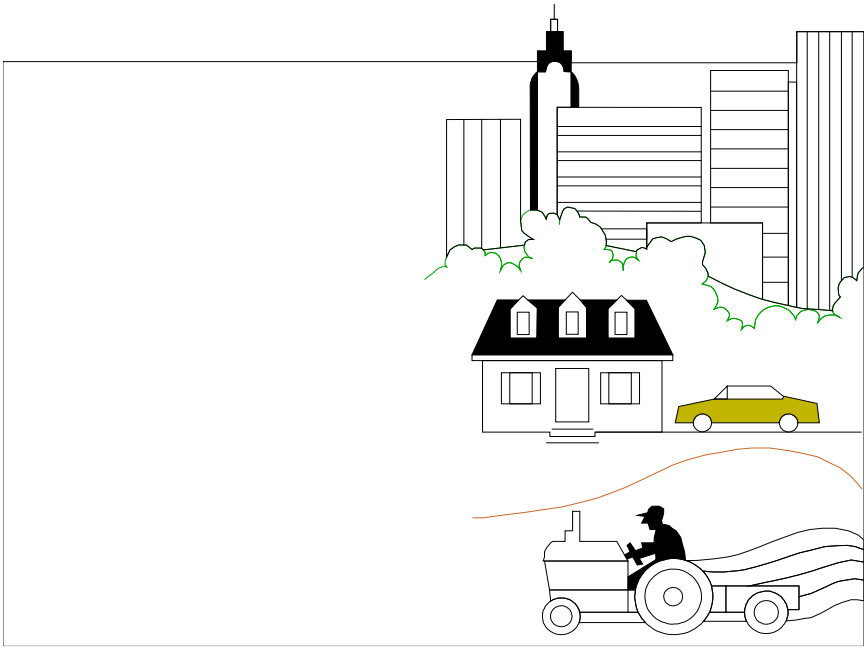
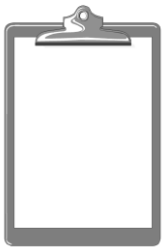
Xuquuqda Dadka Guryaha Kireysta Ee Minnesota

Tenants' Rights in Minnesota



Cutubka 1. Ka-hor Intaan Guri la Kireysan0



Kormeerid

Markaad guri raadsaneyso, waa in aad soo aragto meesha aad rabto inaad ku noolaato. Ha ka yeelin kireeyaha inuu ku tuso gurigaad rabto "mid la mid ah." Si taxaddar leh u samee kormeerid fiican. Iska fiiri wixii cillado iyo dhib kale ah. Iska hubso tuubbooyinka, nalalka, qalabka, kuleyliyaha, santuuqa korantada, fure kasta, iyo daaqadaha. Fur biyaha qasabadaha, suulliga, fur daaqadaha, oo shid nal kasta. Waxaa kuu fiican in aad qorato wax kasta, gaar ahaan haddii aad u malayneyso in aad baahan doontid. Liiska dayactirka ka fiirso buugyarehan qeybiisa dambe oo ku qoro wixii aad aragto. La hadal dadka kale ee kireystay guryaha ama dhismaha ee hadda ku dhex nool. Weydii in ay wax cabasho ah ka qabaan dhismaha ama maamulka. Xataa haddii aadan soo arag guriga inta aadan kiraysan ka hor, mulkiilaha gurigu waa inuu kuu sheego kolka aad bilowdo inaad kiraysato ama labada asbuuc ee ugu horeeya xaquuqdaadda ah inaad sameysato balan fartashaad ah oo adiga iyo mulkiilaha aad isla eegaysaan guriga.

Hubso Sharciyada ay Jebiyeen

Haddii aad rabto guri dabaq ah, soo baaro wixii ka qoran cinwaankaas oo ah sharci-jebinta gobolka ama xeerarka guryaha. Waxaad taleefan kula xiriiri kartaa maamulka magaalada, waaxda caafimaadka ama waxaad ka baaran kartaa intarnetka. Iska firii haddii ay jiraan wax ay tahay in aad guriga ka sii ogaato. Haddii aad u maleyneyso in ay dhibaato ka imaan karto guriga markaad kormeerto, runtii waxaa muhiim ah in aad ficil sameeyo. Xafiisyo ayaa kuu sheegi kara haddii ay guriga wax dhib ka jiraan, markii ugu dambeysay ee la kormeeray, iyo wixii xal ah oo laga qabtay dhibaatooyinkaas.

> Dhismeyaal dabaqyo ah oo guryo badan ayey ugu badan yihiin guryaha la kireysto. Guri keligiis ah, guri la jiito, guri laba dabaqyo ah, kuwa isku dheggan ayaa ka mid ah guryaha la kireysto. Buug-yarehan oo dhan ereyga la isticmaalayo waa "guri" ayadoo loola jeedo nooc kasta oo ka mid guryaha la kireysto oo dhan.

Waxaa laga yaabaa in ay dhibaatooyin ka jiraan guriga xitaa haddii aan lagu sameyn wax kormeerid ah. Qaar badan oo ka mid ah magaalooyinka yaryar iyo meelaha miyiga ah ma laha wax ah kormeerid ama diiwaan qoran.

Milkiileyaasha guryaha waa in ay ku ogeysiiyaan go'aan kasta iyo amarro kormeerid ah haddii lagu ganaaxay. Amar wixii laga soo saaray waxaa loola jeedaa in milkiilaha guriga lagu amray in uu hagaajiyo dhibaatooyin, laakiin wakhtigii loo qabtay kama dhamaan ama shaqadii lama qaban. Milkiiluhu waa in uu ku ogeysiiyo wixii amar ka dhan ah **ka hor** inta aadan saxiixin heshiiska kirada ama aad bixin kiro ama deebaaji. Kireeyuhu waa in uu kireyste kasta siiyaa koobbi cusub oo ah amarradii loo soo diray

1. In lagu ganaaxay dhibaato halis ku ah caafimaadka ama badqabidda dadka guriga kiraystay. Waxaa ka mid ah dhibaatooyin ka jira guryaha iyo goobaha caamka ah ee dhismaha.

2. Amar ah dhaliil markaas taagan oo sheegeysa in dhismaha ama guri ka mid ah "uusan u qalmin in ay dad ku noolaadaan."

Kireeyaha sidoo kale waa in uu meel ku soo dhejiyo ogeysiis ay ku qoran yihiin gebi ahaan amarrada kale ee ah kormeeridda guriga ee aan khatar ku ahayn caafimaadka iyo badqabidda dadka guryaha kireystay, **laakiin lagu mar hore lagu ganaaxay**. Ogeysiiskaas waa in lagu dhajiyo meel si fudud loogu arki karo.

Liiska Dhibaatooyinka

Haddii aad go'aansato in aad kireysato guriga ka dib markaad kormeerid ku sameyso, waa in aad liis qoraal ka sameysato dhib kasta. Haddii aad sameysato liiska markaad kormeeridda sameyso, milkiilaha waa in uu saxiixo. Haddii aadan markaas liis sameysan, haddaba sameyso oo milkiiluhu ha kuu saxiixo. **Koobbi ka sameyso** oo meel dhigo. Liiskaas mar kale ayuu kugu caawin doonaa haddii aad u baahan tahay in aad dayactir ama waxa uu noqonayaa caddeyn in wixii dhib ah oo kaa horreeyey aadan adigu masuul ka ahayn. Liis tusaale ah ka eego qeybta ugu dambeysa buugyarehan.

Adigu Soo Ogow Qiimaha Kirada



Ka hor intaadan guri kireysan, adigu soo ogow qiimaha kirada guriga. Kirada ka sokow, waxaa laga yaabaa inaad bixiso kharashka kuleyliyaha, biyaha, nalalka, ama kharashaad kale. Waxa kale oo aad soo ogaan kartaa kharashaadka adiga weydiinaya dadka kale ee guryaha kireysta. Waxaa laga yaabaa in lacag lagaaga qaado qashinka ama adeegyo kale.

Haddii aqalku leeyahay qalab ah cabbire (gaas, biyo, koronto, iwm.), qalabkaas haddii loo isticmaalo wax ka badan hal guri waxa uu noqonayaa qalab la wadaago. Markaas biilka adeegyadaas waa in lagu soo qoro magaca milkiilaha. Waxa keliya oo ka baxsan waa biilka korontada. Waxa ay ku xiran tahay shirkada korontada, laakiin biilku waxaa lagu soo qoraa karaa magaca kireystaha haddii isticmaalka ka baxsan guriga kirada ah uu yar yahay (tusaale ahaan, hal nal oo ifiya luuqa guryaha).

Korontada la wadaago milkiilaha waxa uu ka yeeli karaa labo mid uun:

- Inuu ku rakibo guriga mitir uu asagu leeyahay si uu u cabiro qaybtaada (arrintan waxaa la yiraa “mitirka hoosaad’) ama
- Uu u qaybiyo kharashka korontada kiraystayaasha wadaaga isla hal mitir.

Haddii uu milkiilaha guriga u kala gooyo kharashka korontada (UUSAN ku rakibin guriga mitir hoosaad), qaabka uu u sameeynayo milkiilaha gurigu taa iyo inta goor ee kharashkaa lagugu soo

dalacayo waa in lagu qoraa heshiiska (lease) ka guri kiraysiga. Milkiilaha gurigu waa inuu ku siiyaa nuqulo kharashaadka korontada ee sarta ee 2 dii sanno ee la soo dhaafay.

Haddii uu milkiile cusub la wareegay dhismaha wax ka yar 2 sano ka hor, waxaad ka heli karto oo keliya waa biilasha korantada laga bilaabo wakhtiga uu milkiilaha cusub la wareegay.

Mulkiilaha gurigu waa ku qoraa dhamaan khidmadaha ku jira cadadka guud ee kiradda wixii xayeysiin ah ee uu samaynayo.

Waxaa jira dhowr barnaamij oo ka caawiya kiraystaasha inay bixiyaan kiradda. Wixii akhbaar ah ee kale, ka eeg Manfacyadda Guryahah 101 (Housing Benefits 101) : Siyaabaha lagu Bixiyo Kiradda Kharashka Guryaha ee ku jira barta
https://mn.hb101.org/i/datapage/ways_to_pay.htm

Soo Hubso In Uusan Xaraash Aheyn Guriga Aad Rabto

Ka hor intaadan saxiixin heshiiska kireystaha, milkiiluhu waa in uu kuu sheego haddii laxaraashayo guriga. Haddii uu milkiiluhu kuu sheegi waayo guriga oo xaraash ku jira, waxaad la aadi kartaa maxkamad adiga oo ka codsanaya $500 oo ah ganaax madani ah. Haddii aad noqoto kirayste gurigii aad kiraystanayna uu noqdo mid la xaraashayo, waxa aad xaq u leedahay inaad guriga ku sii jirto ka gadaal mudadda xaraashka guriga. Waxaa jira hal mar oo aadan sidaas sameyn karin: haddii milkiilaha cusub uu halkaas ku noolaan doono. Markaas, waxaa waajib noqoneysa in lagu siiyo ogeysiis ah 90 maalmood ah oo aad kaga guurto. Hubso in aad haysato macluumaad kasta oo aad u baahan tahay ka hor intaadan saxiixin heshiiska kirada.

Codsashada Heshiiska Kiradda (Lease)

- Waxaa aad xaq u leedahaya inaad siiso qoladda guriga aad uga jirto lambarka aqoonsiga canshuur-bixiyaha (ITIN) haddii aadan haysan lambarka sooshal sakuuratida (social security).

- Qoladda gurigu ma diido karto codsigaaga kiradda iyadoo diidmadaa lagu salaynayo kiis guri ka saarid ah oo aad ku lug lahayd oo aad ama ku guulaysatay ama aysan maxkamaddu amrin guri ka sarid..

Lacagta Codsiga

Waxaa laga yaabaa in aad codsiga guriga ku bixiso lacag (ama lacagta baarista). Lacagtaas waxaa lagu bixiyaa kharashka lagugu soo baaranayo ee meelaha lala xiriirayo, sumcaddaada, iyo dambiyo aad horay u soo gashay. Milkiiluhu waa in uu soo baarto kireysteyaasha midba mar, oo hal mar ayuu lacagta baarista ka qaadi karaa qof kasta. Tusaale ahaan, kireeyuhu hal guri awgiis dadka ugama qaadi karo dhowr lacagood.

Weydii kireeyaha lacagtaas haddii aadan adigu guriga kireysan. Adigu ogow in lacagtaas lagu siin doonto iyo in kale. Lacagta aan la isu celin waa lacag aan kuu soo **noqoneyn** adiga. Laakiin lacagtaas waa in ay lcag "macquul ah" noqoto. Milkiiluhu waa in uu dib kuugu soo celiyo

lacagtaada haddii aan loo adeegsan in lagugu soo baarto. **Caddeyn ka qaado** mar kasta oo aad codsiga guryaha lacag ku bixiso.

1. ka hor intadaan bixin lacagta codsiga, mulkiiluhu waa inuu kuu sheegaa
2. waxyaabaha sabab u noqonaya in si toos ah laguugu diidayo guriga iyo magaca, cinwaanka iyo lambarka taleefanka ee shirkadda baarista kireystaha ee la isticmaali doono si laguugu soo baarto taariikh ahaan.

Adiguna Hubso in aad gebi ahaan si daacad ah u buuxiso codsigaaga. Haddii aad been sheegto ama aad ka tagto macluumaad muhiim ah, milkiiluhu wuu kugu dacweyn karaa oo lacag ayuu kaaga heli karaa.

Curaarta Hashiiska Ka Hor pre lease deposit

Milkiileyaasha qaarkood waxay kaa codsanayaan in aad lacag dhigto haddii aad rabto guri dhisme ka dhex yaalla. Lacagtaas ayaa la yiraahdaa "curaar lagaa sii haynayo" ama curaarta heshiiska ka hor. Waa wax ka duwan deebaajiga caadiga ah sababtoo ah waxaad bixineysaa wakhtiga aad codsaneyso guriga. Waxa ay **ka horreysaa** milkiiluhu intuusan kugu soo baaran taariikh hore iyo intaan la go'aansan in guriga lagaa kireeyo. **Lacagtaas ma ahan lacagta baarista.**



Kireeyuhu kaama qaadi karo lacag curaar ah ka hor inta uusan dhicin heshiiska qoran. Heshiisku wuxuu qeyb ka noqon karaa codsiga hore. Si taxaddar leh u akhriso wax kasta ka hor intaadan saxiixin. Heshiiska waxaa ku qoran sharciyo la xiriira lacagta in la soo celinayo ama aan la soo celineyn. Haddii uu milkiiluhu kaa kireyn waayo guriga, waxaa **khasab ah** in laguu soo celiyo curaartii heshiiska ka hor Haddiise milkiiluhu kaa kireeyo guriga, curaarta heshiiska ka hor ayaa laga dhigayaa mid laguugu xisaabiyo curaarta ama kirada guriga. Hase yeeshee, haddii kireeyuhu ku yiraahdo waad kireysan kartaa guriga balse aad adigu ka noqoto, kireeyaha waxaa loo oggol yahay in uu qaato lacagtii curaarta ahayd ee heshiiska kirada ka hor. Waxa ay ku xiran tahay waxa uu dhigayo qoraalka heshiiska. **Akhriso heshiiska ka hor intaadan saxiixin.**

Lacagta Curaarta

Mar kasta iska weydii haddii lagaa rabo curaar. Haddii lagaa rabo, iska ogow inta ay noqon doonto iyo waxa lagu sameynayo. Markaad lacagtaas bixiso **ka qaado caddeyn.** Iska hubso in ay caddeyntu sheegeyso "curaarta guriga" ama "curaarta horumariska ah."

Baro Kireeyaha



Waxaa muhiim ah in la barto kireeyaha iyo milkiilaha dhismaha. Sidoo kale waa in la ogaado sida loola xiriirayo kireeyaha guriga ama milkiilaha.

