida ah (foom ku lifaaqan)
2. Nuqulka (copy) codsiga qoraalka ah ee hagaajinta aad ku codsanaysay ee aad u gudbisay qolada guriga ama amarada fatashaada ah ee sameeyey fatashada magaaladu iyo
3. **Dhamaan kirada la iska rabo** (cadaan ama lacagta idman ama jeega sugan). Uma baahnid inaad sugto ilaa iyo waqtiga kirada la gaarayo si aad u xareysato dacwo Kiro Rahmid ah. Laakiin waa khasab inaad u dhiibto **dhamaan** kirada oo dhan maxkamada kolka la iska rabo.



Tusaale ahaan: waxa aad xareysan kartaa dacwada Kiro Rahmid ah, ka dib kolka aad siiso kirada bisha qolada guriga. Si kolkaa aysan khasab kuugu noqon inaad u dhiibto maxkamada kirada. Laakiin haddii wax kiro ah lagu leeyahay kolka aad xareysanayso dacwada Kiro Haynta ah, waxaad u baahan tahay inaad u dhiibto maxkamada kirada lagugu leeyahay wali kolka aad xareysanayso kiiska.

Haddii aadan u wada dhiibin dhamaan kirada aan la bixin maxkamada kolka aad xareysanayso Kiro Rahmida ah, qolada gurigu waxay ka codsan kartaa xaakinka in guriga lagaa saaro.

Karaanigu waxa uu kuugu qaban adiga balan dacwo qaadid ah 10-14 cisho gudahood laga bilaabo kolka aad xareysato dacwada Kiro Rahmida ah.

Maxaan ugu baahnahay dacwada dhageysigeeda awgeed?

Soo aruuri cadeymo. Ka dibna keen maxkamada. Cadeymahu waxa ay noqon karaan sida:

- Sawirada muujinaya dhibka. daabad, u calaamadi taariikhdana ugu qor maxkamada.
- Haddii fatashe guriga yimid, tag xafiiska fatashaadaha kana soo qaado nuqul (copy) **sugan** oo ah Warbixinta Fatashaada. Haddii fatashahu uu og yahay axwaal ka badan waxa ku qoran warbixinta, waxa aad ku “khasbi” kartaa inuu maxkamada yimaado. Waydii karaaniga maxkamada sida arrintan loo sameeyo.

- Daabac emaylada, fariimaha qoran (text), iyo waxyaabaha kale ee muujinaya in aad waydiisatay qolada guriga inay guriga ka hagaajiyaan waxa ka halaysan.
- Makhraatiyaasha kale, sida dariska, arkay guriga waxa ka halaysan.

Mid kasta oo ka mid ah waxyaabaha halaysan, waxa aad u baahan tahay inaad maxkamada u cadeeyso:

- Inta dhibkaasi jiray
- Mudadda ay qolada gurigu ogayd in dhibkaasi jiro.
- Sida uu dhibku u saameeyey adiga iyo sida uu uga dhigay noloshaada wax xun. Faah-faahino ka bixi!

Maxaan ka codsan karaa maxkamadu inay sameeyso?

Waxa aad waydiisan kartaa maxkamada:

- Inay amartu in la hagaajiyo wixii halaysan
- Ay yareeyso kirada ilaa iyo inta hagaajinta la sameynayo.
- Lagu soo celiyo lacagtii kirada bilaha guriga aad ku noolayn isagoo hagaajino u baahan.
- Inay kuu ogolaato inaad adigu hagaajiyo guriga aadna ka jarato kharashka kirada.



Kani waa tusaale arrintaa ah:

Hadda waa Juun. Waxaa aad guriga soo degtay Janaayo 1. Tuubooyinka biyahu waa ay xumaayeen kolkii aad guriga soo degtay. Waxa aad qoraal ahaan ugu sheegtay qolada guriga tuubooyinka xun markiiba. Saqafkuna biyo ayuu soo daynayey ilaa iyo bishii Maarso, waxa aadna qolada guriga qoraal ahaan ugu sheegtay kolkii uu bilaabay saqafku biyo sii deynta.

