



Kom Tus Tswv Tsev Kho Vajtse

Getting a Landlord to Make Repairs

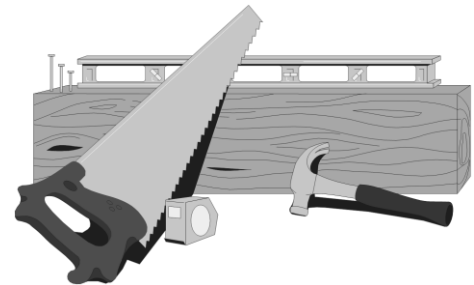
Kuv tus tswv tsev puas yuav tsum tau kho tej yam puas hauv kub lub tsev?

Tus neeg xauj tsev muaj txoj cai nyob hauv lub tsev uas kho zoo log, zoo siv ua lub tsev nyob, zoo raws vajtse cov kevcai teem rau hauv zos thiab kom muaj fais fab, cua so/txias txaus. Tus tswv tsev muaj txoj luag haujlwm los saib kom koj lub tsev tsim nyog nyob taus. Yog koj tus tswv tsev tsis kho tsev, yeej muaj tej yam uas koj ua tau kom nws kho cov teebmeem ntawd. Yog nws tsis yog xwm ceev, ua li cov hauv qab no.

Yog hais tias nws yog xwm ceev, hu rau koj lub hoobkas kws lijchoj legal aid sai li sai tau ntawm 1-(877) 696-6529. Muaj xwm ceev yog xws li tsis muaj fais fab, tsis muaj cua sov lossis cua sov qi dua 68 degrees, tsis muaj qhov cub lossis qhov cub ci nqaij, tsis muaj dej siv, lossis tsis muaj dej kub, lossis txais daim ntawv ceebtoom tsis pub nyob lub tsev lawm.

Sau rau ib Daim Ntawv Seb Yam Dabtsi Toobkas Kho

Sau ib daim ntawv qhia txhua yam toob kas kom kho lossis sau rau hauv daim ntawv kho tsev txuas no. Khaws ib daim rau koj tus kheej thiab xa ib daim mus rau koj tus tswv tsev. Xa mus rau ntawm qhov chaw nyob uas koj them nqi tsev. Yog hais tias koj them nqi tsev online, lub vas sab yuav tsum muaj qhov chaw nyob sau rau ntawm. Tej tug txiav txim plaub kuj kam koj ntau ntawv hauv xovtooj thiab email hais kom kho tsev. Yog koj ntaus ntawv hauv xovtooj lossis email mus rau koj tus tswv tsev, koj yuav tsum muab lawv luam tawm tau nrog hnuv tim thiab sij hawm. Koj tus tswv tsev muaj 14 hnuv los kho cov teebmeem tom qab nws tau txais koj tsab ntawv koj sau mus rau nws.



Hu Tus Neeg Kuaj Tsev

Tsis tas koj yuav hu tus neeg kuaj tsev tabsis yog koj lub zos muaj neeg kuaj tsev, ces hu lawv. Lawv yuav pab txhawb cov lus koj sau cia rau koj daim ntawv. Thaum lawv tuaj txog, muab koj daim ntawv sau cia rau lawv es lawv thiaj kuaj ntxaws. Hais kom lawv luam lawv daim ntawv kuaj tseg rau koj.

Hauv Minneapolis, hu 3-1-1. Hauv St. Paul, hu (651) 266-8989. Lwm thaj chaw hauv lub xee koj hu tau rau 2-1-1, or 1- (800) 543-7709 mus saib seb koj lub nroog puas muaj tus neeg kuaj tsev.

Tej zaum tus neeg kuaj tsev ho nrhiav pom tej yam teebmeem uas koj tsis pom. Yog tej teebmeem phem txaus, lawv muaj cai txwv tsis pub neeg nyob lub tsev ntawd yog tsis kho lub tsev. Yog cov teebmeem tsis yog xwm ceev, feem ntau cov neeg kuaj tsev muab 30 hnuv rau cov tswv tsev los kho lawv.

Kuv tus tswv tsev ntiab kuv tawm tsev puas tau yog kuv hu tus neeg kuaj tsev?

Tus tswv tsev ntiab tsis tau koj tawm vim koj hais kom kho tsev lossis hu tus neeg kuaj tsev. Tabsis tus tswv tsev ntiab tau koj tawm yog tias koj tsis them nqi tsev vim tsis kho tsev. Yog koj muaj ib nrab ntawm koj qhov nqi tsev thiab tus tswv tsev sim muab koj ntiab tawm vim koj kom nws kho tsev xwb, koj mus hais kom tus txiav txim plaub tshem tawm qhov ntiab tsev ntawm ntawd thiab muab nws “tshem tawm”, txhais tau tias muab nws lwm tawm hauv cov pej xeeb keebkwm. Mus saib peb daim ntawv qhia [Ntiab Tawm Tsev](#).

Yog tias kuv tus tswv tsev tsis kho tsev ne?

Yog tus tswv tsev tseem tsis tau kho tsev tom qab koj sau tsab ntawv lossis hu tus neeg kuaj tsev, mus ua daim ntawv foob “Rent Escrow action”. Qhov no txhais tau tias koj them koj lub nqi tsev mus rau tsev hais plaub es yuav pib rooj plaub nrog tus tswv tsev. Rooj plaub nov yog hais kom tsev hais plaub hais kom kho tsev. Koj siv tau rooj plaub no los hais kom koj tus tswv tsev ua raws li cov lus hauv daim ntawv xauj tsev yog tias nws tsis tau ua. Koj ua tau ntawv foob yog tias:

- Twb tau 14 hnuv txij thaum koj xa tsab ntawv mus rau tus tswv tsev txog kho tsev thiab/lossis lwm yam tus tswv tsev ua tsis raws li daim ntawv xauj tsev **lossis**
- Lub sijhawm teem tseg los ntawm tus neeg kuaj tsev twb dhau lawm lossis tus neeg kuaj tsev muab sijhawm ntev dhau los kho tsev.

Yog koj ua haujlwm tau nyiaj tsawg, hu rau koj lub hoobkas legal aid ntawm 1-(877) 696-6529. Lawv pab sawv cev rau koj, muab koj npe mus rau lwm lub koomhaum, lossis pab koj tawm tswv yim. Lossis mus nrhiav kev pab los ntawm lwm cov kev pabcuam ntawm www.lawhelpmn.org/hm/providers-and-clinics. Yog koj tsis muaj tus kws lij choj, los koj yeej ua tau koj tus kheej.

Ua ntej koj ua daim ntawv foob “Rent Escrow action”, them koj qhov nqi tsev rau koj tus tswv tsev thaum txog sijhawm them. Yog koj tsis them, koj tus tswv tsev ua ntawv ntiab koj tawm tsev tau. Tej zaum koj yuav muaj lus keb vim tej teebmeem kho tsev, tabsis zoo dua thiab yoojyim dua yog siv “Rent Escrow action” es tsis tau los daws qhov raug ntiab tawm tsev.

Puas tau them nyiaj los ua daim ntawv foob “Rent Escrow action”?

Muaj tus nqi ua ntaub ntawv. Yog koj tau nyiaj tsawg, ua daim ntawv thov tsev hais plaub kom tsis txhob tau them qhov nqi ua ntaub ntawv. Lub tsev hais plaub muaj cov ntawv no lossis koj [mus ua ib daim siv cov lus nug ib kauj ruam zui zus](#). (*lus Askiv xwb*).

Mus rau: www.lawhelpmn.org/forms. Nias qhov tsis them nqi ua ntaub ntawv *Court Fee Waiver*.

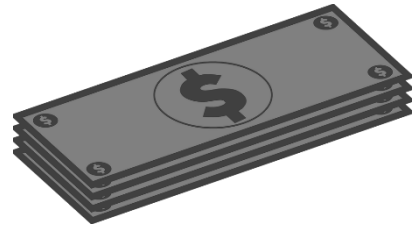
Thaum koj ua ntawv rau “Fee Waiver” yuav tsum muaj ntaub ntawv qhia tias koj tau nyiaj tsawg, xws li tws tshav haujlwm, ntaub ntawv qhia tias koj tau txais nyiaj tsoom fwm.



Kuv ua daim ntawv foob “Rent Escrow Action” li cas?

Mus ua daim ntawv foob “Rent Escrow action,” mus tim nroog lub tsev hais plaub. Nqa nrog koj:

1. daim ntawv “Rent Escrow Affidavit” (los nrog daim ntawv no)
2. daim ntawm koj luam tseg uas koj hais kom tus tswv tsev kho tej teebmeem tsev lossis lub zos tus neeg kuaj tsev daim ntawv kom kho tsev, thiab
3. **tagnrho cov nyiaj them nqi tsev** (nyiaj ntsuab lossis daim tshev “money order” lossis daim tshev yuav tom tuam txhaj nyiaj). Tsis tas yuav tos kom txog sij hawm them nqi tsev mam li ua ntawv foob “Rent Escrow.” Tabsis koj yuav tsum them **tagnrho** cov nyiaj nqi tsev mus rau tsev hais plaub thaum txog sijhawm them.