Magaca iyo cinwaanka milkiilaha dhismaha waa in lagu dhejiyo meel caamka ah ee dhismaha dabaqa ah. Weydiiso in lagu tuso.

Takoorid

Kireeyeyaashu ma diidi karaan in ay qof ka kireeyaan guri iyadoo sababtu tahay

- isirka qofka
- midabka
- caqiidada
- diinta
- asalkii hore
- jinsiga
- xaaladda xaas ahaaneed
- nooca jinsiga
- naafannimo
- da'da (magaalada St. Paul oo keliya)
- in la haysto carruur (marka laga reebo marmar)
- arrinta ah inaad qaadato cayr ama kiradda lagaa kabo
- inaad haysato warqadda Qaybta 8 (Section 8) (Minneapolis kaliya)

Waxaa sharci darro ah in uu takoorid awgeed kireeye guri kuu diido, in la iska jaro adeegyo, in kiro la isku kordhiyo, ama in guri la iska saaro sababahaas awgood.

Haddii aad tahay naafo dhib ku qabi kara guriga, waxa aad xaq u yeelan kartaa "qaabbilaad macquul ah" Qaabbilaadda macquulka ah waa is beddello kuu suurta gelinaya in aad gali karto, ku noolaan karto ama isticmaali karto guriga. Qaabilaadda macquulka ah waxa ay noqon kartaa sida

- Inaad codsato wakhti si aan guriga lagaaga saarin oo aad hesho adeegyo kugu caawiya in aad raacdo sharciyada heshiiska kirada. Tusaale ahaan, hawlaha nadaafadda guriga, adeege bulsho oo xalliya muranka kireeyaha ama kireysteyaasha kale, ama adeegyada caafimaadka si loo qoro daawo kaa caawin karta in aad si fiican u raacdo xeerarka heshiiska.

Haddii aad caddeyso in adiga lagu takooray, waxaad ku heli kartaa lacag, guri ama gargaar kale.

- Waydiisiga ogolaanshaha haysiga eyga adeega ama xayawaan kale oo aad ugu baahan tahay inaad ku haysato guriga iyadoo sababtu tahay naafanimadaadda. Marmarka intooda badan, milkiilaha gurigu waxa uu ku waydiisan karaa inaad ka keento warqad ama cadeyn kale dhaqtar ama xirfadlayaal kale oo og naafanimadaadda. Waxa aad xaq u leedahay adeeg ama xayawaan gargaar xataa haddii ay jiraan xeerar oranaya “lama ogola” xawayaanka yar ee guri jooga ah. Haddii aad xaq ugu leedahay maciin macquul ah ujeedaddan awgeed, milkiilaha gurigu kuguma soo dalici karo lacago siyaado ah haysashada ey ama xawayaan yar oo kale awgeed. Haddii qoladda guriga aad uga jirtaa ay soo dalacdo dadka “khidmadda xayawaanka,” guri jooga ah, waa khasab inay kuu sheegto inysan jirin wax khdimad oo dheeraad ah oo la isaga rabo xawyaankaaga

gargaarka ama adeega. Mulkiilaha guriga ee ogolaadda xayawaan in guriga lagu haysan karo ma codsan karo in xayawaanka cidiyaha laga jaro ama codka laga xiro.

- Meel gaar ah oo la dhigto wax gaadiid kuu ah oo ku dhow albaabka guriga haddii uu socodku dhib kugu yahay adiga. Waxaad codsan kartaa meel kuu gaar ah xataa haddii barxadda baabuurta aan la kala lahayn, oo ay jiraan meelo kale oo badan oo "boosaska naafada" lagu calaamadiyey.

Haddii aad dareento in uu kireeyuhu ku takooray, la xiriir qareen. Halkan waxaa kuugu qoran xafiisyo laga yaabo in ay ku caawin karaan

- Gargaarka sharciyada (legal aid) ee deegaankaaga 1-(877) 696-6529
- US Department of Housing and Urban Development (HUD) Housing Discrimination Hotline *(Waaxda Mareykanka ee Guriyeynta iyo Horumarinta Magaalooyinka (HUD) Khadka Tooska ah ee Takooridda Guriyeynta)*: 800-669-9777, TTY: 800-927-9275 ama khadka (online) https://www.hud.gov/reporthousingdiscrimination
- Minnesota Department of Human Rights *(Waaxda Xuquuqda Aadanaha ee Minnesota)***:** 800-657-3704, TTY: 612-296-1283

Baarista Kireystaha



Kireeyeyaasha guryaha badanaa waxay isticmaalaan shirkadaha baarista kireystaha si ay wax uga ogaadaan kireystaha inta aan guriga laga kireyn. Shirkadaha baaritaanka waxay soo sheegaan macluumaadka sida taariikhda kirada, dadka sharci ahaan loo diidi karo (guri laga soo saaray), taariikhda sumcaddooda, iyo dambiyada lagu soo helay. Shuruucda gobolka iyo federaalka ayaa xukuma shirkadahaas. **Waxaad xaq u leedahay inaad dacwad ka gudbiso shirkadda baaritaanka kireystaha haddii aysan raacin sharciga.** La xiriir qareen ama xafiiska deegaankaaga ee adeegyadda dhanka sharciga khadka ah 1-(877) 696-6529 haddii aad dhibaatooyin ku qabto shirkad soo baarida kireystaha ah.

Warbixinta Baarista Kireystaha

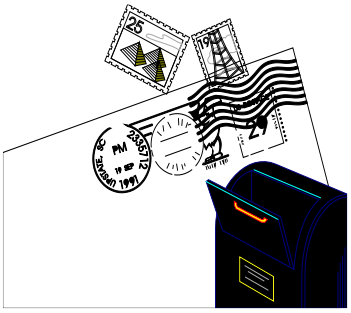
Waxaad xaq u leedahay koobbi inaad ka hesho warbixintaada baarista kireystaha. Shirkadda baarista kireysteyaasha waa in ay ku siiso koobbiga warbixinta baarista kireystaha markaad ka codsato. Shirkadda baarista kireysteha ayaa laga yaabaa in ay kaa rabaan in aad bixiso lacagta koobbiga warbixintaada, laakiin kuguma dallici karaan wax ka badan $9. **Haddii guri laguugu diiday 30-kii maalmood ee la soo dhaafay macluumaadka ku jiray warbixintaada awgeed, koobbiga warbixintaada waxay noqoneysaa lacag la'aan.**

Waxaa kuu fiican inaad aragto macluumaadka qoran ee ay shirkadda baarista kireystaha adiga kaa hayso. Haddii macluumaadka baarista kiraystaha uu xun yahay, waxay adkaan kartaa inaad hesho kireeye guri kaa kireeya.

Warbixinta soo baarida kirastahu waa khasab inay sax tahay. Shirkadda baaritaanka samaynaysaa waa khasab inay eegto diiwaanadda maxkamadda si ay u hubiso inay sax yihiin 24-saac ka hor inta aysan siin qoladda guriga. In kastoo shirkadda baaridu ay tahay inay sameyso eegidan, warbixinadda soo baariddu marmarka qaarkood waxaa ku jira akhbaar khalad ah oo ku saabsan kiraystaha. Dhowr sababood awgood ayey sidaas u dhici kartaa. Sababta ugu badan ayaa ah in uu kirayste magac la wadaago dad badan (tusaale ahaan, George Jones). Markaas oo kale, macluumaad ku saabsan dad ay magacyadoodu isku mid yihiin ayaa laga yaabaa in ay soo dhex galaan warbixintaada baarista kireystaha. Warbixintu sidoo kale waxa ay u khaldami kartaa waa iyada oo macluumaadka laga soo helo meelo aan lagu kalsoonaan karin. Warbixinta baarista kiraystaha waa in lagu qoraa taariikhda dhalashada iyo magaca kireystaha oo buuxa haddii la heli karo. Sidaas ayaa yareyn karta tirada khaladaadka dhici kara.

Waxaad xaq u leedahay in aad ka doodid wixii macluumaad ah ee ku jira warbixintaada baarista. Haddii aad u maleyneyso in warbixintaada baarista ay ku jiraan waxyaabo khaldan, shirkadda baarista kireystaha waa in ay soo baaraan waxa aad ka diiddo. Haddii baaristoodu muujiso in uu macluumaadku khaldan yahay, ama haddii macluumaadka aan dib loo soo xaqiijin karin, shirkadda baarista kireystaha waa in ay soo saxdo ama masaxdo. Waxaad sidoo kale xaq u leedahay inaad sharxi karto waxyaabaha ku jira warbixinta iyo sababta aad ku diideyso.

Maxaa Dhacaya Haddii Warbixinta Kireystaha Awgeed La I Soo Diido?



Haddii mulkiiluhu kaa qaado lacagta codsiga, waa in lagu siiyo magaca, cinwaanka iyo lambarka taleefanka shirkadda baaritaanka kiraystaha ee ay adeegsadaan. Haddii laguu diido warbixintaada baarista kireystaha awgeed waa inaad hubisaa waxyaabaha ku qoran.

- U tag ama waraaq u qor shirkadda baarista kireystaha oo weydiiso koobbiga qoraalkooda warbixinta. Xusuusnow, haddii aad weydiiso 30 maalmood gudahood markii laguu soo diiday guriga, koobbigu waa lacag la'aan. Haddii kale, waa in aad iska bixiso lacagta koobbiga warbixinta.

- Waa in aad haysato aqoonsi markaad codsaneyso koobbiga warbixintaada baarista kireystaha. Haddii aad codsigaaga ku soo direyso boostada, codsiga soo raaci koobbiga kaarkaaga aqoonsiga ama laysanka baabuurka.

- Shirkadda baarista kireystaha waa in ay si dhakhso leh wax uga qabataa markaad weydiisato koobbiga warbixintaada. Taas macnaheedu waa haddii aad si shakhsi ah ugu timaaddo xafiiska inta lagu jiro saacadaha shaqada caadiga ah, shirkadda baarista kireystaha waa in ay ku siiso koobbiga warbixinta isla wakhtigaas.

  Haddii aad codsigaaga soo dirto oo aad soo weydiisato in laguu soo diro, shirkadda

baarista kireystaha waa in ay kuugu soo dirto koobbiga warbixintaada **5 maalmood oo ah kuwa shaqada gudahood**.

Waxaad sidoo kale soo codsan kartaa "ku-sheegidda taleefanka." Taas macnaheedu waxa weeye in warbixintaada taleefanka laguugu akhriyo. Si aad u codsato ku-sheegidda taleefanka, soo dir codsi qoraal ah, oo aad soo raaciso koobbiga aqoonsigaaga. Codsigaagu waa in aad ku sheegto maalinta aad taleefan soo direyso, iyo in aad rabto warbixinta in laguu akhriyo isla maalintaas. Haddii aad codsatay ku-sheegidda taleefanka, shirkadda baarista kireystaha waa in ay taleefanka kuugu akhriyaan warbixinta maalinta aad ku sheegatay codsiga qoran. Xusuusnow, ku-sheegidda taleefanku kuuma ilaalinayso xuquuqda ah in aad hesho koobbi

- Si taxaddar leh u akhriso warbixinta baarista kireystaha. Ka dhex raadi macluumaad khalad noqon kara. Warbixintu waa in ay muujiso dhammaan macluumaadka ay shirkaddu kaa hayso ee ugu jira feylalka, iyo waliba halka ay macluumaadka ka soo heleen

- Haddii ay warbixintu tahay macluumaad khaldan, ka codso shirkadda baarista kireystaha in ay soo baaraan. Waxaa fiican in aad uga codsato si qoraal ah. Koobbi ah warqaddaas adigu naftaada u hayso.

- Shirkadda baarista kireystaha waa in ay baaraan wixii macluumaad ah ee aad aragto in ay khaldan yihiin. Baaristaas ayaa laga yaabaa in lagu soo ogaado in uu macluumaadku khaldan yahay ama in aan la xaqiijin karin. Hadday sidaas dhacdo, shirkadda baarista kireystaha waa in ay ka masaxdo macluumaadkaas warbixintaada.

- Ka codso shirkadda baarista kireystaha in ay ogeysiis u dirto qof kasta oo helay koobbiga warbixintaada 6-dii bilood ee la soo dhaafay. Ogeysiiska waa inuu u sheego in uu macluumaadku khaldan yahay oo laga saaray warbixintaada. Shirkadda baarista kiraystaha ma soo diri karto ogeysiiskaas ilaa aad adigu ka codsato mooyee. Waa muhiim in aad sidaas sameyso.



- Waxaad xaq u leedahay inaad u sheegto "sheekada dhinacaaga" dhammaan macluumaadka ku taxan warbixintaada oo aan laga saari karin warbixinta. Waa kuu fiican in aad sidaas sameyso si aad u sharxi karto sababta ay macluumaadka kirada ah ee xun ugu jiraan warbixintaada qoran oo ah warbixintaada oo bilaash ah. Waa in aad hesho koobbi qoran oo ah warbixintaada.

Qoraalka aad wax ku sharxayso waa in uu noqdo 100 eray ama wax ka yar. Shirkadda baarista kireystaha waa in ay sharxiddaada qoraalka ah ku daraan warbixintaada baarista kireystaha. Sidoo kale waa in ay soo diraan sharxid qoran oo ay la socdaan dhammaan koobbiyada warbixinta baaristaada kireystaha ee mustaqbalka.

<u>Tusaale ahaan</u>

Kireeyaha guriga ayaa isku dayey in uu sannadkii hore kaa saaro guriga adigoo bixin waayey kiradaada. Waxaad joojisay bixinta kirada sababtoo ah kireystuhu ma uusan sameyn dayactir ay ku amreen maamulka magaalada in uu sameeyo. Dacwad-dhageysiga, adigaa ka guuleysatay oo waad ku sii jiri kartaa guriga. Laakiin xaqiiqa ahaan maaddaama uu isku dayay inuu guriga kaa saaro, waxaa dhici karta in ay warbixintaas kaa hari weydo. Haddii aad sharxid faahfaahsan ka sameyso warbixintaada baarista kireystaha, milkiileyaasha guryaha ee mustaqbalka ayaa ogaan doona in aadan ahayn kireyste xun.

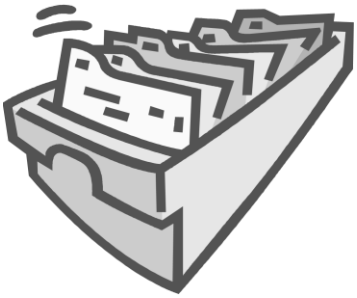
Warbixinta Kiisaska Maxkamadda Ee Ah Ka-Saaridda Guriga (reports of eviction court cases)

Haddii ay dacwad-dhageysiga ka-saaridda guriga horay u dhacay, shirkadda baarista kireystaha waa in ay warbixinta ku soo daraan dacwadaas. Maxkamaddu waxay gudbineysaa go'aannada kiisaska ka-saaridda (oo waa wax loo yaqaan qabsasho aan sharci ahayn) iyadoo adeegsanayo sharciyo. Sharciyadaas waxa ay sheegayaan haddii kireystaha guriga looga saaray kirada oo uu bixin waayey, ama jebinta heshiiska kirada, ama arrimo kale. Waxay kale oo ay sheegayaan haddii kireystuhu ku guuleystay kiiska iyadoo sababtuna tahay dayactir la sameyn waayey ama haddii ay jirtay wax is-afgarad ah oo u dhexeeyey kireeyaha iyo kireystaha.