Hadii aadan wali bixin kirada bisha Juun, waxa aad bilaabi kartaa kiis Kirada Rahmid ah adigoo kirada bisha Juun ee aan la bixin u dhiibaya maxkamada ayadoo ay ku lifaaqan tahay foomka dhaarta ee Kiro Rahmida iyo nuqul (copy) warqadihii aad u qortay qolada guriga Janaayo iyo Maarso. Waxa aad ka codsan kartaa xaakimka inuu amro in qolada gurigu wax ka qabato dhibaatooyinka. Waxaa kalood codsan kartaa in lacagta kirada ee bilaha Janaayo iyo Febraayo qaar la dhimo waayo tuubooyinka xun awgood iyo in cadad ka badan intii hore laga jaro kirada Maarso, Abriil, Maajo iyo Juun, sababtoo ah dhibka labaad ee saqafka biyaha sii deynaya.

Sidaa awgeed, lacagta aad u dhiibtay maxkamada, qaar ka mid ah waa inay kuu soo noqoto sababta oo ah in aan guriga lagaa hagaajin. Waydii xaakimka inuu dhimo kirada aad mustaqbalka bixinayso ilaa iyo inta qolada guriga ay ka hagaajinayso waxa guriga ka halaysan.

Waa Muhiim in la ogaado in xaakimku uu leeyahay awood badan oo uu ku go'aansado inta ay le'eg tahay kiro dhimida aad helayso. Xaakimyada kala duwani waxa ay siiyaan qiimeyno kala duwan arrimaha hagaajinta, kolkaa, cadadka dhimida kirada ahi aad ayey u kala duwanaa karaan iyadoo hadba ku xiran cida go'aansanaysa kiiskaaga ama meesha aad ku nooshahay.

Xasuusnow: dulucda weyn ee kiiska kirada rahmida ah waa in guriga laga hagaajiyo waxa ka halaysan ee ma aha in kirada la soo celiyo. Taasi waa sababta ay muhiimka u tahay in aad adigu cadeyso sida dhib walbaa uu kuu saameeyey adiga uuna noloshaada uga daray intii aad ku noolayd guriga kirada ah. Cadeynta sida dhib walbaa uu uga daray noloshaada waxa ay caawin kartaa inay ka dhaadhiciso xaakimka inuu xukumo kiro yareyn iyo amrid hagaajin guriga ah.

Ma uga bixi karaa heshiiska liiskayga sababo hagaajin la'aan guriga ah?

Dhibaatooyinka hagaajin la'aanta gurigu badanaa ma aha sabab fiican oo looga bixi karo heshiiska guri degida. Hadii aad ka baxdo guriga aad degan tahay aadna joojiso bixinta kirada qolada guriga aad uga jirtaa waxa ay ku geyn kartaa maxkamad. Laakiin dhibaatooyin waaweyn in hagaajin la'aan guriga ah, waxaa dhici karta in xaakimku uu xukumo in “inaad u baxday si sax ah.” Taa macnaheedu waa gurigu inuusan ahayn meel ku haboon in lagu noolaado.

Hadii arrintu ay saa tahay, waxaa dhici karta inaad u baahato inaad xareysato Dacwo ah **Dacwada Maciinada Kireystaha ee Degdeg ah (ETRA)** oo ka dhan ah qolada guriga. Dacwada (ETRA) ah, waydii xaakimka inuu yiraa liiska heshiiska gurigu waa la dhameeyey. Waxaa roon inaad qareen hesho kaa caawiya dacwooyinka caynkaa ah. Eeg warqadayda xaqaa'iqa ee [Dhibaatooyinka Dayactirka ee Degdegga Ah](#).

