Guri ka xirashada ama ka Goynta Biyaha iyo Korontadu waa Sharci-darro

Lock-Outs and Shut-Offs to Evict Are Illegal

Waa maxay guri ka xirasho ama ka goyntu?

Ka xirashadu waa marka qolada gurigu ay guriga khasab kaaga saarto iyagoon maxkamad tagin marka hore, sida hadii ay bedelaan ama ay la baxaan qufulkaaga. **Waa sharci-darro.** Hadii ay qolada gurigu isku dayso inay guriga kaa saaraan iyagoo kaa goynaya biyaha, kulaylka, ama korontada, taasi goyn waana sharci-darro.

Qolada gurigu waxa kaliya oo ay guri kaaga saari karaan iyagoo xareysta dacwo maxkamadeed, oo la yiraa dacwada guri ka saarida. Haddii tani ay dhacdo, waa in laguu keeno warqado maxkamadeed. Warqadaha waa khasab inay ku qoran yihiin balan maxakamadu qabatay oo guri ka saarida ah. Kolka maxkamadda laga mudacayo, waxaa aad heli doontaa fursad aad ku sheegto sheekadda dhinacaaga.



Hadi maxkamada lagaaga adkaado, ama aadan maxkamada tagin, qolada guriga waxay heshaa amar la yiraa Amarka Soo Celinta (Writ of Recovery). Shariifka ayaa ku dhajin albaabkaaga Amarka ah inaad guriga uga baxdo 24-saac gudahood. Hadii aadan guriga uga bixin waqtigaa, shariifka ama bilayska ayaa soo noqon kara si ay guriga kaaga saaraan, ama ay u bedelaan qufulka ayna u kormeeraan inaad laabtaada rarato.

Qolada gurigu marna ma kugu khasbi karto inay guriga kaa saarto la'aanta Amar mas'uul sharci. Qolada gurigu ma bedeli karaan qufulada, kaama goyn karaan korontada iyo biyaha, dibada kuuma dhigi karaan alaabtaada, safiitana ma gelin ay guriga albaabadiisa iyo daaqadihiisa, mana sameyn karaan wax kale oo keeni kara inaad baxdo. Qolada gurigu waxa ay ku *waydiisan* kartaa ama kuu *sheegi* kartaa inaad guurto, laakiin qolada gurigu kuguma *khasbi* karto inaad guurto hadii aysan maxkamad tagin.

Hadii adiga iyo qolada gurigu aad saxiixdeen liis, laakiin qolada gurigu aysan kuu ogolayn inaad guriga u soo guurto, taa iyana noqon kartaa guri ka xirasho sharci-darro ah.

Ka waran hadii qolada gurigu ay iigu hanjabto inay guriga iga xiranayaan?

U sheeg qolada guriga inaad og tahay in guri ka xirashadu ay sharci-darro tahay, ayna tahay inay guriga kaa saaraan si ay kugu khasbaan inaad guurto. Hadii qolada gurigu ay kuugu hanjabayso inay guriga kaa xiranayso, mar walba sido aqoonsiga (ID) nuqulada waxyaabaha cadeynaya inaad guriga iminka degan tahay. Kuwaasi waxay noqon karaan waxyaabaha sida nuqul ah liiska guriga, nuqulada warqadaha lacagta korontada, rasiidyada kirada. Waa ay fiican tahay in kuwaa la haysto lacala hadii guriga lagaa xirto oo ay noqoto inaad bilayska wacdo si aad guriga u gasho.

Maxaan sameeyaa hadii guriga la iga xirto?

Wac qolada guriga. U sharax in guri ka xirashadu ay dambi tahay ayna xabsi aadi karaan ama la ganaaxi karo iyadoo la cuskanayo (Minnesota Statutes 504B.225 and 609.606). Waydii in laguu ogolaado guriga. Qaado warqadan xogta aruursan ah si aad u tusto qolada guriga hadii loo baahdo. Mar walba is deji. Hadii aad la kulmayso qolada guriga qof makhraati ah soo wado.

hadii qolada gurigu diido, wac bilayska. U sharax waxa dhacay. Sheeg inaad og tahay in guri xirashadu ay dambi tahay. Waydii inay wacaan qolada guriga ayna kula kulmaan adiga iyo qolada kale guriga si ay kuugu ogolaadaan inaad guriga gasho. Tus warqadan xogta aruursan ah kolka ay yimaadaan gurigaaga. Tus cadeyn ah inaad guriga ku nooshahay, sida aqoonsi (ID) warqada lacagta korontada ama liis.



Hadii ay taasi shaqeyn waydo ama aad heli waydo qolada guriga, wac qareen. Hadii aad danyar tahay, wac xafiiska gargaarka sharciyada (legal aid). Find yours at 1-(877) 696-6529. Badanaa, wicid uu waco qaraan qolada guriga ayaa xalisa dhibaatada.

Sidee ayaan maxkamad uga xareystaa dacwo guri ka xirasho ah?

Hadii aad leedahay qareen iyo hadii kaleba, waxa aad tagi kartaa maxkamad waxa aadna degdeg ku heli kartaa amar aad dib ugu noqonayso gurigaaga. Qaar ka mid ah maxkamadahu waxa ay leeyihiin foom ah sida kan halkan ku lifaaqan. Waxaad kaloo ka heli karaa mid khadka (online) ka ee www.mncourts.gov. Buuxi foomka maxkamada ama kan halkan ku lifaaqan ka dibna la tag maxkamada degmadaada. Soo qaado wax cadeynaya inaad guriga ku nooshahay, sida liiskaaga, laysinka, ama warqadaha lacagta korontada. Waydiiso inaad xaakim u aragto si degdeg ah.