Dacwadaha maxkamadda ee ah ka-saaridda guriga ee lagugu soo eedeeyo, shirkadda baarista kireystaha waa in ay warbixintooda ku qorto natiijada kiiska. Laakiin taasi waa marka haddii natiijada kiiska la heli karo oo keliya marka la soo codsado warbixinta baarista kireystaha. Sababtaas awgeed, warbixinta qaar ayaan ku dhex qorneyn macluumaadka. Haddii ay sidaas dhacdo, u sheeg milkiilaha guriga iyo shirkadda baarista kireystaha wixii ka dhacay dacwad-dhageysiga maxkamadda, qofkii guuleysatay iyo sababta. U dir sharraxaad qoraal ah shirkada baarista kireystaha oo ka codso in lagu daro warbixintaada.

Warbixinada soo baarista Kiraystaha waa in aysan ku jirin kiisaska laga tirtiray diiwaankaaga. “Tirtiraddu” macnaheedu waa qarinta diiwaanada dadweynaha ee ay ku qoran yihiin dacwooyinka maxkamaddaha. Ka eeg Cutubka 7 ee "Tirtiridda ama Qarinta Diiwaanadda Guri Ka Saarida ee Maxkamadda” wixii akhbaar ah ee ku saabsan helida tirtiridda.

Sharcigu waxa uu leeyahay shirkad soo baarida kiraystaha ahi ma soo sheegi karto dacwo guri ka saarid ah kolka shirkaddu ay og tahay in dacwadaa laga tirtiray maxkamadda. Liis ah hay’adaha soo baarida kireystayaasha ee Magaalooyinka Mataanaha (Twin Cities) ayaa ku qoran gadaalka buugan yar. Waxaad kaloo ka heli karaa liiska hay’adaha soo baarida kireystayaasha kalkaaliyeyaasha maxkamadda.



Cutubka 2: Kiraysiga Guri

Heshiiska

“Heshiisku” waa oggolaansho uu kireyste la galo kireeye si uu u kiraysto guri uu ku noolaado. Heshiisku badanaa waa qoraal,

laakiin waxa uu noqon karaa mid afka laga sheego. Heshiisku waa in uu ahaado qoraal haddii ay muddada kirada ka badan tahay 1 sano. Qaar ka mid ah kireeyeyaasha dhismayaasha yaryar waxay jecel yihiin in ay heshiis afka ah la galaan kireysteyaasha. Waa arrin sharci ah laakiin dantaadu waxay ku jirtaa inaad gasho heshiis qoraal ah. Haddii guriga aad rabto uu ku dhex yaallo dhisme ka kooban 12 qaybood ama wax ka badan, milkiilaha guriga waa **khasab** in uu isticmaalo heshiis qoraal ah

Markaad heysato heshiis qoraal ah, milkiilaha guriga waa in uu ku siiyo koobbiga heshiiska. Haddii kireeyuhu kuu diido in uu ku siiyo koobbiga heshiiska kirada ah, kireeyaha waxaa loo diidi karaa in uu heshiiskaas ku isticmaalo maxkamad.

Guud ahaan waxaa jira 2 nooc oo kiro ah, **heshiis kiro oo go'an** iyo **heshiis kiro oo ah xilli** Nooca heshiiska kirada ee aad haysato ayaa saameynaya xuquuqdaada sharciga ah ee kirayste ahaan.

Heshiiska Kirada Wakhtiga Go'an



Heshiiska kirada wakhtigiisu go'an yahay waa heshiis wakhtigiisa loo muddeeyey. Heshiiska kirada ee noocan ah waxa uu ku egyahay taariikh cayiman. Xaqa aad u leedahay in aad ku noolaato guriga kirada ah ayaa ku eg taariikhdaas. Kirada muddo lagu cayimo sida caamka waa 6 bilood ama 1 sano. Si aad u joojiso heshiiska kirada ee go'an ee taariikhda la sheegay, inta badan looma baahna in aad siiso milkiilaha ogeysiis qoraal hormaris ah. Qaar ka mid ah heshiisyada muddada go'an ayaa sheegaya in ogeysiis lagaa rabo, laakiin waa in marka hore lagu qoro heshiiska kirada. Xeerarka qaarkood ayaa khuseyn kara haddii ay kiradaadu tahay mid ay kabto dowladda. Xeerarku waxaa dhici karta inay ka duwan yihiin kuwa kale haddii kiradaadda ay kabto dowladdu. Ka eeg “Cutubka 9: Guriyaha Dowladda ama kuwa Kiradooda la Kabo.”

Waxaa dhici karta inaad guriga ku sii jirto ka dib dhamaadka mudadda go’an ee heshiisku dhigayo hadii milkiilaha gurigu uu ogolaado. Waxaa dhici karta inaad guriga ku sii jirto haddii milkiilaha gurigu uu kaa aqbalo kiradda adiga ka dib kolka heshiiska mudadiisu ay dhamaato. Haddii milkiilaha gurigu uu aqbalo kiro ka dib kolka mudadda heshiisku ay dhamaato laakiin aadan saxiixin heshiis cusub, waxa aad toos u hoos tagi heshiiska mudadiisu tahay hal-hal bil.

Qaar ka mid ah heshiisyada muddada go'an ayaa wata **dibu-cusbooneysiin toos ah**. Taas macnaheedu waa in heshiiska la cusbooneysiiyay (laga kordhiyay) muddadii asalka ahayd haddii aadan kireeyaha siin ogeysiis qoraal ah oo horudhac ah oo aad qorsheyneyso in aad ka guurto dhammaadka muddada heshiiska ka dib. Kireeyaha waa in uu ku siiyo ogeysiis hordhac ah si heshiiska kirada si toos ah laguugu cusbooneysiin doono. Ogeysiiska hordhaca ah waa in lagu sameeyo 15 ilaa 30 maalmood ka hor wakhtiga kama-dambeysta ah ee aad guuri karto. Iska hubsi heshiiskaaga kirada ilaa ogeysiiskaaga ugu dambeeya. Haddii uusan milkiiluhu bixin ogeysiis, heshiiska kirada lama cusbooneysiin doono muddadii asalka ahayd. Haddii milkiiluhu ku siiyo ogeysiiska cusboonaysiinta, waa in aad milkiilaha ogeysiis qoran ku siiso sababta aad u guureyso ka hor wakhtiga kama dambaysta ah. Haddii kale waxaa aad mas’uul ka noqon dhamaan kirada mudadda heshiiska oo dhan marka aad guurto.

Heshiiska Kirada Xilliga Ah

Heshiiskan waa kiro aan lahayn taariikh go'an ama cayiman. Waa hal xilli oo kiro ah ilaa mid kale inta uu kireeyaha guriga ama kireystuhu ay ka buriyaan heshiiska. Kirada nooca ah bil-bil ayaa ah nooca ugu caansan ee kirada xilliga ah.

Si loo joojiyo heshiiska kirada xilliga ah, **kireeyaha ama kireystaha waa in laga helo ogeysiis qoraal ah ugu yaraan hal xilli kiro oo buuxa ka hor.** Taas macnaheedu waa haddii aad rabto in aad heshiiska joojiso, oo waa in aad kireeyaha siiso **qoraal ah ogeysiis** maalinta ka horaysa bixinta kirada bisha ugu dambeysa. Haddii milkiilaha guriga uu rabo in uu buriyo heshiiska kirada waa in laga helo **qoraal ah ogeysiis** si isku mid ah.

Tusaale ahaan, waxaad tahay kireyste guri ugu jira bil-bil ama **xilli** ah heshiis kiro, oo waxaad rabtaa inaad guurto 1-da Juun. Bisha kuugu dambeysa waxay noqon doontaa Meey kiradeeda oo bisha Meey waxay ku egtahay 1-da Meey. Mulkiilaha gurigu waa khasab inu helo ogaysiis qoran oo sheegaya inaad rabto inaad guurto ugu dambayn habeenka bisha Abriil 30 ka ay tahay. Haddii aad boostadda dhigto ogasysiiska, ku talagal waqti ku filan inaad hesho si kolkaa mulkiilaha gurigu u helo ogaysiiskii waqtigii la rabay.

Gelidda Heshiiska Kirada



Nooc kastoo kireysi ah oo aad ku gasho, waa kuu fiican in uu qoraal kuu yahay si looga fogaado dhibaatooyinka dambe ee idiin dhexayn kara adiga iyo kireeyaha. Haddii kireeyuhu uusan heshiiska qoraal ka dhigin, kireystaha u soo dir waraaq aad ugu sheegeyso waxa aad u maleyneyso in ay yihiin xeerarka heshiiska. **Koobbi ah warqaddaas adigu naftaada u hayso. Heshiiska afka ah wuxuu noqon karaa mid sharci ah oo ah khasab sida heshiisyada qoran, laakiin waxaa adkaaneysa in la caddeeyo waxa heshiiska ku jira. Nuqul (copy) warqadaadda ah ayaa kaa caawin kara inaad cadeyso waxa adiga iyo milkiilaha gurigu aad ku heshiiseen kolkii aad wada hadasheen.**

Ka hor intaadan saxiixin heshiiska kireeyaha, si taxaddar leh u akhriso dhammaan waraaqaha. **Iska hubso in aad si buuxda u fahamto heshiiska ka hor inta aadan saxiixin.** Haddii aad rabto inaad beddesho mid ka mid ah shuruudaha heshiiska kirada, waa in aad sameyso waxyaabaha soo socda:

1. Kala hadal kireeyaha shuruudaha kirada ee kala duwan. Si deggan oo edeb leh ugu sheeg kireeyaha isbeddelka aad rabto in lagaa sameeyo. Haddii uu kireeyuhu oggolaan waayo isbeddelka aad rabto, si deggan oo edeb leh ugu sharrax sababta aad u doonayso isbeddelka. Eeg haddii aad adiga iyo kireeyuhu ku heshiin kartaan waxyaabaha aad isla fahamteen.

2. Haddii kireeyuhu kugu raaco isbeddelada, **qor** dhammaan isbeddelada aad isku raacsan tihiin ee heshiiska kirada. Arrintaas waa muhiim sababto ah haddii uu dhib jiro, waxaa suurtagaleysa in aadan caddeyn karin

isbeddellada aad af ahaan u oggolaatay.

3. Adiga iyo kireeyaha waa in aad ku qortaan xarfaha bilowga magacyadiina dhammaan isbaddel kasta.

4. Ka dib marka isbeddelada oo dhan la sameeyo oo la shaaciyo; adiga iyo kireeyuhu waa in aad wada saxiixdaan heshiiska kirada.

Waxaad kaloo waydiisan kartaa mulkiilaha guriga inuu saxiiixo heshiis (lease) aad **adigu** qortay ama mid qoraal ah oo aad heshay Ururka Qareenadda ee Minnesota (Minnesota State Bar Association): https://eforms.com/download/2024/08/Minnesota-State-Bar-Residential-Lease-Agreement-Form-No.-41.pdf

MAR KASTA KOOBBI ADIGU KA REEBO HESHIISKA KIRADA

Shuruudaha Heshiiska Kirada

Heshiiska kirada waa waajib isku xiraya kireystaha iyo kireeyaha. Arrintaas macnaheedu waa in adiga iyo kireeyaha waa in aad raacdaan xeerarka heshiiska kirada. Waxyaabahaas waxaa ka mid ah

- marka uu heshiisku bilaabanayo iyo marka uu dhammaanayo
- marka kirada la bixinayo
- marka la bixinayo ogeysiiska guriga looga guurayo
- cadadka lacagta curaarta ah iyo waxa uu dabooli karo
- waqtiyada uu kireystuhu soo geli karo guriga
- sharciyada barxadda baabuurta
- qofka bixiya kharashka kuleyliyaha, nalalka, biyaha, iyo adeegyada kale
- sida dayactirka loo sameyn doono
- qaadista qashinka
- xayawaanka rabbaayadda ah
- martida
- kireyn-hoose
- dayactiridda qalabka

Kireeyuhu kuuma sheegi karo in aad sameyso dayactirka ama hawlo ah dayactir (sidda ka shaqeynta daaradda) ilaa aad qoraal ahaan ku oggolaato oo lacag lagugu siinayo shaqada. Lacagta kirada ayaa lagaa yareynayaa adiga oo kireyste ah ama lacag toos ah ayaa kireeyuhu ku siin karaa, laakiin heshiisku waa khasab inuu si sax ah u yiraa inta ay tahay lacagta lagugu siiyo shaqadda aad qabato.

Kireystuhu wuxuu codsiga kirada guriga kugu weydiin karaa magacaaga oo buuxa iyo taariikhda dhalashadaada si uu macluumaadkaas ugu dhex haysto heshiiskaaga kirada.

Sharciga Minnesota ayaa ku xadeynaya lacagta la isku soo dalacayo kirada xilliga lala soo daaho ganaax ah 8% lacagta kirada aan la bixin. Haddii aad ku nooshahay guri ay dowladdu kabto (tusaale barnaamijka Section 8) lacagta ganaaxa waxaa laga yaabaa in ay ka sii badato oo keliya haddii uu sharciga federaalku u oggol yahay. Si kastaba ha noqoto, khidmadda la soo daahida lacagtu waxaa lagu soo dalaci karaa **kaliya** kiradda qaybtaada uun – ee ma aha cadadka guud oo ay ku jirto qaybtaadda iyo qaybta dowladda.

Mulkiilaha gurigu waa khasab inuu ku qoro dhamaan khidmadaha aad bixinaysio heshiiska (lease). Waa khasab inuu ku qoro cadadka guud ee bil walba la bixinayo bogga koowaad ee heshiiskaaga (lease). Haddii mulkiilaha gurigu uusan ku qorin khidmadaha heshiiska (lease) ka uuna isku dayo inuu kugu soo dalaco khidmadahaa, waxa aad u sheegan kartaa khasaare ah 3x wixii khidmo qareen ah ee macquul ah oo ku gala.

Qaar ka mid heshiisyaddu (lease) waxa ay dhigaan in mulkiilaha gurigu uu heli karo khidmadaha qareenka haddii uu ku dacaweeyo uuna ku guulaysto kiiska. Haddii heshiiskaagu uu saa yiraa, adiguna siddoo kale waxa aad heli kartaa khidmaha qareenka kaaga baxa hadii aad ku guulaysato dacwo qaan ah oo aad u sheegatay mulkiilaha guriga.

Haddii uu heshiiskaagu u baahan yahay inaad guurto ka hor aakhirka bisha, milkiilaha gurigu kuguma soo dalaci karo kiradda bisha oo buuxda bishaa hore ee la soo dhaafay. Milkiilahu waxa uu uu kugu soo dalaci karaa uun maalmaha bisha ka midka ah ee aad halkaa ku noolayd.

Sharciga Minnesota sida uu qorayo, heshiiska kirada oo qoran ama hadal ah, inaan loo oggolaan doonin in waxyaabaha sharci darrada ah qaarkood ay guriga ku sameeyaan kireystaha ama kireeyaha. Wixii sharci darro ah oo ay ka mid yihiin dhilleysi ama hawlaha la xiriira, sharci-darro in lagu haysto ama haysashada hub, ama soo-saarista, iibsashada, haysashada, iibinta, qeybinta ama wax ah daroogo sharci darro ah ama hanti la soo xaday meel kasta oo ka mid ah dhismaha, oo waxaa ku jira goobaha la wadaago. **Sharcigan ma tuuri karaan ama ma beddeli karaan kireystaha ama kireeyaha.**

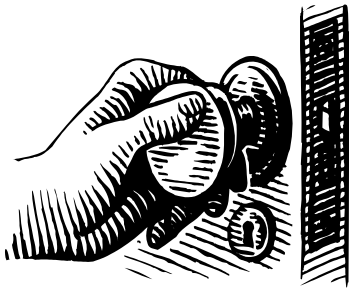
Haysashadda iyo isticmaalka qaar ka mid ah laakiin aan ahayn dhamaan nooc walba oo kaanabas ah iminka waa sharci. Mulkiilaha gurigaaga kaama mamnuuci karo adiga ku haysiga wax walba oo ka sameynsan kaanabas, mida awoodeedu hooseeyso ee mayraxda ah ee la cuni karo iyo waxyaabaha laga soo dhiraandhiriyo mayraxda dadku isticmaalo. Siddoo kale, kaama uu mamnuuci karo mulkiilahu isticmaalka wax kaanabas ka sameysan ama waxyaabaha laga soo dhiraandhiriyo mayraxda dadku isticmaalo, laakiin waa uu kaa mamnuuci karaa inaad guriga sigaar ku qabto ama qaac ku afuufto.