Piv txwv: koj ua tau daim ntawv foob “Rent Escrow” tom qab koj them nqi tsev rau lub hli ntawd rau tus tswv tsev. Ces koj tsis tau them nqi tsev mus rau hauv lub tsev hais plaub. Tabsis yog koj tiv nqi tsev thaum koj ua ntawv foob “Rent Escrow”, koj yuav tsum them mus rau hauv tsev hais plaub thaum koj ua ntawv foob rooj plaub.

Yog koj tsis them tagnrho cov nqi tsev tiv mus rau hauv tsev hais plaub thaum koj ua ntawv foob “Rent Escrow”, koj tus tswv tsev hais tau kom tus txiav txim plaub ntiab koj tawm tsev tau.

Feem ntau, tus neeg ua haujlwm hauv tsev hais plaub teem lub sijhawm tuaj hais plaub li 10-14 hnuv tom qab koj ua ntawv foob “Rent Escrow”.

Kuv toobkas dabtsi mus hais rooj plaub?

Khaws povthawj. Nqa koj cov povthawj mus hais rooj plaub. Povthawj xws li:

- Cov duab qhia txog cov teebmeem. Muab luam tawm, sau tias yog dabtsi thiab hnuv tim rau lub tsev hais plaub.
- Yog tus neeg kuaj tsev tau tuaj kuaj lub tsev lawm, mus tom hoobkas kuaj tsev thiab kom lawv muab Daim Ntawv Kuaj Tsev nrog **thaus thwj** rau koj. Yog tus neeg kuaj tsev paub tshaj li sau hauv daim ntawv kuaj tsev, koj kom tsev hais plaub ua daim ntawv yuam lawv tuaj hauv tsev hais plaub. Nug tus neeg ua haujlwm hauv tsev hais plaub seb ua qhov no li cas.
- Luam tawm cov email, ntawv ntaus hauv xov tooj, thiab lwm yam ua qhia tau tias koj tau hais kom tus tswv tsev kho tsev li cas.
- Lwm cov tim khawv, xws li cov neeg nyob ntawm koj ib sab uas pom cov teebmeem.

Rau ib qho teebmeem twg, koj yuav tsum qhia tau rau lub tsev hais plaub tias:

- Qhov teebmeem ntawd ntev li cas los lawm.
- Tus tswv tsev paub txog ntev li cas los lawm.
- Qhov teebmeem ntawd ua li cas rau koj thiab ua rau koj lub neej nyuaj li cas. Qhia kom ntxaws!



Kuv hais kom lub tsev hais plaub ua tau li cas?

Koj hais tau kom lub tsev hais plaub:

- Hais/yuam kom kho tsev.
- Luv nqi tsev kom txog thaum kho tsev tag.
- Rov koj cov nyiaj them nqi tsev rau cov hli koj nyob es tsis kho cov teebmeem.
- Cia koj kho cov teebmeem thiab txiav tus nqi tawm ntawm koj qhov nqi tsev.

Nov yog ib qho piv txwv:

Tamsim no yog lub Rau Hli. Koj tsiv los nyob thaum lub Ib Hlis tim 1. Dej twb nqis tsis zoo thaum koj tsiv los nyob. Koj sau ntawv qhia koj tus tswv tsev txog qhov dej nqis tsis zoo tam sim ntawd. Lub qaum tsev xau dej thaum lub Peb Hlis los lawm, thiab koj twb sau ntawv qhia tus tswv tseg thaum pib xau lawm.

Yog koj tsis tau them nqi tsev rau lub Rau Hli, koj pib ua ntawv foob “Rent Escrow” es muab qhov nyiaj nqi tsev tsis tau them rau lub Rau Hli mus rau haus tsev hais plaub nrog rau daim ntawv foob “Rent Escrow” thiab koj luam cov ntawv thaum lub Ib Hlis mus txog lub Peb Hli. Koj nug kom tus txiav txim plaub hais kom tus tswv tsev kho cov teebmeem. Koj kuj nug tau kom txiav mentsis nyiaj nqi tsev rau lub Ib Hli thiab Ob Hli vim dej nqis tsis zoo li thiab txiav nyiaj nqi tsev kom ntau zog rau lub Peb Hli, Plaub Hli, Tsib Hli, thiab Rau Hli, vim qhov teebmeem thib ob, lub qaum tsev xau dej.

Yog li ntawd, tagnrho cov nyiaj koj them mus rau hauv tsev hais plaub, ib txhia yuav rov los rau koj vim rau qhov cov teebmeem uas tsis tau kho. Tsis tas li ntawd, nug kom tus txiav txim plaub luv koj tus nqi tsev yam tom ntej mus txog thaum tus tswv tsev kho tagnrho cov teebmeem tso.

Tseem ceeb kom paub tias tus txiav txim plaub muaj peevxwm ntau heev txog yuav txiav txim seb yuav luv nqi tsev li cas rau koj. Ib tug txiav txim plaub muab cov teebmeem tsev ntaus nqi txawv li tug, ces tej zaum tus nqi tsev luv yuav txawv deb vim seb leejtwg yog tus los txiav txim rau koj rooj plaub lossis seb koj nyob qhov twg.

Nco Ntsoov: Lub homphiaj los ntawm rooj plaub “rent escrow” mas yog kom kho tsev, tsis yog tau nyiaj them nqi tsev rov qab los. Vim li no es thiaj li tseem ceeb uas koj qhia tias ib qho teebmeem nyuaj rau koj thiab ua rau koj lub neej phem tshaj nyob rau hauv koj lub tsev xauj. Po thawj qhia tias ib qho teebmeem ua rau koj lub neej phem npaum li cas yuav pab qhia tus txiav txim plaub luv nqi tsev nrog kom kho tsev.

Kuv xaus kuv daim ntawv xauj tsev puas tau yog muaj teebmeem tsis kho tsev?

Teeb meem khoom puas tsis yog ib qho kev xaus daim ntawv xauj tsev. Yog koj tsiv ntawm koj qhov chaw nyob thiab tsis them nqi tsev koj tus tswv tsev muaj feem coj koj mus foob nram tsev hais plaub. Tabsis yog muaj teeb meem tsev puas loj ces tej zaum koj muaj cai xaus koj daim ntawv xauj tsev. Zoo tshaj cia tus kws txiav txim plaub txiav txim hais tias xaus tau koj daim ntawv xauj tsev. Yog koj lub tsev puas ntau heev, tej zaum tus kws txiav txim ua txiav txim hais tias koj “muaj cai tawm tsev.” Qhov no txhais tau tias lub tsev ntawm nyob tsis tau lawm.

Yog hais tias muaj li no, tej zaum koj muaj feem mus ua ib daim ntawv hu uas **Emergency Tenant Remedies Act (ETRA)** (*Txoj Cai Pab Kho Xwm Ceev Rau Cov Neeg Xauj Tsev*) rooj plaub foob koj tus tswv tsev. Nyob ray ntawm rooj plaub ETRA, nug tus kws txiav txim kom nws hais tias daim ntawv xauj tsev xaus lawm. Zoo tshaj yog koj muaj ib tug kws lij choj pab koj rau ib rooj plaub li no. Saib peb daim ntawv qhia tseeb [Teeb Meem Xwm Ceev Kho Kom Sai](#).

Puas muaj dabtsi ntxiv kuv ua tau?

Yog koj tsis ua ntawv foob “Rent Escrow”, koj mus foob hauv tsev hais plaub Conciliation Court kom tau koj cov nyiaj them nqi tsev rov qab los. Koj mus foob thaum koj tseem nyob ntawm lossis tom qab koj tsiv tawm.

Hauv Conciliation Court, koj hais tsis tau kom kho tsev – tsuas yog nyiaj txiag xwb. Tsis tas koj muaj ib tug kws lij choj. Hais txog povthawj, yuav pab yog tias muaj tej yam xws li ntawv sau, tus neeg kuaj tsev daim ntawv, thiab cov duab luam tawm. Saib peb daim ntawv qhia tseeb [Chav Hais Plaub Pej Xeem Sib Foob](#).



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

© 2025 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.

TUS NEEG XAUJ TSEV DAIM NTAUV KHO TSEV – Lus Thov Kom Kho
TENANT’S REPAIR LIST – Request for Repairs

Dear (Nyjob zoo) _____ Date (Hnub tim) _____

Please make the following repairs within the next 14 days.
 Thov kho cov hauv qab no tsis pub dhau 14 hnub.

✓	TEEBMEEM (Problem)	PIB THAUM TWG (When it Started)	QHIA MENTSIS TXOG (Description)
KAB N TSAUM (Infestations)			
	Nas tsuag / mice		
	Kab laum / cockroaches		
	Kab txaj / bedbugs		
	Lwm yam / other		
FAIS FAB (Electrical)			
	Tsis muaj lub tsuas pa hluav tawv lossis puas No / broken smoke detector		
	Xaim fais fab tawm / exposed wiring		
	Fais fab tuag / short circuits		
	Tsis muaj lub npog qhov fais fab no cover plates on outlets		
	Lwm yam / other		
DEJ KHI AV HAUS TSEV (Plumbing)			
	Kav hlaus/Qhov viv txhaws clogged pipes/ toilet		
	Dej los tsis muaj zog bad water pressure		
	Kais dej nrog dej dripping faucets or leaks		
	Xau dej / no hot water		
	Lwm yam / other		
COV QHOV RAI (Windows)			
	Vij tsam hlaus tsis muaj/Ntuag missing or torn screens		
	Lav sab nraum tsis muaj/Tawg missing/broken storm window		
	Lav puas/tawg / broken/cracked glass		
	Lav puas/tawg missing/ broken locks		
	Tsis muaj lub liaj/Puas missing or damaged blinds		
	Lwm yam / other		

✓	TEEBMEEM (<i>Problem</i>)	PIB THAUM TWG (<i>When it Started</i>)	QHIA MENT SIS TXOG (<i>Description</i>)
COV QHOV ROOJ (<i>Doors</i>)			
	Tsis muaj lub liaj loj <i>no deadbolt locks</i>		
	Tsis muaj lub liaj loj lub liaj puas <i>broken or missing locks</i>		
	Tsis muaj pob qhov rooj/Puas <i>missing/broken door knobs</i>		
	Lwm yam / <i>other</i>		
PHAB TSHA/QAB NTHAB/HAUV PEM TEB (<i>Walls / Ceilings/ Floors</i>)			
	Tawg/Nti Xim / <i>chipped / flaking paint</i>		
	Phab ntsa to qhov lossis tawg pleb <i>holes or cracks in walls</i>		
	Phab ntsa lo av/Lo Xim <i>Dirt / stains on walls</i>		
	Ru tsev/qab nthab xau dej <i>leaky roof or ceiling</i>		
	Daim ntaub pua hauv pem teb to qhov / <i>holes in carpet</i>		
	Daim ntaub pua hauv pem teb tsis huv / <i>dirty carpet</i>		
	Lag zeb tsis muaj txhua/Tawg <i>missing/broken tiles or linoleum</i>		
	Cov tub rau khoom ntawm tsev mov puas / <i>broken kitchen cabinets</i>		
	Lwm yam / <i>other</i>		
QHOV CUB (<i>Furnace</i>)			
	Kub tsis txaus / <i>not enough heat</i>		
	Nkev dim pas / <i>gas leaks</i>		
	Lub ntsuas sov/no / <i>thermostat</i>		
	Lwm yam / <i>other</i>		
COV CAV/TSHUAB ME (<i>Appliances</i>)			
	Qhov cub ua noj/ci nqaij puas <i>broken stove/oven</i>		
	Tub yees puas / <i>broken fridge</i>		
	Lwm yam / <i>other</i>		
KEV RUAJ NTSEG/TSIS PUB NEEG PAUB/THAB (<i>SECURITY / PRIVACY</i>)			
	Tswv tsev nkag los tsis raws cai <i>illegal entries by landlord</i>		
	Lwm cov neeg xauj tsev phov heev <i>Disturbance by other tenants</i>		
	Tsoo tsev, nyiag khoom <i>Break-ins, vandalism</i>		
	Lwm yam / <i>other</i>		

✓	TEEBMEEM (<i>Problem</i>)	PIB THAUM TWG (<i>When it Started</i>)	QHIA MENT SIS TXOG (<i>Description</i>)
LWM QHOV CHAW (<i>Other Areas</i>)			
	Tej thaj nyom do/ <i>problems with yard</i>		
	Tus neeg xauj tsev qub tej kib nyiab / <i>trash from previous tenant</i>		
	Chaw nres tsheb muaj teebmeem <i>problems with the garage</i>		
	Qab daus xau dej them nqi fais fab, dej, cua sov/txias <i>leaky basement</i>		
	Them nqi fais fab, dej, cua so/txias & lwm yam / <i>Pay utility bills</i>		
	Lwm yam / <i>other</i>		

Tenant's Name

Tus Xauj Tsev Npe: _____

Tenant's Address

Tus Xauj Tsev Chaw Nyob: _____

Tenant's Signature

Tus Xauj Tsev Kos Npe: _____

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 _____