Hadii aad danyarta tahay, waydiiso maxkamada in lagaa saamaxo khidmada maxkamada ama foomka la yiraa “awoowid la’aanta bixinta.” Foomkani waxa uu waydiistaa maxkamada inay saamaxdo khidmadaha.

Waxa aad ka abuuri kartaa mid khadkan adigoo isticmaalaya wareysiga talaabo-talaabada ah. *(ingiriisi kaliya)*



Gal shabakada www.lawhelpmn.org/forms.

→ Riix “Court Fee Waiver”

Kolka aad maxkamada tagayso la imow cadeyn dakhligaaga ku saabsan, sida, jeeg dabadood, ama cadeyn ah inaad hesho gargaar dowladeed.

Talooyin ku Saabsan Buuxinta Foomka

Qolada gurigu waxaa dhici karta inay ku andacooto inaad guriga cidlaysay. Hadii alaabtaadu ay wali guriga taal aadana ku oran qolada guriga waa baxayaa, kolkaa ma aadan cidlayn guriga. Qolada gurigu waa khasab inay ka xareystaan dacwo guriga ka saarid ah maxkamad ka hor inta aysan alaabtaada rarin ama aysan qufulada bedelin.

Waxaa dhici karta iyana inaad xaq u leedahay in guriga laguu ogolaado inaad gasho xataa hadii aadan wali guriga soo degin. Haddii aad saxiixday heshiis (lease) aadna siisay qoladda guriga lacagtii kiradda ama lacagta dabaajiga ah, kolkaa wixii ka dambeeya waxaa tahay kirayste. Mulkiilaha gurigu waa khasab inuu kuu ogolaado inaad guriga u soo guurto maalinta uu heshiisku (lease) bilowdo. Hadii qolada gurigu ay diido inay kuu ogolaato inaad guriga soo dagto, kolkaa waxaad xaq u leedahay inaad bilwdo dacwo guri ka xirasho ah gurigana laguu ogolaado.

Xataa dadka guryaha ku meelgaarka ah ku nool lagama xiran karo guryaha. . Haddii aad saxiixday heshiis (lease) aadna siisay qoladda guriga lacagtii kiradda ama lacagta dabaajiga ah, kolkaa wixii ka dambeeya waxaa tahay kirayste. Mulkiilaha gurigu waa khasab inuu kuu ogolaado inaad guriga u soo guurto maalinta uu heshiisku (lease) bilowdo. Waa ay khadlan yihiin. Xataa hadii ku nooshahay guri ku meelgaar ah, waxa aad leedahay xaquuqdan ku qoran warqadan xogta aruursan. Waxa aad ka codsan kartaa maxkamadu inay amarto in shariifku kaa caawiyo inaad degdeg guriga ugu noqoto. Haddii aadan hubin in hoygaaga ku meelgaarka ah laga mamnuuco ka xirashada dadka, la soo xiriir xafiiska gargaarka dhanka sharciyada (legal aid) ee khadkiisu yahay 1-(877) 696-6529 markiiba.

Waxaad kaloo ka codsan kartaa maxkamada inay qabato balan dacwo dhagaysi ah si ay u go'aansato in qolada gurigu ay tahay inay adiga ku siiso wax lacag ah (qaan) oo ah guri ka xirashada. Maxkamadu waa inay saxiixdo amarka aad ula tagayso shariifka. Shariifka ayaa kuu ogolaanaya inaad guriga dib ugu noqoto, xataa hadii ay ka maarmi waayaan inay jabiyaan.



Qaantaadu waa wixii lacag ah ee kaaga dhumay ama aad ay noqotay inaad kharash garayso xirashada guriga awgeed. U sheeg maxkamada wixii alaab ah ee aad leedahay ee wax noqday, shaqo gafid, balamo gafidyo, biilalka hudheelada iyo kharashyada cuntada, ama wixii kale ee kharash ah ku galay. Xafido rasiidyada maxkamadahana u soo qaado.

Waxaad kaloo heli karaa qaan sedex jibaarana h (qaantaada oo 3 lagu dhuftay), ama $500, labada hadba kii badan, iyo waliba bixinta khidmada qareenka, ***hadii***:

- Qolada guriga ay korontada, biyaha, ama gaaska ay kaa goyso AADNA u sheegtay qolada guriga, laakiin qolada gurigu aysan isku dayin in korontada dib laguugu soo celiyo waqti macquul ah gudihii..

AMA

- Qolada gurigu ay ku dhaqmaysay “laqdabo.” Laqdabada badanaa macnaheedu waa been sheeg, khaa’inimo ama ogaanta in arrini ay khalad tahay laakiin ay iska sameeyeen.

Hadii laguu xukumo xaq lacageed, waydii maxkamada inay kuu ogolaato inaa lacagtaa xaqqa ah aad ka jaran karto kiradaada. Ka hel nuqul amarka. Hadii qolada gurigu ay kaa xareysato dacwo guri ka saarid ah oo ku saabsan kiro aan la bixin, tus xaakimka amarka dacwada guri ka xirashada ah.

Ma dacaweyn karaa qoladda guriga ha dhow?

Haddii aadan maxkamad tagin si aad guriga ugu noqoto, waa aad ka dacaweyn kartaa qoladda guriga ha dhow Maxkamadda Dhexdhexaadinta (Conciliation Court). Hubi inaad haysato dhamaan daliilahaaga aadna raadiso cidii makhaari ah. Degdeg ugu dhaqaaq arrintan. Xasuunow, hadii ay qolada gurigu ay wax lacag kugu leeyihiin adiga, iyana “waa ay kuu sheegan karaan” qaan ah wixii ka baxay hadii ay dacwo xareystaan. Eeg warqadayada Xogta aruursan ee *Maxkamadaha Dacwadaha Madaniga*.

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.*

© 2027 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)

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: _____