Haddii aad jebiso ballanqaadka heshiiska, waxaad waayeysaa xuquuqdii aad guriga ku sii joogi lahayd. Kireeyuhu wuxuu soo cosdan karaa dacwad maxkamadeed oo ah guri-ka-saarid (ama degid sharci darro ah) oo kaa dhan ah oo ah jebinta heshiiska. Kireeyuhu wuxuu sidaas sameyn karaa ogeysiis la'aan haddii sharciyada la jebiyo. Dacwad-dhageysiga ka-saaridda guriga si

dhakhso ah ayaa loogu qaban doonaa ilaa 5 maalmood ka dib marka kireeyaha guriga uu bilaabo habraaca ah ka-saaridda.

Waxaa jira shuruudo kiro oo ay tahay in aad iska ilaaliso**.** Iska hubso in uusan heshiiskaagu **ahayn** mid ay ku jiraan waxyaabaha soo socda

- Inaad oggolaato kireeyuhu in uu gurigaaga ka soo galo **mar kasta** oo ay tahay. Kireeyuhu ma soo geli karo gurigaaga ilaa aad goor hore adigu ka hesho ogeysiis, ama markay jirto xaalad degdeg ah. Haddii heshiiskaagu (lease) uu yiraa mulkiilaha gurigu waa fatashi karaa gurigaaga ama waxa uu tusi karaa kiraystaal cusub markii uu rabo isagoon mulkiilaha gurigu uusan aad ugu dadaalin marka hore inuu ku siiyo 24-saac oo ogaysiis ah oo ah inuu guriga imaanayo waqtiga u dhaxeeya 8:00 subaxnimo (a.m.) ilaa 8:00 fiidnimo (p.m.)., taasi waa qodob sharci-darro ah oo heshiiska (lease) ku yaal waana inaad waydiisato in la bedelo qodobkaa. U beddel oo ku akhri "kireeyaha waxa uu guriga soo geli karaa oo keliya wakhtiyo macquul ah ka dib 24 saac oo ogeysiis hordhac ah si loo dayactiro guriga ama loo tuso guriga kireysteyaal mustaqbalka ah." **Ka eeg "Xaq u yeeladka Asturnaanta Xogta" cutubka 3 aad. Xusuusnow in kireytuhu ku qoro xarfaha magaca meelaha la beddelay ee heshiiska.**



- Qodobka "horu-marinta ama isku-darista kiro badan." Taas macnaheedu waa in aad wada bixiso kirada muddada kirada oo dhan haddii aad la soo daahdo bixinta kirada ee bil kasta.

- Inaad kireeyaha u oggolaato inuu sameeyo sharciyo cusub oo ah **mid si toos ah** u dhaqan gala ama sameeya **iyadoon la cayimin** kirada oo la kordhiyo inta lagu jiro muddada heshiiska.

Bixinta Korontadda ka Goonida Kiradda

Haddii gaaska, korontadda, ama biyaha aan lagu darin kiradda oo aad gooni u bixiso mid ama in ka badan oo tas'hiilaadka ah, waxa aad leedahay xaquuqaha soo socda:

Xuquuqaha Guud ee ku Taxaluqda Korontadda

- Qoladda gurigu kaama goyn karto korontadda, xataa haddii ay lacag kugu leeyihiin. Mulkiilaha waa kaa saari karaa guriga haddii aadan bixin kharashka korontadda. Laakiin haddii ay jirto dacwad guri ka saarid ah oo la xareystay, qoladda gurigu kuguma khasbi karto inaad bixiso wax kharash ah oo korontadda ku saabsan oo la soo dalacday haddii aad ka xareystay ashtako hay'adda Public Utilities Commission (651-296-0406 ama consumer.puc@state.mn.us) ama haddii aad danyar tahay.

- Qoladda gurigu waa khasab inay kuugu baaqaan qorshe bixinta lacagta ah si aad u bixiso

wixii kharashaad koronto ah ee la dhaafay waqtigii la bixin lahaa. Heshiikani waa khasab inuu yahay mid macquul ah uuna xisaabta ku daro xaaladaadda dhaqaale. Laakiin waa inaad u sheegto qoladda guriga waxa aad awoodo inaad bixiso iyadoo ku salaysan xaaladaadda.

- Kaliya hal khidmad oo maamul oo ah $8 ayaa lagu soo dalaci karaa halkii biilba, haddii aad lacagta la soo daahdo waxaa lagugu soo dalaci karaa khdimad la soo daahid oo $5 ah. Wax kale oo khidmad ah oo korontadda ah laguguma soo dalaci karo.

- Haddii ay ku jiraan wax khalad ah biilkkaaga ama haddii aad u sheegto qoladda guriga inaad u malaynayso in biilkaagu khalad yahay, qoladda gurigu waa khasab inay eegto, ayna saxdo, ayna degdeg kuu siiso wixii lacag dheeraad ah ee aad bixisay. t

- Haddii khalad ku jiro biilkaaga lguguna leeyahay lacag ka badan waxa lagugu soo dalacay, qoladda gurigu waa khasab inay ku siiso waqti aad ku bixiso baaqiga lagugu leeyahay.

Korontadda

- Korontadda, qoladda gurigu waxa kaliya oo ay goono kuugu soo dalaci kartaa haddii korontadda ay si sugan ay u cabiraan miritadda (la yiraa “mirir hoosaad”). Hadii kale korontadda waa in lagu daraa oo ay qayb ka noqotaa kiradda.

- Waxa aad xaq u leedahay inaad kala mudacdo biil koronto Hay’adda Korontadda Dadweynaha (Public Utilities Commission). Haddii uu mudac jiro qoladda gurigu waa khasab inay ku siiso akhbaarta laga xiriiro hay’adda PUC.

- Haddii aad is leedahay mitirkaagu si quman uma shaqeeynayo aadna u sheegto qoladda guriga, waa khasab inay eegaan ayna hagaajiyaan ama bedelaan mitirka.

Gaaska iyo bilaya

- Qoladda gurigu waa inay u qaybisaa biilka qoladda gurigu ay hesho shirkadda gaaska kiraystayaasha. Qaaciidada gaasku waxa ay ku salaysan tahay baaxada gurigaaga. Tan biyahuna waxa ay ku salaysan tahay tiradda inta qof ee ku qoran liiska heshiiska guriga aad ku degan tahay.

- Qoladda gurigu waa khasab inay kuugu sheegto liiska heshiiska ah ee aad guriga ku degan tahay sidda biilalka gaaska iyo biyaha loo qaybin doono.

- Waxa aad xaq u leedadahay inaad kala mudacdo biil gaas Hay’adda Korontadda Dadweynaha (Public Utilities Commission). Haddii uu mudac jiro qoladda gurigu waa khasab inay ku siiso akhbaarta laga xiriiro hay’adda PUC.

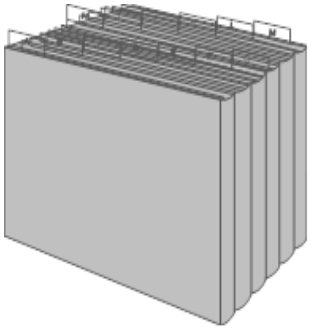
Ha Saxiixin Heshiis Ay Ku Jiraan Wax Sharci-Darro Ah

Tusaalooyinka guud ee shuruudaha kirada sharci darrada ah waxaa ka mid ah kuwaas

- Marka ay qoran tahay in kireeyuhu guriga kaa saari karo maxkamad la'aan
- Marka ay qoran yihiin in aysan kireeyaha khasab ku ahayn dayactiridda gurig sida sharcigu qabo
- Marka heshiisku dhigayo in uusan bixineyn waxa guriga ka jaba xataa haddii uu khaladka ka socdo dhinaca kireystaha ama
- Marka heshiisku dhigayo kireeyuhu in uu iska haysan karo curaarta guriga markaad guriga uga guurto muddo cayiman gudahood, sida 6 bilood.

Kireeyuhu ma awoodi karo in uu dadka ku khasbo shuruudo sharci-darro ah oo lagu qoro heshiiska. Haddaba, haddii aad saxiixday heshiis ah kiro oo ay ku jiraan shuruudo ah sharci-darro ah, marna ha raacin wax sharci-darro ah.

Caddeymahaaga Hayso



Markaad kireysato guri, meel oo aamin ah gasho heshiiska kirada, caddeyn curaarta iyo kirada, liiska kormeeridda guriga, waraaqaha, iyo xaashiyaha kale ee muhiim ah oo dhan.

Waxay aad muhiim kuugu ah **in aad meel fiican ku xafidato caddeymaha** lacagta aad bixisay. Kireeyaha guriga waa in uu ku siiyo caddeynta kirada haddii aad lacag caadi ah siiso.

Haddii aad bixiso money order, waa inaad waraaq caddeyn ah ka hesho kireeyaha guriga. **Laakiin qeybta dambe ee money order waa caddeyn oo kale inaad siisay kireeyaha lacagta kirada, waxaa ku qoran taariikh ah ama ku dhow taariikhda kirada la bixiyay, oo kireeyaha guriga ayaa qaadan kara oo lagu qoraa.** Haddii uu kireeyaha gurigaaga ku tuso in kirada in aan la qorin kiro aad bixisay, waxay noqoneysaa in aad caddeyn ahaan u tusto money order aad dirtay.

Ka taxaddar haddii aad aragto in kireeyuhu uusan rabin inuu ku siiyo caddeyn. Taas macnaheedu waa in ay dhibaato badan kugu imaan karto mustaqbalka.

Wadaagidda Guryo Qolqol Ah

Ka taxaddar dadka aad guri wada degeysaan. Qof kula deggan markuu sharciga jebiyo guriga ayaa la idinka saari karaa. Sidoo kale adiga ayaa masuul ka ah haddii uu kirada bixin waayo qofka kula deggen. Haddii ay dad ka badan hal qof guri wada kireystaan, qof kasta asaga ayaa sharci ahaan masuul ka ah bixinta kirada **gebi ahaan**. Taas macnaheedu waa in haddii qof kula deggen bixin waayo qeybtiisa kirada, qof kale waa in uu ka sii bixiyo. Haddii uu qof kula deggen iska guuro, adiga ayaa kiradii lagaa rabaa ama kireeyuhu guriga ayuu kaa saari karaa. Laakiin

waax dacweyn kartaa qofka kula deggen haddii uu iska guuro isaga ama iyada oo aan kiradii bixin. Xaaladaha qaarkood, heshiiska ayaa lagu qoraa in aad adigu masuul ka tahay kirada qeybtaada oo keliya. La xiriir qareen ama xafiisyada taageera kiresyteyaasha haddii ay sidaas kugu dhacdo.

Ka Kiraysiga Guri Dhisme Cusub ah

Haddii aad saxiixay liis heshiis guri degid ah si aad ugu guurto dhisme cusub laakiin gurigu uusan diyaar noqonayn maalintii la rabay inaad u soo guurto, kolkaa qoladda gurigu waa khasab inay kuu sheegto taa ugu yaraan 7 cisho ka hor xiliga soo guuridda. Arrimaha noocan oo kale ah waxa aad haystaa waxyaabo aad kala dooran karto:

1. ka bixid liiska heshiiska;
2. inaad qaadato guri kale oo la mid ah kii hore oo qoladda gurigu kuugu baaqday; ama
3. in qoladda gurigu ay bixiso lacag aad ku kiraysto guri kale.

Cutubka 3. Xaquuqda Kiraystaha iyo Waajibaadyada

Xuquuqda Kireystaha

Kireyste kasta oo ku nool Minnesota waxa uu leeyahay xuquuqaha soo socda:

- Kireeyuhu waa in uu raaco sharciyada kirada ee qoran.

- Kireeyuhu waa in uu guriga ka dhigo meel aan khatar lahayn oo leh caafimaad iyo badqabid.

- Kireeyuhu waa inuu guriga si fiican u dayactiro. Qaab dhismeedka, sameynta, tubbooyinka iyo qalabka waa in laga dhigo wax u shaqeeya si lagu badbaado oo sax ah.

- Mulkiilaha gurigu waa khasab inuu guriga siiyo kulaylin ah ugu yaraan heerkul 68 digrii ah laga bilaabo bisha Oktoobar 1, ilaa iyo bisha Abriil 30, aan ka ahayn in shirkad koronto ay ku tiraa mulkiilaha kuleeylinta waa in la yareeyaa.

- Waxa ay dadku xaq u leedahay in ay la xiriiraan xafiisyada guryaha deegaanka, caafimaadka, amniga, iyo kormeeridd dabdamiska iyaga oo weydiisanaya in kormeerid loo sameeyo guriga (haddii ay adeegyadaas sameeyaan).

- Dhismaha guriga waa in dhinac kasta laga gufeeyo haddii guriga la dhisay 1976 ka hor.

- Qoladda gurigu waa inay u hogaansanto xeerarka, ka dheehida cimiladda guryaha, nigaxa, iyo heerarka tafatirka tamarta ee daaqadaha, iyo albaabadda biyaha celiya.

- Waxa aad xaq u leedahay in aad gurigaaga shido la'aan ugu noolaato. Waxa aad xaq u leedahay inaad amaan hesho aana lagu khashkhasin. Qoladda gurigu uma ogolaato falalka qaarkood inay guriga ka dhacaan, sidda dhilaysi ama falal la xiriira dhilaysi, si sharci-darro ah u isticmaalka ama haysiga wax hub ah ama sameynta, gadashada, haysiga, iska gadida,

qaybinta ama xaadir ku ahaanta mukhaadaraad sharci-darro ah ama hanti la soo xaday meel ka mid ah guriga oo ay ku jiraan meelaha la wadaago. Hadii qoladda gurigu ay ku xadgudubto xeerkan, waa aad dacaweyn kartaa.

- Waxa aad xaq u leedahay inaad wacato bilayska ama caawimaad degdeg ah oo wax looga qabanayo tacadi qoyska dhexdiisa ah, xaalad caafimaadka madaxa ah, ama wax kale oo fal ah. Kireeyuhu ma ciqaabi karo dadka soo dacweeya. Sida uu sharciga dhigayo. Kireeyaha waa la dacweyn karaa haddii uu jebiyo sharciga.

- Waxaad xaq u leedahay xogdhowrid iyo in aad xaq u leedahay kireeyaha in uusan oggolaansho la'aan guriga kirada ah iska gelin. Kireeyuhu waxa keliya oo uu guriga soo geli karo waa haddii ay ku qoran tahay heshiiska kirada, ama haddii ay jirto xaalad degdeg ah, ama haddii ay jirto hawl kale oo macquul ah si uu u soo galo **oo** marka aad ka hesho ogeysiis macquul ah. **Xusuusnow, xataa haddii heshiisku dhigayo in kireeyuhu soo geli karo guriga idin la'aan, weli waa in laga helo ogeysiis macquul ah**.

- Kireeyaha waa in uu dadka siiyo magaciisa ama cinwaankiisa.

- Kireeyaha ma joojin karo heshiiska, kirada in la kordhiyo, ama ma goyn karo wax adeegyo ah iyada oo aan dadku ka helin ogeysiis qoraal ah.

- Kireeyuhu guriga kaama saari karo ama kaama aarsan karo (waxba kuma yeeli karo) cabashadaada awgeed ama in aad ogaatay xuquuqdaada kireyste ahaan.

- Minneapolis iyo magaalooyin kale oo badan, kireeyuhu waa in uu haysto shati ama leysan.

- Kireeyaha guriga ma goyn karo korontada, biyaha ama ma beddeli karo furaha guriga.



- Kireeyaha dadka kuma khasbi karo in ay ka guuraan guriga iyada oo aan maxkamad la aadin.

- Waxaad xaq u leedahay in lagu soo celiyo lacagtii curaarta, oo ay dulsaar la socoto, 3 toddobaad gudahood (21 maalmood) ka dib markaad guurto oo aad kireeyaha siiso cinwaankaaga cusub. Arrintaas ma shaqeyneyso haddii dhismaha dhib lagu arkay (eeg Cutubka 4). Laakiin kireeyaha waxa uu reeban karaa in macquul ah oo curaarta ka mdi ah si loogu hagaajiyo waxyaabaha jaban iyo kirada aan la bixin. Haddii kireeyuhu sidan sameeyo waa in ay laga helo sharraxaad qoraal ah saddex toddobaad gudahood. Kireeyuhu dadka kuma khasbi karo in ay lacag ka bixiyaan wax kasta oo u dhammaada si caadi ah.

- Kireeyaha uma haysan karo alaabadaada shakhsiga ah kirada aad bixin weydo.

- Kireeyaha waa in uu ku siiyo waraaqda caddeynta kirada ah ee sannadkii la bixiyay (CPR) si aad ugu buuxsato canshuurta guryaha ee gobolka.

- Kireeyaha waa in uu kuu soo sheego kormeerid hore oo guriga dhib looga helay iyo wixii ganaax ah oo horay looga qaaday (eeg Cutubka 4).

- Haddii kireeyuhu kugu soo dallaco lacagta codsiga, kireeyuhu waa in uu kuu sheegaa magaca, cinwaanka iyo lambarka taleefanka ee shirkadda baarista kireystaha ee ay isticmaali doonaan.

- Haddii kireeyuhu qof ku dallaco lacag curaar hormaris ah (oo sidoo kale la yiraahdo "horumariska-la-haynayo") ka dibna ay qofkaas guriga kireyn waayaan, waa in qofkaas lacagta loogu soo celiyo 7 maalmood gudahood.

- Haddii aad tahay dhibbane ay ku dhacday tacaddiyada qoyska gudihiisa oo aad haysato Amar Maxkamadeed oo aad Ammaan ku Hesho oo ah Inaan Lagula Soo Xiriir la'aan, heshiiska ayaad jebin kartaa (eeg Cutubka 5).

- Adiga iyo kiraystayaasha kale waxa aad xaq u leedihiin inaad is abaabushaan oo sameysataan urur kiraystaashu leeyihiin si aad wax uga qabataan arrimaha aad qaabilaysaan adiga iyo kiraystayaasha kale.

Guriga Oo La Iibinayo

Haddii guriga la iibiyo, kireeyaha cusub waa in uu raaco xeerarka kiradaada ee hadda jira **haddii aysan** heshiiska kiradaada wax kale ku qorneyn. Kireeyaha cusub waa in uu raacaa shuruudahii hore ilaa iyo inta heshiiskaagu ka dhammaanayo. Haddii heshiisku yahay mid ah xilli, waxaad ku khasbi kartaa kireeyaha cusub waa in uu ku siiyo ogeysiis sax ah ka hor intaadan beddelin ama joojin heshiiska kirada.

Beddelka Dhismaha Guryaha

Haddii dhismaha guriga loo beddelo guryo isku haya garbaha difaacid gaar ah ayaad ku leedahay, sida

- Waa in aad hesho ogeysiiska beddelaadda ugu yaraan 120 maalmood ka hor intaadan guurin. Haddii heshiiskaaga kirada uu dhaafo muddada ogaysiiska oo ah 120 maalmood, waxaad xaq u leedahay in aad joogtid ilaa inta heshiiskaagu ka dhammaanayo.

- Guriga ay ku leeyihiin ugu yaraan 1 qof oo ah 62 sano ama ka sii weyn, naafo ah, ama ilmo yar, waxa ay codsan karaan 60 maalmood oo dheeraad ah si ay uga guuraan. Waa in codsigu yahay mid ah qoraal lagu rabo wakhti dheer **30 maalmood** gudahood ka dib markaad hesho ogeysiiska ah beddelaadda ee kireeyaha.

- Waa in aad hesho fursadda koowaad ee aad adigu guriga ku iibsan karto. Ka dib marka uu kireeyuhu boostada ku diro ogeysiiska beddellaadda guriga waxaad haysataa 60 maalmood oo aad ku iibsan karto guriga ka hor inta aysan iibsan dad kale.

Guryaha Xaraashka Ah

Guryaha kirada ah waxaa xaraaha shirkadaha amaahda guryaha. Haddii gurigaaga la xaraashayo, dadka deggan dhismaha waxay shariifka magaalada ka heli doonaan ogeysiis loo yaqaan Ogeysiiska Iibsiga Guryaha Xaraashka ah. Ogeysiiskaas waxaa ku qoran taariikhda xaraashka iibka ah.

Kireeyaha guud ahaan waxa uu haystaa 6 bilood laga bilaabo taariikhda iibinta ee shariifka si uu isugu dayo in uu dib u iibsado dhismaha. Xilligaan waxaa loo yaqaan "xilliga lala wareegi karo." Waad ku sii noolaan kartaa guriga inta lagu jiro xilliga lala wareegi karo balse waa in kirada la sii bixiyo. Haddii heshiiska loo qorsheeyay in uu dhammaado ama kireeyuhu (bangiga laba rabo) ku siiyo ogeysiis inaad guurto inta lagu jiro waqtigan, waa inaad ka guurto. Kireeyaha guriga waa in uu bixiyo biilasha korantada haddii ay ku jiraan heshiiska.

Kiisaska intooda badan, kiraystayaashu waxa ay ku sii jiri karaan guryaha milkiilaha lagala wareego ugu yaraan 90 cisho ka dib dhamaadka mudadda lala soo noqon karo guriga. Kireystaha waxa uu xaq u leeyahay qoraal ah 90-maalmood oo ah ogeysiis lagu joojinayo kireysiga oo ogeysiiska lama bixin karo sida uga dhakhso badan dhammaadka muddada lala wareegi karo.

Haddii aad heshiis kula jirto kireeyaha oo uu ku egyahay 90 maalmood ka dib dhammaadka muddada lala wareegi karo, waad sii joogi kartaa guriga ilaa dhammaadka heshiiska. Bangigu waa in uu *weli* ku siiyo ogeysiis ah 90-maalmood oo lagu joojinayo heshiiska kirada iyo kireysiga taariikhdaas.

Waa in aad bixiso kirada oo ad raacdo shuruudaha heshiiska si aad u sii joogto.

Haddii uu qof iibsado dhisme guryo ah ama guri si uu ugu noolaado, waxa uu qofkaasi xaq u leeyahay in haddii uu rabo goor hore guriga ka saaro. Si kastaba ha ahaatee, mar kasta waa in lagu siiyo ogeysiis ah 90 maalmood.

Haddii bangigu kuu soo diri waayo ogeysiis ah ilaa 90 maalmood, balse uu isku dayo in uu guriga kaa saaro, mar kasta waa inaad hesho qoraalka lagaaga saarayo guriga in laga masaxo diiwaanka maxkamadda. Xuquuqdaas waxay khuseysaa marka la iska saarayo guryo la xaraashayo.



Kiro-Hoosaad

“Kiro-hoosaad” macnaheedu waa in aad qof ka sii kireysato guriga aad adigu kireysatay. Xaq ayaad u leedahay in aad guriga sii kireysato, haddii uusan heshiisku kuu diideyn. Markaad guri sii kireysato **adiga** ayaa weli masuul ka sii ah wax kasta oo ku dhex qoran heshiiska kirada, xataa haddii aad qof kale ka sii kireyneyso guriga. Haddii aad u

maleyneyso in aad guriga sii kireysato mar dambe, si taxaddar leh u aqri heshiiska ka hor intaadan sii kireysan guriga haddii laguu oggol yahay. Heshiisyo badan ayaan kuu oggoleyn in guri la sii kireysato balse qaar ayaa oggolaan kara haddii marka kireeyuhu heshiiska ku qoro.

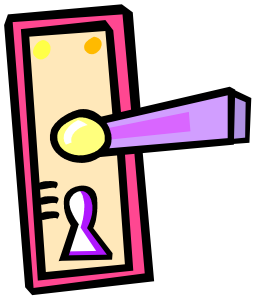
Waajibaadka Kireystaha



Waajibaadka soo socda ayaa laga rabaa kirayste kasta.

- Haddii kireeyuhu rabo dad uu xog ka soo baarto marka laga codsaneyo guriga, waa khasab in la siiyo.
- Waa in kirada lagu bixiyo wakhtigeeda.
- Waa in la raaco xeerarka heshiiska (laakiin khasab ma aha in la raaco waxyaabo sharci darro ku ah heshiiska).
- Waa in la bixiyo wixii waxyeello ah ee ka badan duugowga iyo jeexjeexidda caadiga ah ee guriga haddii kireeyuhu masuul ka yahay.
- Waa in aan la carqaladeyn kireysteyaasha kale ee guriga.
- Waa in la bixiyo ogeysiis qoraal ah wakhti sax ah marka laga guriga laga guuriyo.
- Kireeyaha looma oggolaan karo waxyaabo sharci darro ah oo ay ka mid yihiin dhilleysi ama hawlaha la xiriira, sharci-darro in guriga lagu haysto ama haysashada hub, ama soo-saarista, iibsashada, haysashada, iibinta, qeybinta ama wax ah daroogo sharci darro ah ama hanti la soo xaday meel kasta oo ka mid ah dhismaha oo waxaa ku jira goobaha la wadaago. Haysashadda iyo isticmaalka qaar ka mid ah laakiin aan ahayn dhamaan nooc walba oo kaanabas ah iminka waa sharci. Mulkiilaha gurigaaga kaama mamnuuci karo adiga ku haysiga wax walba oo ka sameynsan kaanabas, mida awoodeedu hooseeyso ee mayraxda ah ee la cuni karo iyo waxyaabaha laga soo dhiraandhiriyo mayraxda ee dadku isticmaalo. Siddoo kale, kaama uu mamnuuci karo mulkiilahu isticmaalka wax kaanabas ka sameysan ama waxyaabaha laga soo dhiraandhiriyo mayraxda ee dadku isticmaalo, laakiin waa uu kaa mamnuuci karaa inaad guriga sigaar ku qabto ama qaac ku afuufto.

Xuquuqda Shakhsi Ahaaneed right to privacy



Mulkiilaha gurigu **ma** soo geli karo gurigaaga haddii uusan u soo galeyn guriga **sabab hawleed** si uu u soo galana **WAA** inuu ku siiyo 24-saac oo **ogaysiis ah** waana inuu guriga yimaado waqtiyadda u dhaxeeya 8:00 subaxnimo (a.m.) ilaa 8:00 fiidnimo (p.m.). Sharcigaas ma khuseeyo xaaladaha degdegga ah.

Waa in aan kireeyaha lagu dhibin soo-gelidda guriga marka la sameynayo dayactir. Waxaa fiican in mar hore laga heshiiso marka guriga la soo gali karo. Waxaa fiican in heshiiska lagu qoro **iyo in uu qof kasta koobbi ka hayso.**

Sabab Muhiimka ah
Kireeyuhu waa in uu haysto sabab muhiim ah oo uu u soo gali karo guriga. Tusaaleyaasha sababta muhiihka ah waxaa ka mid ah

- in guriga la tuso kirayste cusub oo raba inuu iska eego
- in guriga la tuso iibsade, wakiil ka socda ceymiska, ama qiimeeye
- in la sameynayo shaqo ah dayactirka
- in la oggolaado shaqaale dowladeed oo sameynaya kormeerid
- marka uu kireyste guriga dhex ku sameynayo carqalad
- kireeyuhu markuu aaminsan yahay oo ay macquul tahay inaad jebineyso sharciyada kirada guriga
- kireeyuhu markuu aaminsan yahay oo ay macquul tahay in uu jiro qof aan lagu ogeyn oo guriga ku dhex nool
- markaad guriga ka guurto ama ka baxdo

Guud ahaan, haddii kireeyuhu bixiyo ogeysiis uu ku soo gelayo guriga iyadoo ujeedku yahay mid macquul ah. Xusuusnow, sharcigaas ma khuseeyo xaaladaha degdegga ah. In ogeysiis la bixiyo waxaa noqon kara in farriin la isugu duubo taleefan ama in farriin qoraal ah la isugu dhejiyo albaabka. Ogeysiiska lagu soo gelayo guriga waa in uu macno sameeyo sabab jirta awgeed.

Tusaale ahaan, haddii uu kireeyuhu ballan u qabto tuubbiiste toddobaad ka hor, kireeyuhu waa in uu sii sheego ballantaas toddobaad ka hor. Haddii kireeyuhu ogaado kormeeridda maamulka magaalada oo jirta subaxa ka horreeya maalintaas, waa in uu kireeyuhu sii sheego isla marka uu hawsha ogaado.

Xaalado gaar ah oo keliya ayuu kireeyuhu soo geli karaa guriga ogeysiis la'aan. Haddii kireeyuhu haysto sabab macquul ah oo uu ugu maleeyo inay jirto waxyaallo socota ogeysiis la'aan ayuu guriga ku soo geli karaa. Waxyaabahaas waxaa ka mid ah:

- si loo ilaaliyo dadka ama hantida in aysan waxyeello ka soo gaarin dayactirka, xaaladaha amniga iyo booliska awgood

- si loo hubiyo badqabidda dadka

- jiraan waxyaabo sharci darro ah oo socda

Haddii kireeyuhu guriga soo galo marka aadan joogin oo uusan bixin ogeysiis, waa in laga helo ogeysiis qoran oo ssheegaya in guriga la soo galo iyo sababta soo-gelidda.

Sharci-fulinta
Kireyste kasta waxa uu sharci-ahaan fulin karaa xuquuqdiisa shakhsiga ah. Haddii kireeyuhu soo galo isagoon bixin ogeysiis, waa lagu dacweyn karaa arrintaas. Waxa aad waydiisan kartaa kiro dhimid, in lacagtii dabaajiga ahayd laguu soo celiyo iyo $500 in lagugu siiyo xadgugub walba oo quseeya asturnaantaada iyo wixii macquul ah ee ah khidmada qareenka. Waxaad kaloo u

adeegsan kartaa ku xaqgudubka xaquuqdaada xog asurnaanta dawco Kiro meel Dhigid ah. (Ka eeg “Kiro Meel Dhigida” “(**Error! Reference source not found.**)” cutubka 4) ama kolka aad iska difaacayso kiis guri ka saarid ah. Haddii dhibaatadu sii socoto, waxaa laga yaabaa in sidaaa looga baxo heshiiska kirada. Waa in lala xiriiro qareen ama xafiiska adeegyada sharciga ee degmada haddii loo baahdo caawimaad ah qoraal iyo in la dirsado cabashada ah xuquuqda shakhsiga ah.

Canshuur-Celiska Guryaha

Markaad kiro bixiso, lacagtaas qaarkeed waa canshuurta dhulka guryaha aad ku nooshahay. Kireysteyaasha Minnesota qaarkood waxaa loo sooo celin karaa qeyb ka mid ah lacagtii kirada. Kirada la soo celiyo waxay ku xiran tahay dakhliga iyo kirada la bixiyey sannadka oo dhan. Waxaad canshuur-celiska ku heli kartaa haddii aad kireysato dhisme uu kireeyuhu ka bixiyo canshuuraha dhulka iyo haddii uu dakhligaagu ka hooseeyso heer gaar ah.

Si aad u sheegato kiridhidkaaga, waa khasab inaad xareyso canshuur-celiska dakhliga iyo inaad keento warqadda Cadeynta Kiradda la Bixiyey (CRP).

- Mikiilaha gurigu waa inuu ku siiyo Warqad Kiradda La Bixiyey ah ugu dambayn bisha Janaayo 31 sannad walba.

Xareyso kiridhidka canshuurta ee kiraystaha isla marka aad xareynayso canshuur-celiska dakhliga ee Gobolka ee Minnesota. Waxa aad ka heli kartaa akhbaar kale oo arrinta ku saabsan shabakadda (website) Waaxda Canshuuraha ee Minnesota ee ah Minnesota Department of Revenue’s website.

Haddii Kireeyuhu soo Diri Waayo Caddeynta Kirada ama CRP
Haddii kireeyuhu soo diri waayo CRP, waa in lala xiriiro kireeyaha iyo in la xusuusiyo. Haddii aadan helin caddeynta CRP, waa in la sameeyo waxyaabaha soo socda:

1. Warqad waa in loo qor kireeyaha. Ku qor kharashka kirada aad bixisay sannadka oo ka codso caddeyntaada CRP. Koobbi ka reebo caddeynta. Haddii aan la helin jawaab ilaa iyo laba toddobaad, waa in la sameeyo sida soo socota

2. La xiriir Waaxda Canshuuraha oo ka codso in ay ku ganaaxaan kireeyaha in uusan ku siin caddeynta CRP.

3. Ka Codso Waaxda Canshuuraha ee Minnesota (MDR) Warqad Dhaar Caddeyn u ah Bixinta Kirada (RPA) si loo buuxiyo intii la buuxin lahaa CRP. Waxaad farriin (email) u soo dirtaa individual.incometax@state.mn.us ama soo garaac 651-296-3781 ama 1-800-652-9094 (lacag la'aan). Macluumaad dheeraad ah waxaa laga heli karaa https://www.revenue.state.mn.us/renters-credit.

   Waa in aad haysato waraaqo ama caddeyn kale oo ah kiradii la bixiyey. Haddii aadan haysan caddeyn, isticmaal heshiiska ama boostada aad ka heshay cinwaanka iyo caddeyn kale si aad u muujiso in aad halkaas ku nooshahay oo ay gobolku u qaataan in kirada la bixiyey.

Waxaa aad heli Kiridhidka isagoo qayb ka ah lacagta canshuur-celinta kaaga soo noqonaysa. Haddii aad su'aalo ka qabto, la xiriir Waaxda Canshuuraha ee Minnesota (651) 296-3781.

Maxaan Sameyn karaan Haddii Xaquuqdaada Sharciga ah Lagu Xadgudbo?

Kiisaska qaarkood, waxa aad xaq u leedahay inaad maxkamad tagto si loo ilaaliyo xaquuqdaada. Tusaale ahaan, hadii qoladda gurigu aysan kuu soo celin lacagtii dabaajiga ahayd ee aad dhigtay sidda sharcigu uu dhigayo ama hadii qoladda gurigu ay si sharci-darro kaaga jarto korontadda, waa aad ku dacaweyn kartaa qoladda guriga xaquuqdaada. Halka uu sharcigu dhigayo waa aad dacaweyn karaa si loo ilaaliyo xaquuqdaada, waxaa dhici karta iyana inaad xaq u yeelato lacag waana in ay qoladda gurigu bixiso khidmada qaraanka aad qabsatay haddii aad guulaysato.

Kiisaska kale waxa aad iska difaaci kartaa guri ka saarida adigoo u sheegaya maxkamadda in qoladda gurigu ay sharciga ku xad-gudubtay. Tusaale ahaan, qoladdu guriga kaagama saari karto guriga aarsi la xiriira wax aad sameysay, sidda u sheegida maamulka magaalada jabin sharciga bilicda guryaha. Haddii aad cadeyn karto in guriga lagaaga saarayo aarsi awgii kolkii aad isticmaashay xaquuqdaada sharcigu uu dhigayo, maxkamaddu kolkaa waa ay joojin guri ka saarida.

Xeer-Ilaaliyaha Guud ee Minnesota (Minnesota Attorney General) ayaa leh awooda uu ku ilaaliyo xaquuqdaadda sidda uu dhigayo sharciga kiraystaha-kireeyahu. Haddii aad is leedahay xaquuqdaadda waa lagu tuntay, waxaad kaloo la xiriir kartaa xafiiska Xeer-Ilaaliyaha si aad ugu sheegto xadgudubka. Waxa aad kala xiriiri kartaa xafiiska Xeer-Ilaaliyaha Guud ee Minnesota khadka (online) ah https://www.ag.state.mn.us/ ama wac call (800) 657-3787.



Cutubka 4. Dayactirka iyo Hagaajinta Dhibabka

Guudmarka dayactirka iyo Hagaajinta Dhibabka

Kireeyaha waa inuu guriga u dayactiro si habboon oo ku fiican oo loogu noolaan karo. Waxa kale oo jira shaciyo khuseeya gobolka oo dhan, korontada, dabdamiska, iyo caafimaadka. Magaalooyinka iyo deegaanka qaakiisa waxay leeyihiin xeerar ah dayactiridda guryaha oo waxay ku faahfaahsan yihiin sharciyada dayactirka laga rabo kireeyaha. Haddii aadan ogeyn in magaaladaadu leedahay sharciyada dayactirka, la xiriir xafiiska kormeeridda guryaha ama xoghayaha magaalada.

Dhibaatooyinka dayactirka guud waxaa ka mid ah:

- fiilooyin cilladaysan ama dabacsan
- tuubbooyin biyo ka daataan ama hoos u geli waayaan
- qalab guriga oo aan shaqeyneyn

- daaqado jajaban, shaashad la'aan, ama daaqado aan celineyn dabeylaha duufaanka ah
- malaasid soo dhacaysa
- albaab aan meel la qabto lahayn ama dabsheege la'aan
- la’aanta kuleylin ku filan laga bilaabo bisha Oktoobar 1 ilaa Abriil 30 (ugu yaraan 68 digrii)
- cayayaan ama jiir.

Haddii aad dhibaato ku qabtid cayayaanka ama jiirka, caddayn diyaarso, sida cayayaanka/jiirarka dhintay ama saxaradooda oo tus kormeere ama maxkamad.

Tallaabada ugu horreysa ee wax lagu dayactirayo waa inaad la xiriirto kireeyaha. Haddii aad dhibaato ku qabto in kireeyuhu wax hagaajiyo ka guriga, waxaa jira **3 siyaabood** oo ay maxkamad kireeyaha ugu khasbi karto dayactirka:

1. Codso kirada maxkamaddu hayso ama Rent Escrow (lacagta kirada u gee maxkamad). Ka eeg “Kiro Meel Dhigida” cutubka 4.
2. Dacwee adigoo cuskanaya Sharciga Xal-helidda Kireysteyaasha Minnesota. Ka eeg “Sharciga Xal-helidda Kireysteyaasha Minnesota” (Minnesota Tenant Remedies Act) cutubka 4)
3. Dacwada ah Sharciga Xalraadinta Degdegga Ah Ee Kireystaha soo dirso si aad ugu hesho in si degdeg ah amar dayactirid ah. Ka eeg “Sharciga Xalraadinta Degdegga Ah Ee Kireystaha” (Emergency Tenant Remedies Act) cutubka 4.

Kiisaska meeldhigida lacagta kirada ah iyo kiisaska Cawil-celinta Kiraystaha ee Minnesota waxaa loo isticmaalaa ujeedooyin isku mid ah: kolka dayactirka caadiga ee guriga uusan sameyn milkiilaha gurigu. Haddii kiraystahu uu hayo kiro loo dhiibi karo maxkamadda, inta badan waxaa roon kolkaa in kiis Kiro Meeldhigid ah la xareysto. Sababtuna waxaa weeye milkiilahu waxa u badan tahay inuu dayactirka sameeyo haddii maxkamaddu ay hayso kirada. Faahfaahin ku saabsan kiisaska Kiro Meel Dhigida iyo kiisaska Cawil-celinta Kiraystaha ee Minnesota waxaa laga heli karaa hoos.

Kirada Maxkamadda La Geeyo rent escrow

Haddii uusan kireeyuhu sameyn waayo dayactirid ama ku xadgudba sharciyadda guryaha ee Minnesota, kireystuhu wuxuu soo xareysan karaa **Kirada Maxkamadda** oo ah kiis maxkamadeed. Sida uu dhigayo sharciga Kirada Maxakamadda, kireysteyaashu waxay kirada geeyaan maxkamad, intii ay siin lahayeen kireeyaha, waxayna ka codsadaan maxkamadda inay ku amarto kireeyaha in uu guriga wax ka hagaajiyo, in uu raaco shuruudaha heshiiska, ama in uu u hoggaansamo sharciyada gaarka ah ee gobolka. Waxyaabaha soo socdaa waa xeerarka iyo nidaamyada kirada maxkamad la geeyo. **Xeerarkan iyo habraacyadan waa in khasab in la raaco**. La xiriir qareen ama xafiiska adeegyada sharciga ee deegaankaaga ee 1(877) 696-6529 ka hor intaadan bilaabin kiiska kirada la geeyo maxkamad (Rent Escrow).

Ka Hor Intaadan Kiradaada Ku Bixin Maxkamadda – before you pay rent in court

Waa in aad sameyso *mid* laba arrimood ka hor intaadan kiradaada ku bixin maxkamadda oo aadan bilaabin a **Kirada Maxkamadda** oo kiis ah. Waxaa fiican inaad sameyso labadaba, laakiin waa in aad keliya sameyso mid ka mid ah waxyaabaha soo socda:

1. Adeegso foomka la yiraahdo "Liiska Dayactirka Kireystaha" oo ka eego aakhirka buugan yar si aad waraaq ugu qorato kireeyaha oo ku weydiiso in laguu sameeyo dayactir. Waraaqdu waa in u ku qoran yahay magacaaga, cinwaankaaga, iyo liis qoran oo ah wax kasta oo aad rabto in laguu hagaajiyo. Saxiix warqadda oo ku qor taariikhda. Koobbi ah warqadda adigu naftaada u hayso. Kireeyaha wuxuu haystaa 14 maalmood oo uu ku sameeyo dhammaan dayactirka laga bilaabo wakhtiga ay gaarto warqadda. Haddii dayactirka oo dhan aan lagu sameyn waayo 14 maalmood ka dib waxaad waraaqda u qaadan kartaa maxkamadda si aad u xareysato Kirada Maxkamadda.

ama



2. **La xiriir kormeeraha guryaha ee deegaankaaga**. Kormeeraha guryaha wuxuu imaan doonaa gurigaaga si uu ugu sameeyo kormeerid. Kormeeraha ayaa qori doona warbixin lagu gaarsiiyo kireeyaha wakhti cayiman oo uu guriga ku dayactiro. Weydiiso koobbi ah warbixinta. Waxaad warbixintaas u qaadan doontaa maxkamad si aad u xareysatid dacwada kirada maxkamadda. Haddii waaxda kormeerku ku amarto kireeyaha in uu dayactirka ku sameeyo taariikh cayiman, adigu **waa in aad sugaa ilaa taariikhdaas ka dib** si aad u bilowdo kiiska kirada maxkamadda. Haddii aad aaminsan tahay in fatashahu uu siiyey milkiilaha wakhti badan oo siyaado ah oo uu ku sameeyo hagaajinta, waa khasab inaad ka dhaadhiciso maxkamadda sababta aad ugu malaynayso in wakhtigaasi uu aad u dheer yahay.

Bilaabidda Kiis Kirada Lagu Bixiyo Maxkamadda starting RE



- Waa in aad **gebi ahaan** kirada lagaa rabo u geyso xoghaynta maxkamadda degmada marka aad xareynayso dacwada Kirada Maxkamadda. Haddii aan lagugu lahayn kiro, uma baahanid inaad maxkamadda kiro geyso. Laakiin ilaa kiisku dhammaado, waa in aad kiradaada bil kasta ku bixiso maxkamadda. Waxaa jirta lacay lagu xareeyo markaad bilaabeyso kiiska maxkamadda ama Rent Escrow, laakiin maxkamaddu waa ayaa kaa dhaafi karta (cudurdaareysa) lacagta haddii aadan awoodin. Waxa aad kala soo bixi kartaa

(download) foomamka “Khidmad Saamixida” shabakadda (website) maxkamadda ee ah https://www.mncourts.gov/GetForms.aspx?c=19.

- Waa in aad xoghaynta u geyso mid ka mid ah warbixinta kormeeraha (koobbi sharciyeysan ayaa ugu fiican) **ama** koobbi ka mid ah waraaq aad u qortay kireeyaha oo aad ku weydiisatay dayactirid.

- Sidoo kale waa in aad u sheegtaa xoghaynta magaca kireeyaha iyo cinwaanka adigoo qiyaasaya lacagta ay ku kacayso hagaajinta.

- Xoghaynta maxkamadda ayaa kaa caawin karta in aad hesho codsi ah Kirda Maxkamadda, ama waxaad isticmaali kartaa foomka kirada maxkamadda oo loo yiraahdo 'Rent Escrow Affidavit' akhirka buugan yar. Waxaad u baahan doontaa in aad xoghaynta maxkamadda u dhiito Waraaqda Dhaarta ah, waraaq aad u dirtay kireeyaha ama warbixinta kormeeraha guryaha, iyo gebi ahaan kirada lagugu leeyahay. Xoghaynta ayaa kuu sameyn doonta ballan ah dacwad-dhageysi.

Ogaysiiska Dacwo Dhagaysiga ee loo Diro Qoladda Guriga – notice to LL

- Haddii qiyaasta kharashka dayactiridda uu ka yar yahay $15,000, xoghayntu waxa ay ogeysiis dacwad-dhageysi ah u diri doonaan kireeyaha.

- Haddii qiyaasta kharashka dayactirka uu ka badan yahay $15,000, waa in aad haysataa qof (aan adiga ahayn) oo ogeysiiska dacwad-dhageysiga ah u geeya kireeyaha. Haddii aad dooneyso, shariifka ayaa ogeysiiska dacwada u geyn kara. Xoghaynta ayaa kuu sheegi karta meesha xafiiska shariifka oo qof jooga xafiiskaas ayaa ku caawin kara.

Dacwad-Dhageysi *– the hearing*

- Dacwad-dhageysiga wuxuu dhacayaa 10 ilaa 14 maalmood ka dib markaad kirada ku bixiso maxkamada.

- Keenso gebi ahaan markhaatiyaashaada dacwad-dhageysiga, sawirro (hadii ay hayso) iyo koobbiga waraaqaha iyo ogaysiisyada aad u dirtay kireeyaha. Haddii kormeerid la sameeyay, soo qaado caddeyn **shaabadeysan** oo ah koobbiga warbixinta kormeeraha. Koobbiga shaabadeysan waa mid ka soo baxay waaxda kormeeridda oo waa uu saxiixan yahay iaydoo lagu sheegayo in wax kasta oo ku qoran ay yihiin run iyo sax.

Waxa Maxkamaddu Sameyn Karto *what the court can do*

- Inay kireeyaha ku amarto dayactirka.

- In lagaa yareeyo kirada inta dayactirku ka dhammaanayo.
- Inay kuu oggolaato in aad adigu dayactirka sameyso oo aad ka goosato kirada.
- In lagu amro kireeyuhu inuu dib u bixiyo qeyb ahaan ama gebi ahaan kiradii aad bixisay markii dayactirka laguu sameyn waayey.
- In qof kale lagu amro in uu maamulo guriga iyo dayartirkiisa
- In la ganaaxo kireeyaha.
- In kirada lagu siiyo adiga ama kireeyaha.
- In lagu amro kireeyaha in uu raaco heshiiskaaga kirada.
- In lagu amro kireeyaha in uu u hoggaansamo sharciyada gobolka ee gaarka ah.
- In lagu amro kireeyaha in uu bixiyo kharashka qareenka.



Digniin!
Milkiilaha gurigu waxa uu kugu dacaweyn karaa si uu guriga kaaga saaro kiro bixin la'aan awgeed **kaliya** haddii aadan ka bixin (dabaaji) kirada cadadkeeda oo dhan maxkamadda. Haddii aad dhigto lacagta kirada oo dhan, kireeyuhu gurig kaagama saari karo kirada oo aad bixin weyday awgeed. **Haddii aadan haysan kirada oo dhan, waa inaadan soo xareysan dacwada kirada maxkamadda. Guriga ayaa lagaa saari karaa oo waxaad waayi kartaa lacagta aad dhigto maxkamadda.**

Haddii kireeyuhu ku dacweeyo inta lagu jiro dacwada Kirada Maxkamadda, waa in aad inta hartay kirada lagu leeyahay keento dacwad-dhageysiga adgigoo ku daraya lacagta xareynta dacwada ee uu kireeyuhu bixiyey. Haddii uu kireeyuhu kuu sheegi waayo lacagta xareynta, waxaad weydiin kartaa xoghaynta maxkamadda.

Kireeyuhu kaama aargoosan karo (adiga waxba kuuma yeeli karo) diiwaangelinta kiiska Kirada Maxkamadda awgiis ama kiis kasta oo kale oo aad ku dalbatay dayactirid. Si kastaba ha noqotee, waa in aad raacdo shuruudaha heshiiskaaga kirada, xataa marka aad kirada ku bixinayso maxkamadda.

Sharciga Xalraadinta Kireystaha Minnesota

Haddii uusan kireeyuhu guriga wax hagaajin, uu raaci waayo heshiiska kirada, ama uusan ku xadgudbin sharciyada xuquuqda shakhsiga ah ee gobolka, waxaad keensan kartaa dacwad ka dhan ah kireeyaha sida ku xusan Sharciga Xalraadinta Kireystaha. Sharcigani wuxuu ka hadlayaa danbiyada guryaha, caafimaadka iyo amniga, iyo in laga soo bixi sameyn waayo dayactirka lagu heshiiyey xataa haddii uusan dhibka dayactirka ahayn xadgudub sharci ah. Si loo adeegsado sharcigan, waxaa fiican in aad hesho qareen. Sharcigan waxaa loo isticmaali karaa marka kireeyuhu diido in uu dayactiro oo uusan kireystuhu rabin in uu guuro ama guriga ayaa la xirayaa.

Haddii aad ku guuleysato kiiska Sharciga Xalraadinta Kireystaha, maxkamaddu

- Waxay amri kartaa kireeyuhu in uu dayactirka sameeyo ama kireeyuhu amar maxkamadeed ayuu diiday
- Waxay adiga kuu sheegeysaa in aad dayactirka sameyso oo aad ka goyso kharashka dayactirka kirada
- Waxay magacaabeysaa qof inuu qaato kirada una isticmaalo inuu ku dayactir ama
- Waxay amri kartaa in kirada lagaa yareeyo
- Waxay kireeyaha ku amri kartaa in uu raaco heshiiska kirada
- Waxay kireeyaha ku amri kartaa in uu raaco sharciyada u gaarka ah gobolka
- Waxay amri kartaa dayactir degdeg ah oo la xiriira koronto la'aan iyo adeegyo kale ee lagama maarmaanka ah.
- Waxay ku amri kartaa kireeyuhu in uu bixiyo kharashka qareenka.

Sharciga Xalraadinta Degdegga Ah Ee Kireystaha

Haddii ay kugu dhacdo xaalad degdeg ah sida kharashaadka ama adeegyada kale ee lagama maarmaanka u ah kireeyuhu guriga, waxaad soo xareysan kartaa Dacwada Xalraadinta Kireystaha ee Degdegga ah (ETRA). Maxkamaddu waxa ay saamixi kartaa (masaabixid) khidmadda dacwo xareynta ee kiisaska noocan ah haddii aad danyar tahay. Codso “Khidmad Saamixid.” Uma baahnid in aad sugto 2 toddobaad inta ay ka dhacayso warqad ah dayactir oola diray oo uma baahnid in aad soo wacdo kormeeraha guryaha.

Waa aad ka codsan kartaa maxkamadda amar hagaajin guriga ah oo degdeg ah markii xaalad khatar ahi ay jirto sidda marka

1. Dowladdu ay kala noqoto laysinka kireynta guryaha mulkiilaha guriga, ay soo saartay amar lagu dumina guriga, la soo saartay ogaysiin ah in lagu talagalsan yahay in guriga la dumiyo ama la go’aamiyey in guriga aan lagu noolaan karin.
2. Dhiqle badan uu galay guriga
3. Mid ka mid ah alaabooyinkan soo socotaa uusan shaqeyn
    - Biyaha qasabada
    - Biyaha kulul
    - Kuleyliyaha
    - Korontadda
    - Tas’hiilaadka musqusha
    - Qaboojiyaha
    - Mukeeyfka (haddii uu heshiisksu (lease) uu balan qaado inuu bixiyo mukeyf)
    - Wiish [haddii uu heshiiksu (lease) uu balan qaado inuu bixiyo wiish]
4. In xaaladaha, adeegyadda, ama tas’hiilaadku gurigu ay khatar culus ku yihiin ayna si xun u saameeyaan caafimaadkaaga iyo amaankaaga

    ama

5. Haddii ay jiraan waayid adeegyo lagama maarmaan ah oo mulkiilaha gurigu uu mas'uul ka yahay inuu bixiyo.

Waa inaad isku daydo in aad kireeyaha 24 saac ogeysiiso ka hor intaadan aadin maxkamad. Waa in aad taleefan kula xiriirto, oo haddii uu kireeyuhu uusan joogin, farriin uga tag qof kale oo u sheegi kara. Haddii aysan jirin hab looga tagi karo fariin, taleefan kula xiriir dhowr jeer wakhtiyo kala duwan maalintii. Hubso in aad qoroto wakhtigii aad taleefanka u dirtay iyo waxaad kala kulanto. Maxkamaddu waxa ay ku amri kartaa kireeyaha in uu dayactirka ku sameeyo, ama waxay ku amri kartaa wixii kale oo ah xal laga heli karo Dacwadda Kirada Maxkamadda

Dacwada Xal-raadinta (eeg cutubka 4). Waa in aad la xiriirto qareen ama xafiiska adeegyada sharciga ee degmadaada si ay kuu caawiyaan ee 1(877) 696-6529.

Fadlan Taxaddar Yeelo Haddii Aadan Helin Caawimaad Maxkamadeed

Kirada Maxkamadda, Dacwada Xal-raadinta Kireystaha Minnesota, iyo Dacwooyinka Kireystaha ee Degdegga ah waa waxyaabo lagu aamin qabo oo loo isticmaali karo maxkamadaha si kireeyaha loogu qasbo in uu sameeyo dayactirka. Waxaa jira waxyaabo kale oo aad sameyn karto oo aan badanaa sharci ahaan ammaan ahayn. Waxyaabahaas waxaa ka mid ah kirada oo la haysto iyo "dayactirka in laga goosto." **Ma aha fikrad fiican in laga haysto kirada si loogu khasbo milkiilaha inuu sameeyo dayactirka. Sharci ahaan waxaa aad uga amaansan taa in la furo kiis ah Kiro Meeldhigid ah ama mid ka mid ah cawil-celinadda kale ee kor lagu tilmaamay.**

Dayactirka Iyo Goosashada



Xaq toos **uma** lihid in aad "dayactirka iyo goosashada" kirada oo laga reebto kharashka dayactirka. Haddii aad adigu dayactir sameyso adiga oo aan ogolaansho qoraal ah ka helin kireeyaha waa inaad haysato kharashka. Waxaad sidoo kale wajihi kartaa dacwad-dhageysi ah guriga in lagaa saaro haddii aadan bixineyn kirada oo dhan. Guud ahaan marna ma ahan fikrad fiican isticmaalidda "dayactirka iyo goosashada." Waxaa jira waxyaabo laga reebo. Magaalooyinka St. Paul iyo Duluth waxay leeyihiin sharci "dayactir iyo goosasho" ah dhibaatooyin ah kuleyliyaha. Duluth waxay kale oo ay leedahay sharciga "dayactirka iyo goosashada" biyaha, korontada, gaaska, musqulaha jaban, albaabbada iyo dabsheegaha. Minneapolis, St. Paul iyo Duluth waxay leeyihiin sharciyo ah "lacagta bixi oo gooso" oo la isticmaali karo marka kireeyuhu bixin waayo kharashka guriga ooo ah masuuliyadda kireeyaha. Haddii kireeyuhu sameeyo dayactirka ama lacagta in laga goosto kirada, **heshiiskaas waa inuu ahaado qoraal oo uu u saxiixo kireeyuhu.**

Dacwada Kiro Xaqdarro Ah

Kirada xaqdarrada ah waa markaad dib la isugu celiyo lacag kiro ah meel dayactirkeedu xun yahay marka loo eego sharciga guryaha ee deegaanka. Kirada la soo celiyo qeyb ahaan waa kirada makamadeed, Dacwooyinka Xalraadinta Kireystaha Minnesota iyo Dacwooyinka Degdegga ah ee

Xalraadinta Kireystaha. Haddii kireeyuhu guriga sameeyo oo aan lagugu siin qiimo-dhimis ah kirada markay jirto mid ka mid ah dacwado maxkamadeed, waxaad dacwad ka furan kartaa Maxkamadda Degmada ama Maxkamadda Dhexdhexaadinta. Waxaa jirta lacag lagu xareeyo markaad bilaabeyso kiiska maxkamadda, laakiin maxkamaddu ayaa kaa dhaafi karta (kuu cudurdaareysa) haddii aadan awoodin. Maxkamaddu waxa ay saamixi kartaa (masaabixid) khidmadda dacwo xareynta ee kiisaska noocan oo kale ah haddii aad danyar tahay. Codso "Khidmad Saamixid." Waxa aad kala soo bixi kartaa (download) foomamka Khidmad Saamixida shabakadda (website) maxkamadda ee https://mncourts.gov/getforms/fee-waiver

Waa inaad maxkamadda ka codsato in laguu soo celiyo qeyb ka mid ah lacagta kirada wakhtigii aad ku noolayd ee uu gurigu burbursanaa. Dacwadda soo celinta kirada waa in la sameeyo ka dib marka dayactirka la sameeyo, si aad garsooruhu u ogaado muddadii aad guriga ku noolayd dhibaatooyinkii dayactirka. Garsooruhu wuxuu ku amri karaa kireeyaha in uu soo celiyo qeyb ka mid ah kiradii aad bixisay wakhtigaas ay jireen dhibaatooyinka dayactirka oo qiimaha gurigu waa uu hooseeyey.

Tusaale ahaan, aan dhahno waxaad bixisaa kiro ah $600 bishii, laakiin waxaa jira daaqado jajaban iyo musqul biyaheedu iska socdaan. Waxaad codsan kartaa lacag aad ku hagaajiso musqusha oo lagaa gooyo oo ah $200 kirada bil kasta oo daaqadaha jaban iyo biyaha musqusha oo kugu badiyey kharashka.

Caddeyn ayaa lagama maarmaan ah si aad u muujiso inaad xaq u leedahay in laga gooyo kirada. Inaad ku guuleysato kirada la goynayo, **waa in aad 4 arrimood ka cadeysaa maxkamadda:**

1. **Kireeyuhu inuu ogaa dayactirka in loo baahan yahay.** Tus garsoorka koobbiga warqadda ama warbixintii koowaad ee kormeeridda guriga.

2. **Dayactirka inaan la sameyn.** Tus warbixinta labaad ee kormeeridda guriga iyo/ama markhaati ah dad arkay xaaladda xun, iyo/ama sawirro aad ka qaadday.

3. **Muddo intee in le'eg ayaad sugeysay adeeg ama dayactir aad u baahneyd**. Isticmaal sawirro, markhaatiyaal, waraaqo iyo dukumentiyo kale oo kuu ah caddeyn.

4. **Immisa lacag ayaa kugu baxay, ama "waxyeello".** Caddadka lacagta aad codsaneyso waa in ay macn ahaan dhibaatadii la mid tahay.

Tusaale ahaan, guri hal qol ah ayaa lagu kireeyey $50 wax ka yar guri kale oo ah laba qol oo ay isku dhisme ku wada yaallaan. Ma aadan isticmaalin qolka jiifka ah ee labaad oo waxaan ku jirin daaqadaha dabeylaha duufaanka ah. Sidaa darteed, waa inaad hesho $50 bishiiba daaqadaha awgood, oo waxa uu xaalku la mid yahay in uu gurigu ahaa hal qol oo jiif ah oo keliya.

Xusuusnow – kireeyuhu kaama aargoosan karo dacwada awgeed oo waxa uu ficilkaagu ahaa xuquuq kirayste oo sax ah.

Mamnuucidda Guriga



Kireeyhu ma kireysan karo guri aan ku habbooneyn in ay dad ku noolaadaan. Kireeyuhu kuma qaadan karo kiro ama curaar guri sharci ahaan loo xiray ama la soo caddeeyey "inuusan u qalmin in ay dad ku noolaadaan." Haddii guriga aad ku nooshahay la xiro, la xiriir qareen ama xafiiska adeegyada sharciga ee degmadaada si aad uga hesho talo ah xuquuqdaada.

Waxaa jira 2 nooc oo xiritaan ah. Inta ugu badani waa kolka Waaxda Caafimaadka ama Fatashayaasha Guryahu ay helaan **xadgudubyo la xiriira guryaha, caafimaadka, amaanka kuwaa** oo khatar geliya amaanka kiraystaha. Nooca kale ee xiridda waa marka ay **hay'ad dawladeed iibsato dhulka guriga** ujeeddo gaar ahaaneed oo dadweyne, sida in la dhisayo jidweyne.

Marka guri aad kireysato la xiro, sabab kasta oo ay tahay, **waa in aad ka guurto taariikhda ku xusan amarka xiridda.** Wakhtiga la isu siiyo in looga guuro waxay ku xiran tahay sababta dhismaha loo xirayo. Haddii aadan ka guurin wakhtiga kama-dambeysta ah, booliiska ayaa khasab kaaga rari kara. Haddii ay sidaas dhacdo, carruurtaada waxaa loo geynayaa ururka daryeelka carruurta oo alaabtaadana guriga ayaa looga tagi donaa.

Haddii guriga lagugu dul xiro xadgudubyo sharci ah awgood waa in aad la xiriirto qareen ama xafiiska adeegyada sharciga ee degmadaada si aad u hesho caawimaad ee 1(877) 696-6529. Guud ahaan waa in aad sidaas ogaato:

- Uma baahnid in aad bixiso kiro ama curaar.

- Waxaa laga yaabaa inaad hesho Caawimaad Degdeg ah si aad guriga uga guurto. U sheeg shaqaalaha degmadaada in aad uga baahan tahay ballan degdeg ah sababtoo ah guri aad ku nooshahay ayaa la xiray.

- Hayso caddeymaha xaaladaha guriga. Iska eeg guriga gudihiisa oo qoro dhibaatooyinka dayactirka. Koobbi ka qaado warbixin kasta oo ah kormeerid. Sawirro ka qaado. Hubso in aad haysato caddeyn kasta markaad guureysid. Caddeyntu waxa ay ku caawin doontaa goor dambe haddii aad u baahato in aad dacwad maxkamadeed ku caddeyso xaalado xun, iyo/ama in aad u isticmaasho warbixinta baarista kireystaha.

- Waxaad xaq u leedahay in aad kireeyaha ku dacweyso Maxkamadda Heshiisiinta kiradii oo dhan sababtoo ah guriga **oo xirnaa ama ku dhawaa xaalad lagu xiro**. Xaqiiqadii, kireeyaha ayaa mas'uul ka ah in uu soo celiyo gebi ahaan lacagtii kuugu baxay inaad ku noolaato meel kale, iyo sidoo kale **3 jibaar lacagtii lagaa qaaday wixii ka dambeeyay taariikhda gurigaas la xiray**. Khasaaraha dhabta ah waxaa ka mid ah kharashyada aad ku bixisay si aad u daboosho guuritaanka iyo hoy ku meel gaar ah. **Ka hor intaadan xareyn dacwad ah magdhow lacageed, kala hadal qareen.** Waa muhiim in la hubsado in qaansheegadlka lacagta oo dhan laga wada dhigo hal dacwad.

- Kireeyaha guriga waa in ku soo celiyo curaartaada, iyo dulsaar, **5 maalmood gudahood** ka dib markaad guurto. Kireeyaha u qor cinwaan lagaala soo xiriiri karo.

- Isla markiiba ka guur sababtoo ah guri la xiray waa sharci darro in lagu noolaado. Waa lagu xiri karaa oo carruurtaada waxaa loo dhiibi karaa ururka ilaaliya ilmaha.

Haddii guriga loo xiro dan guud oo ah mid dadweyne

- Waxaad heli kartaa lacag ah dib-u-dejin si ay kaaga caawiso kharashaadka guurista mar kasta oo ay dowladdu guri u xirto dan guud.

- Dawladdu ayaa kaa caawineysa in aad hesho guri kugu habboon oo ah isla kiradii aad bixin jirtay.

Haddii aad dhibaato ku qabto meelmarinta xuquuqdaada ama helidda magdhow, la xiriir qareen ama xafiiska adeegyada sharciga ee deegaankaaga si ay kuu caawiyaan.

Aargoosasho retaliation

Waxaad xaq u leedahay in aad weydiisato dayactirka guriga, u yeero kormeere, soo dirso dacwo ah kiro maxkamadeed, ku biirid urur kirayste, oo ka dalbo kireeyaha in uu ixtiraamo xuquuqdaada gaarka ah. Waxyaabahaas, iyo kuwo kale, ayaa ah xuquuqdaada sharciga ah ee kireyste ahaaneed ee Minnesota. Kireeyuhu kaama aargoosan karo (oo wax aargoosi ah kuguma sameyn karo), oo kuma dhihi karo ka bax guriga, ama kaama yareyn karo adeegyada guriga ka dib marka aad u istaagto xuquuqdaada sharciga ah ee kireyste ahaan. Weli waa in aad bixiso kirada wakhtigaa lagaa sugayo.

Maxkamaddu wediineysaa su'aalo ku saabsan haddii kireeyuhu kaaga aargoosanayo haddii kiiska lagaaga saarayo guriga ama aad hesho ogeysiiska guuritaanku 90 maalmood gudahood markaad dacwo ah xuquuqdaada sharciga ah ee kirayste. Waa in aad u sheegtaa garsooraha waxa aad sameysay ee aad u adeegsatay xuquuqdaada. Hadday uu aargoosi dhaco 90 maalmood gudahood, garsooruhu waxa uu u qaadanayaa in kireeyuhu aargudanayo **haddii uusan** kireeyuhu muujin karin sabab sax ah oo guriga lagaaga saarayo. Garsooraha ayaa diidi doona in lagaa saaro guriga haddii uusan kireeyuhu muujin karin sabab macquul ah. 90 maalmood ka dib waa inaad caddeyso in uu mulkiiluhu isku dayey in uu kaa guuleysanayo haddii aad la aaddo maxkamad.

Weydiiso maxkamadda in ay kuu bilowdo tirinta 90 maalmood laga soo bilaabo markii uu kireeyaha guriga sameeyo ama dayactiro wax kasta oo uu garsoore ku amray, sida hagaajinta oo dhan, waxaad isku difaaci kartaa caddeyn ah in uu aargoosi jiro.

Haddii uu kireeyuhu isku dayo in uu kaa saaro guriga, kirada oo aad bixin weyday awgeed, waa difaac ah in aad muujiso in kireeyuhu kirada kugu badiyey si uu kaaga aargoosto si sharci darro ah. Si aad u adkeyso difaacaaga, waa inaad lacagtii hore ee kirada geyso maxkamadda.

Guudmarka Sharciyada Quseeya Sunta Ledhka

Sunta u daran maskaxda dadka ama ledh waxa ay keeni kartaa dhibaato caafimaad. Adiga ama xubnaha qoyskaaga ayaa ku sumoobi kara sunta ledhka oo ku jira

- rinjiyadii hore ee guryaha
- ledhku waxay soo raaci kartaa biyaha tuubbada iyo
- cuntooyinka ama dareerayaasha marssan dheri ku dhalaalaya macdan ama waasgada.

Waxaa jira sharci ah federaal oo lagu ilaaliyo kireysteyaasha in ay meelo caam ah suntaas ka soo gaarto– sida rinjigii hore ee guryaha. Sharcigan wuxuu khuseeyaa gebi ahaan guryiihii la dhisay 1978 iyo ka hor **marka laga reebo** guryaha qaarkood ee waayeelka; guriyaha dadka naafada ah (haddii ilmuhu ka yar yihiin 6 sano oo ku nool ama u deggen halkaas) iyo guri kasta oo "aan qol jiif ah lahayn" sida guri qol ah, qolalka jiifka ardeyda iyo guryaha kirada qolqolka ah. Sharcigan looma adeegsan karo guryaha uusan rinjigoodu ku jirin wax ledh ah.

Haddii sharcigan khuseeyo guri aad rabto in aad kireysato, **kireeyuhu waa in uu**

- ku siiyo buug yar oo ku saabsan halista sunta ledhka. Buug-yaruhu waa in uu ay soo xaqiijiso Hay'adda Ilaalinta Deegaanka.
- kuu sheegi karo wixii rinji ah ee ay ku jirto ledh ama sunta halista ah ee rinjiga la marin jiray guryaha iyo
- ku siiyo wixii diiwaan ama warbixin ah oo kireeyuhu ka hayo rinjiga leedhka ku jira iyo khataraha rinjiga leedhka ku jira ee guriga.

Waxaad xaq u leedahay in aad iska eegto macluumaadka intaadan kireysan guriga.

Haddii aad go'aansato in aad kireysato guriga, **heshiiska kirada waa in uu ku jiro**

- qoraal digniin gaar ah oo ku saabsan ledhka
- sheegidda kireeyaha ee rinji ledh lagu ogyahay iyo khataraha ku saleysan rinjiga ledhka
- ku siiyo wixii diiwaan ama warbixin ah oo kireeyuhu ka hayo oo uu kaa siiyo rinjiga ledhka ku jira iyo khataraha rinjiga ledhka ku jira ee guriga
- qoraal aad ku aragto buug-yareha oo ku saabsan halista ledhka, kireeyaha oo kuu sheega, iyo liis ah warbixin iyo diiwaan
- qirasho gaar ahaaneed oo ka socota wakiilka kireynta (haddii uu jiro)
- saxiixa kireeyaha guriga, wakiilka kirada iyo adiga.

Tusaale ah "Bixinta macluumaad ku saabsan ranjiga Ledh Rinji ku jira iyo/ama Khataraha Rinjiga Ledh Leh" waxaa laga heli karaa aakhirka buugan yar.

Haddii kireeyuhu raaci waayo sharciga, heshiisku waa kuu shaqeynayaa. Si kastaba ha ahaatee, kireeyuhu wuxuu muteysan karaa ciqaab, sida ganaax, magdhow, iyo xabsi haddii uusan u hoggaansamin sharcigan.

Dhibaatooyin Caafimaad Oo Culus

Ledhku waxay sababi kartaa dhibaato ah waxbarashada ah iyo khalkhal dabeecadeed:

- dhaawac maskaxeed oo joogto ah (oo keena, waxyaabaha sida, curyaamid, indho-la'aan, iin wax barashada ama maskaxda ah)



- dhaawac ah kelyaha iyo unugyada dhiigga iyo
- madhaleysnimo.



Ledhku waxaa laga heli karaa rinjiga ama darbiga, boorka rinjiga, carrada, iyo mararka qaarkood biyaha tuubbada. Meelaha ugu badan ee laga helo ledhka waa guryihii ama dabaqyada hore, guryo ku dhex yaal magaalada gudaheeda, iyo carrada aan daboolnayn ee uu galo qiiqa baabuurta. Carruurta iyo haweenka uurka leh ayaa ku jira halista ugu badan ee ledhka. Ledhka waxa uu u gudbi karaa dhiigga ilmaha haddii ay ku neefsadaan siigada midabka leh ama carrada muddo gaaban, ama ay cunaan xataa in yar oo ah rinjiga soo fuqa ama ciidda ledhka leh.

Baarista Carruurta

Carruurta oo dhan waa in si joogto ah looga baaro ledhka oo qeyb ka ah baarista joogtada ah ee wiisitada dhakhtarka. Baaris ah dhiigga oo fudud ayaa muujin karta heerarka ledhka ku jira dhiigga. Baarista waa in loo sameeyo sida soo socota

- Carruurta ka yar 24 bilood– 6-dii biloodba mar
- Carruurta da'doodu tahay 2 ilaa 6 sano– hal mar sannad kasta
- Haweenka uurka leh– si joogto ah inta uurku jiro oo dhan
- Carruurta oo dhan– isla marka uu gurigu leeyahay daaqado boor ah ama haddii rinjigu ka soo fuqayo daaqadaha daaqadaha, dhinacyada, saqafka, ama darbiyada, sagxadaha ama alwaaxda.

Haddii aad haysato kaarka caafimaadka gobolka ee Medical Assistance, kharashka baarista waxaa idinka bixinaya barnaamijka EPSDT.

Kormeeridda Caafimaadka



Waaxda caafimaadka ee gobolka ama degmada ayaa hubiya ledhka mar kasta haddii ilma ka yar 6 jir ama haweenka uur leh laga heli karo ledh dhiiggooda. Waxay ka baaraan guriga iyo dhammaan meelaha la wadaago ee dhismeyaasha dabaqyada ah. Waxay sidoo kale baaraan goob kasta oo kale oo ilmuhu wakhti badan soo joogo. Waaxda Caafimaadka waa in ay baarto 5 maalmood gudahood ka dib marka loo sheego heerarka ledhka ee badan.

Guryaha In Laga Ilaaliyo “Sunta Ledhka”

Haddii ay Waaxda Caafimaadka hesho ledhsa, kireeyaha waa in uu guriga "ledhka ka baabbi'iyo". Kireeyaha guriga waxaa lagu amrayaa in uu taariikh cayiman (badanaa 2 ilaa 4 toddobaad) uga saaro ama ka daboolo meesha ay ledhku ka imaaneyso. **Arrintan mar kasta waa masuuliyadda kireeyaha, ee ma aha kireystaha.** Qofka ka socda waaxda caafimaadka waa in uu sheego haddii guriga laga guuriyo inta guriga laga nadiifinayo. Waxa uu qofkaasi sidoo kale ka jawaabi karaa su'aal kasta oo aad ka qabto oo ah sida ay caafimaadka u saameyn doono mar haddii gurigu yahay "ledh la'aan" Qiiqa iyo boorka ka soo baxa rinjiga ledhka wuxuu khatar ah ku yahay carruurta iyo haweenka uurka leh.

Haddii aad go'aansato in aad ka baxdo guriga inta la nadiifinayo, waxaad ka noqon kartaa heshiiska kirada. **Haddii aad guurto, kireeyuhu waa in uu ku soo celiyo curaarta 5 maalmood gudahood oo lagu daray kiro kasta oo aad horay u bixisay.** Waxaad sidoo kale xaq u leedahay in aad ka guurto muddo ka yar ka dib. Kireeyuhu waa in uu kaa oggolaado in aad dib ugu soo guurto marka la nadaafiyo guriga. Khasab kuguma aha in aad kirada ka bixiso intaad ka maqan tahay guriga. Haddii aad u baahan tahay lacag aad ku guurto ama guri ku meel gaar ah, ka codso waaxda caafimaadka haddii aad caawimaad ka heli karto.

Soo-Guuridda Dambe

Ka hor intaadan dib ugu laaban guriga, hubso in uu kormeeraha caafimaadka ku soo noqday oo uu hubiyey. Sidoo kale hubso in uu kireeyuhu si taxaddar leh u nadiifiyo guriga marka laga shaqeeyo ka dib.

Dib ha ugu laaban guriga ilaa uu kireeyuhu nadiifiyo oo si fiican looga shaqeeyo.

Dacwo Sharci Ah

Haddii mulkiilaha gurigu uusan ka baa’bin guriga rinjigga ledkha, waxa aad qaadi kartaa middii aad rabto talaabooyinka falalka sharciga ah ee lagu xusay cutubka 4 ee buugan yar ee gacanta. Haddii adiga ama carruurtaadu waxyeello idinka soo gaarto ledh, waxa kale oo laga yaabaa inaad lacag ku sheegatid kireeyaha. Waxaa laga yaabaa in aad sameyn karto 1 dacwo maxkamadeed oo keliya oo ka dhan ah kireeyaha. Raadso qareen marka hore si aad u hubisato qeybaha dacwaddaada oo dhan, sida waxyeellada ledhka iyo yareynta kirada (qeyb ahaan soo-celin ah kirada), waa inay ku jiraan dacwad kasta oo aad bilowdo.



Cutubka 5. Wax ka Beddelida ama Joojinta Heshiiska

Siyaabaha loo Beddelo ama Loo Joojiyo Heshiis Guri Degida



Waxaa jira dhowr qaab oo loo beddell karo ama loo joojin karo heshiiska kirada. Waxay ku xiran tahay heshiis kirada oo go'an ama mid ah xilliyeed (eeg cutubka 2 oo aad ka heleyso faahfaahin). Haddii aad adiga iyo kireeyaha isku raacdaan inaad beddeshaan ama joojisaan heshiiska, sidaas ayaa kuugu filan inaad sameysaan bedelaad ama joojinta heshiiska. Arrintan waxay ku fiican tahay heshiis kiro oo ah afka ama qoraal, heshiis go'an ama heshiis xilliyeed. Laakiin waa ay ka duwanaan kartaa arrintu saa haddii aad ku nooshahay guri dowladdu kabto kiradiisa sidda kuwa Qaybta 8 (Section 8).

Iska hubso in aad hesho heshiiska oo ah qoraal. Haddii aadan heshiiska ku helin si ah qoraal, "waxaan iri, waxaad tiri" dood ah ayaa idiin bilaabaneysa in ay soo ifbaxdo goor dambe. Waxaa ku qaban kara shuruudihii hore ee heshiiska kirada, sida bixinta kirada lagugu leeyahay oo dhan.

Digniin!
Haddii aad jebiso kirada adigoon jebin heshiiska kireeyaha, kireeyuhu wuxuu kaa rabaa in aad bixiso kirada muddada heshiiska oo dhan haddii kireeyuhu waayo qof kale oo uu dib uga sii kireeyo guriga. Kireeyaha waajib kuma aha helidda qof kale oo ah kireyste ku beddela.

Ma jirto xuquuq toos ah oo lagu jebin karo heshiiska kirada. Kireystaha noqda dhibbane ay ku dhacday tacaddiyada qoyska guihiisa, kiraystayaasha ay noqoto inay aadaan rug caafimaad ama meelaha daryeeladda mudadda dheer ah lagu bixiyo, iyo kireystaha dhinta inta lagu jiro xilliga kirada waxaa laga yaabaa inay soo afjaraan heshiiska kirada goor hore iyadoon oggolaansho laga helin kireeyaha. Haddii kale, ma jirto hab toos ah oo lagu jebin karo heshiiska kirada. Kireeyuhu uma baahna afjaridda heshiiska haddii ay kugu dhacdo shaqo la'aan. Sidoo kale uma baahna in uu afjaro kirada haddii aad guri iibsaneyso ama haddii shaqa ahaan laguu wareejiyo Gobol kale. