Xauv Tawm thiab Kaw Tsis Pub Siv los yuam Ntiab Tawm Tsev Txhaum Cai

Lock-Outs and Shut-Offs to Evict Are Illegal

Xauv Tawm thiab Kaw Tsis Pub Siv yog dabtsi?

Xauv tawm yog thaum koj tus tswv tsev yuam kom koj tawm tsev es tsis mus hais hauv tsev hais plaub ua ntej tso, xws li nws hloov lossis tshem tawm koj lub pob xauv qhov rooj. **Ua li no txhaum kevcai.** Yog tus tswv tsev kaw dej, cua so lossis fais fab kom koj tawm tsev, ua li ntawd yog kaw fais fab ntawm yog qhov kaw tsis pub siv thiab txhaum cai.

Tus tswv tsev tsuas ntiab tau koj tawm tsev los ntawm ua ntawv foob hauv tsev hais plaub xwb, hu ua foob ntiab tawm tsev. Yog qhov no tshwm sim, lawv yuav tsum xa ntaub ntawv tom tsev hais plaub tuaj. Cov ntaub ntawv yuav tsum muaj hnub ntiab tawm tsev. Thaum mus tom tsev hais plaub, koj mam muaj sijhawm los qhia koj sab.



Yog koj swb hauv tsev hais plaub, lossis yog koj tsis tuaj hais plaub, tus tswv tsev tau qhov txiav txim hu ua “Writ of Discovery.” Nroog cov tub ceevxwm yuav nqa daim ntawv Writ tuaj rau ntawm koj lub qhov rooj, qhia koj tias koj yuav tsum tawm tsis pub dhau 24 teev. Yog koj tsis tawm thaum txog lub sijhawm ntawd, nroog cov tub ceevxwm lossis tub ceevxwm yuav rov qab tuaj, muab koj tshem tawm, hloov lub pob xauj qhov rooj thiab nyob saib kom koj tshem koj cov khoom mus cia lwm qhov chaw.

Tus tswv tsev yeej yuam tsis tau kom koj tawm tsev yog tsis muaj daim ntawv Writ thiab tus tub ceevxwm. Tus tswv tsev hloov tsis tau lub pob xauv qhov rooj, kaw koj fais fab, dej, cua sov, muab koj tej khoom tshem rau nraum zoov, tshem tawm lossis muab daim lag ntoo los ntsia rau cov qhov rooj lossis qhov rais, lossis ua tej yam kom koj tawm. Tus tswv tsev *nug* thiab *hais* tau kom koj tsiv, tabsis tus tswv tsev *yuam* tsis tau kom koj tawm tsev tsuas yog nws mus hauv tsev tsev hais plaub.

Yog koj thiab koj tus tswv tsev xee daim ntawv xauj tsev, tabsis tus tswv tsev tsis kam koj tsiv los nyob, tej zaum qhov ntawd yog xauv tawm txhaum cai thiab.

Yog tias kuv tus tswv tsev hawv yuav muab kuv xauv tawm ne?

Qhia koj tus tswv tsev tias koj paub tias muab xauv tawm yog txhaum cai thiab nws yuav tsum ua ntawv ntiab koj tawm tsev thiaj yuam tau koj tawm tsev. Yog koj tus tswv tsev pheej hawv yuav xauv koj tawm, nqa nrog koj txhua sijhawm daim duab ID thiab tej ntawv qhia tias koj yog ib tug neeg xauj tsev tam sim no. Tej yam xws li daim ntawv xauj tsev, ntawv them fais fab, dej, cua sov, thiab ntawv them nqi xauj tsev. Nws yog ib qho zoo muaj cov no yog tias koj raug xauv tawm thiab yuav tau hu tub ceevxwm tuaj pab rov nkag mus hauv tsev.

Yuav ua li cas yog kuv raug xauv tawm?

Hu tus tswv tsev. Piav tias xauv tawm yog ib lub txim txhaum thiab nws yuav raug kaw thiab nplua (Minnesota Statutes 504B.225 and 609.606). Hais kom cia koj rov mus hauv tsev. Nqa daim ntawv tseeb no mus rau tus tswv tsev yog tias tsim nyob. Ua siab kom tu txhua lub sijhawm. Yog koj nrog tus tswv tsev tham tim ntsej tim muag, coj ib tug timkhawv nrog koj.



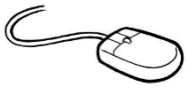
Yog tus tswv tsev tsis kam, hu rau tub ceevxwm. Piav tias ua li cas. Qhia tias koj paub tias muab xauv tawm yog ib lub txim hu uas "misdemeanor." Hais kom lawv hu tus tswv tsev thiab ntsib koj thiab tus tswv tsev tim lub tsev kom cia koj nkag mus hauv tsev. Muab daim ntawv qhia no rau lawv thaum lawv tuaj tim koj tsev. Muab povthawj qhia rau lawv tias koj nyob no, xws li ID, ntawv nqi fais fab, dej, cua sov lossis daim ntawv xauj tsev.

Yog ua li ntawd tsis tau, lossis yog koj nrhiav tsis tau tus tswv tsev, hu tus kws lij choj. Yog koj tau nyiaj ntsawg, hu koj lub hoobkas legal aid. Nrhiav koj qhov ntawm 1-(877) 696-6529. Feem ntau, tsab xov tooj ntawm tus kws lij choj mus rau tus tswv tsev xwb kho tau qhov teebmeem lawm.

Yuav ua ntawv foob rau xauv tawm hauv tsev hais plaub li cas?

Txawm yog koj muaj kws lij choj thiab tsis muaj los koj mus hauv tsev hais plaub thiab ua tau ntawv sai heev kom tau rov mus tau hauv koj lub tsev. Tej lub tsev hais plaub muaj daim ntawv zoo li daim no nrog txuas raug koj mus nrhiav tau lawv hauv online ntawm www.mncourts.gov. *(lus Askiv xwb).* Muab daim ntawv hauv tsev hais plaub lossis daim txuas raug thiab nqa mus rau tim koj lub nroog tsev hais plaub. Nqa tej yam qhia tau tias koj nyob hauv lub tsev ntawd, xws li koj daim ntawv xauj tsev, ntawv tsav tsheb, lossis nqi fais fab, dej, cua sov. Thov ntsib tus kws txiav txim sai li sai tau.

Yog koj tau nyiaj tsawg, nug tsev hais plaub txog qhov tsis tau them nqi lossis daim ntawv "tsis muaj peevxwm them" (Fee Waiver). Daim ntawv no hais kom tsev hais plaub zam txim koj cov nqi.



Koj ua tau daim Fee Waiver hauv online *(lus Askiv xwb)* siv qhov ib-kauj ruam-mus-ib-kauj ruam xam phaj.

Mus rau www.lawhelpmn.org/forms.

→ Nias rau *Court Fee Waiver*

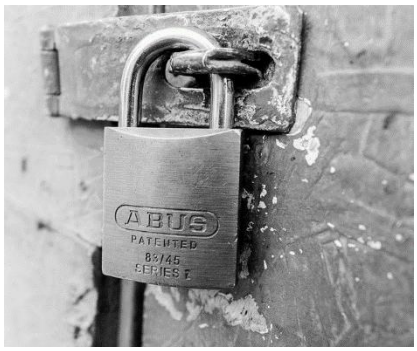
Thaum koj mus tim tsev hais plaub, nqa povthawj ntawm koj cov nyiaj tau los, xws li tw tshev, lossis povthawj tias tau kev pab ntawm tsoom fwv.

Tswv yim pab qhia Sau Daim Ntawv

Tej zaum koj tus tswv tsev yuav hais tias koj khiav tawm lub tsev kem. Yog koj cov khoom tseem nyob hauv thiab koj tsis tau qhia rau koj tus tswv tsev tias koj yuav tsiv tawm, ces koj tsis tau khiav tawm tsev. Tus tswv tsev yuav tsum ua ntawv foob ntiab koj tawm tsev ua ntej nws tshem tau koj cov khoom lossis hloov cov pob xauv qhov rooj.

Tej zaum koj yuav muaj cai kom cia koj mus rau hauv tsev txawm tias koj tsis tau tsiv mus nyob hauv. Koj kos npe rau daim ntawv xauj tsev thiab muab nyiaj rau tus tswv tsev them nqi tsev lossis cas tsev, koj yog ib tug neeg xauj tsev lawm. Tus tswv tsev yuav tsum cia koj tsiv los rau lub vaj tse raws li hnub sau hauv daim ntawv xauj tsev. Yog tus tswv tsev tsis kam cia koj mus hauv, koj muaj cai pib ua ntawv foob xauv tawm thiab kom cia koj mus tau hauv lub tsev.

Cov neeg nyob cov tsev ib ntus xwb los yeej muab lawv xauv tawm tsis tau. Xauv tsis tau koj tawm ntawm koj lub tsev txawm hais tias koj nyob hauv tsev laus, tsev rau cov neeg txiav dej cawv thiab tshuaj nyob, ib co tsev neeg tsis muaj vajtse nyob, thiab lwm yam vaj tse. Tej zaum cov tswv tsev uas khiav cov tsev zoo li no yuav hais tias lawv yuam koj tawm tau es tsis tas mus hais rooj plaub ntiab tawm tsev. Lawv hais tsis yog lawm. Txawm yog tias koj nyob hauv cov tsev ib ntus xwb, los koj muaj cov cai nyob hauv daim ntawv tseeb no. Koj hais tau kom tsev hais plaub yuam kom nroog cov tub ceevxwm pab koj rov qab mus hauv tsev sai li sai tau. Yog koj tsis paub tseeb tias koj lub tsev tamsim no puas muaj kev tiv thaiv ntawm qhov raug xauv tawm, tiv tauj koj lub hoobkas legal aid ntawm 1-(877) 696-6529.



Koj kuj nug tau kom tsev hais plaub teem rooj plaub los txiav txim seb tus tswv tsev puas tau them nyiaj (puas tsuaj) rau qhov muab koj xauv tawm. Tsev hais plaub yuav tsum xee ib daim ntawv rau koj coj tub ceevxwm nrog koj mus. Nroog cov tub ceevxwm muaj feem cia koj rov mus hauv, txawm tias lawv yuav tau tsoo tsev.

Koj qhov puas yog cov nyiaj koj poob lossis yuav tau siv vim raug xauv tawm. Qhia tsev hais plaub txog tej khoom puas, mus tsis tau haujlwm, mus tsis tau ntsib kws kho mob (lossis lwm yam), nqi them tsev pw, nqi roj thiab zaub mov, lossis lwm yam nqi. Khaws cov ntawv them nqi thiab nqa lawv mus hauv tsev hais plaub.

Koj kuj tau peb npaug rau qhov puas tsuaj (3 npaug koj cov nqi), lossis $500. Seb qhov twg ntau tshaj, ntxiv tus kws lij choj qhov nqi, ***yog tias:***

- Tus tswv tsev kaw koj fais fab, dej, cua sov, lossis nkev THIAB koj qhia tus tswv tsev txog lawm, tabtsis tus tswv tsev tsis hais kom rov qhib koj cov fais fab, dej cua sov raws li sijhawm tsim nyog.

LOSSIS

- Tus tswv tsev coj tau “phem.” Feem ntau, coj tau phem txhais tias dag, khib lav, lossis paub tias nws txhaum tabsi tseem ua thiab.

Yog koj yeej nyiaj puas, hais tus kws txiav txim cia koj muab nrho tawm ntawm koj qhov nqi tsev. Hais kom luam daim ntawv txiav txim rau koj. Yog tus tswv tsev ua ntawv foob ntiab koj tawm tsev vim tias koj tsis them nqi tsev, muab daim ntawv txog koj rooj plaub raug xauv tawm rau tus kws txiav txim saib.



Kuv foob kuv tus tswv tsev tom qab puas tau?

Yog koj tsis mus hais kom tsev hais plaub cia koj rov qab mus hauv tsev, koj foob tau tus tswv tsev tom qab hauv chav Tsev Hais Plaub neeg sib foob neeg. Ua zoo khaws tagnrho koj tej khoom povthawj thiab nug moo koj cov tim khawv. Yim ua sai yim zoo. Nco ntsoov tias yog koj tiv koj tus tswv tsev nyiaj, nws “tig rov foob koj” tau rau tej nyiaj puas yog koj ua ntawv foob. Saib peb daim ntawv 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.*

© 2027 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.

STATE OF MINNESOTA **DISTRICT COURT**

COUNTY OF _____

_____

Plaintiff (Tenant)

LOCK-OUT PETITION

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 have not abandoned my home. I was last there on _____ At that time, my personal property was still there.

6. The landlord has forced me out of my home by doing the following:

_____

_____

_____

7. The landlord did not go to eviction court for a Writ of Recovery (Minn. Stat. 504B.345), or the landlord did go to court, but did not have the sheriff act on the Writ (Minn. Stat. 504B.365).

8. I am entitled to triple damages or $500, whichever is more, plus attorney's fees (Minn. Stat. 504B.231, 504B.221) because:

- ¨ The landlord shut off my electricity, water, heat, or gas. I told him/her about it, but s/he did not try to restore service within a reasonable time.

  and/or

- ¨ The landlord has shown bad faith by:

  _____

9. My monthly income is $ _____ I can't afford to post money as security in this case.

10. I respectfully ask the court for an order:

A. To restore me to my home.
B. To have the sheriff serve the court's order on the landlord.
C. To have the sheriff to restore me to my home immediately, with or without the cooperation of my landlord.
D. Set a hearing under Minn. Stat. 504B.375 to hear my claims for possession.
E. Set a hearing under Minn. Stat. 504B.225 and .231 to hear my claims for damages, costs, and attorney's fees.
F. Award me costs if I win.
G. Allow me to deduct any money judgment against the landlord from my rent.
H. Rule that I do not have to pay security.

I certify that, to the best of my knowledge:

- This document is not being filed for an improper reason, such as harassment or delay; and
- My claims are supported by the law; and
- There is evidence for my claims and/or my denials.

I know that I may be fined or sanctioned by the court if this certification is false.
I declare under penalty of perjury that everything I have stated in this document is true and correct.
This document was signed in _____ County, State of Minnesota

Date: _____ Signed: _____