Ma jiraan wax kale oo aan sameyn karaa?

Hadii aadan xareysan kiis Kiro Rahmid ah, waxa aad ka dacawoon kartaa Maxkamada Dhexdhexaadinta (Conciliation Court). Arritan waa aad sameyn kartaa inta aad wali guriga ku nooshahay ama marka aad ka guurto.

Maxkamada Dhexdhexaadintu (Conciliation Court), kama codsan kartid in guriga la hagaajiyo – kaliya lacagta khasaaraha uun. Uma baahnid qareen. Si aad u cadeyso kiiskaaga, waa ay ku caawin hadii aad haysato waxyaabo sida warqado, warbixinada fatashaadaha, sawiro daabcan. Eeg warqadayada xaqaa'iqa ee, [Maxkamadaha Dacwadaha Madaniqa](#).



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 dambaysay, liiska xogta urursan, ama aad ku hesho habab kale.

© 2023 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.

TENANT'S REPAIR LIST – Request for Repairs

Liiska Hagaajinta Guriga Ee Kiraystaha – Codsiga Hagaajinta

Dear (Qaaliga ahow): _____

Date (Taariikhda): _____

Please make the following repairs within the next 14 days.

(Fadlan hagaajinadan soo socda ku samee 14-cisho gudahood)

✓	PROBLEM (DHIBKA)	WHEN IT STARTED (GOORTU BILOWDAY)	DESCRIPTION (TILMAAMTA)
	KU DHALASHO (Infestations)		
	Jiir / Mice		
	Kutaan / Cockroaches		
	Baranbaro / Bedbugs		
	Kuwa kale / Other		
	KORONTADA (Electrical)		
	Wiishka dabka aan lahayn/jaban yahay / broken smoke detector		
	Fiilooyinka soo baxsan Exposed wiring		
	Xargaha korontada / Short circuits		
	Meelaha xargaha korontada la geliyo oo aan lahayn dabool No cover plates on outlets		
	Kuwa kale / Other		
	TUUBOYINKA (Plumbing)		
	Aan lahayn biyo kulul / No hot water		
	Tuubooyin/musqul gufeysan Clogged pipes/ toilet		
	Cadaadiska biyaha oo xun Bad water pressure		
	Qasabado biyo dhibcinaya Dripping faucets		
	Biyo furan / Leaks		
	Kuwa kale / Other		

✓	PROBLEM (DHIBKA)	WHEN IT STARTED (GOORTU BILOWDAY)	DESCRIPTION (TILMAAMTA)
DAAQADAHA (WINDOWS)			
	Shabaqyo go'an/maqan <i>Missing/Torn screens</i>		
	Daaqadaha dibada oo maqan/jaban <i>Missing/Broken storm windows</i>		
	Muraayad jaban/tararsan <i>Broken/Cracked glass</i>		
	Quful Jaban/Maqan <i>Missing/ Broken locks</i>		
	Kuwa kale / <i>Other</i>		
ALBAABADA (DOORS)			
	Aan lahayn qufulka haab-daraabyada <i>No deadbolt locks</i>		
	Qufulo jab-jaban / <i>Broken locks</i>		
	Daabka Albaabka oo jaban/maqan <i>Missing/Broken doorknobs</i>		
	Kuwa kale / <i>Other</i>		
DARBIYADA/SAQAFKA/DHULKA (Walls / Ceilings/ Floors)			
	Ringi Fuqay/go'ay <i>Chipped/Flaking paint</i>		
	Godad ama tatar darbiyadu leeyihiin <i>Holes or cracks in walls</i>		
	Saqaf biyaha soo daynaya <i>Leaky roof or ceiling</i>		
	Roog dal-daloolo leh / <i>Holes in carpet</i>		
	Marmar ama mutuleel jaban/maqan <i>Missing/Broken tiles or linoleum</i>		
	Kuwa kale / <i>Other</i>		
KULEYKA (Furnace)			
	Aan kuleyl fiican lahayn <i>Not enough heat</i>		
	Gaaska oo soo butaaca / <i>Gas leaks</i>		
	Kuwa kale / <i>Other</i>		
QALABKA GURIGA (Appliances)			
	Madbakh/oofan Jaban <i>Broken stove/oven</i>		
	Qaboojiye jaban <i>Broken refrigerator</i>		
	Kuwa kale / <i>Other</i>		

✓	PROBLEM (DHIBKA)	WHEN IT STARTED (GOORTU BILOWDAY)	DESCRIPTION (TILMAAMTA)
AMAANKA/XAFIDNAANTA (<i>Security / Privacy</i>)			
	Si sharci-darro ku gelida ee qolada guriga / <i>Illegal entries by landlord</i>		
	Labka dadka kale ee guriga degan <i>Disturbance by other tenants</i>		
	Jabsiga, kharbudyada <i>Break-ins, vandalism</i>		
	Kuwa kale / <i>Other</i>		
DHINACYO KALE (<i>Other Areas</i>)			
	Meelo diir-diiran oo aan cawys lahayn oo daaradu leeyahay <i>Bare patches in yard</i>		
	Qashin ay ka tageen dadkii guriga horey u deganaa <i>Trash from previous tenant</i>		
	Garaashka oo aan shaqeynayn <i>Problem with garage</i>		
	Godka hoose oo biyo ku furmaan <i>Leaky basement</i>		
	Bixinta biilka korontada <i>Pay utility bills</i>		
	Kuwa kale / <i>Other</i>		

(Tenant's Name)

Magaca Kireystaha: _____

(Tenant's Address)

Ciwanka Kireystaha: _____

(Tenant's Signature)

Saxiixa Kireystaha: _____

COUNTY OF _____

JUDICIAL DISTRICT _____

Plaintiff (tenant)**RENT ESCROW
AFFIDAVIT**

vs.

FILE NO: _____

Defendant (Landlord)

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) ☐ I sent the landlord a written notice describing the repair problems or violations of the lease. The landlord did not fix them within 14 days. A copy of my letter or other written communication is attached.

and / or

☐ 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.

6) As of today, the amount of rent that I owe is \$ _____ I am depositing that amount with the court.

7) My best estimate is that it would cost \$ _____ for the landlord to make all the repairs.

8) The landlord has known about these repair problems since approximately the following date or dates _____

9) Since these repair problems have existed, my apartment has not been worth the amount of rent I pay. It has only been worth \$ _____ per month.

10) I respectfully ask the court to issue an order including the following:

- a. Order the landlord to make all of the repairs right away.

- b. Reduce my rent to \$ _____ per month until the month after all of the repairs are completed. 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 payments from future rent.
- c. Of the money I deposited with the court, order that \$ _____ be returned to me, for the rent that I have paid while the landlord did not make the repairs.
- d. If I am entitled to more rent money back for the repair problems in the past months, enter a judgment against the landlord for \$ _____ and authorize me to collect the judgment by taking it out of future months' rent.
- e. If I have used an attorney, enter a judgment in my favor for reasonable attorney fees. Authorize me to collect the judgment by taking it out of future months' rent.
- f. Set a follow-up hearing to make sure the landlord has made the repairs ordered.
- g. Other: _____

11) To the best of my knowledge, I am not filing this case for an improper reason, such as harassment or delay; my claims are supported by the law, and there is evidence for them. I know that I can be fined or sanctioned by the court if this statement is false.

I declare under penalty of perjury that everything I have stated in this document is true and correct.

Dated: _____

Signature

Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

E-mail: _____

For the court to fill out

Total rent deposited: \$ _____ + \$16.00 filing fee = \$ _____ total paid.

Set for _____ at ____ M, in _____ Notice sent _____

Continued to _____ at ____ M, in _____ Notice sent _____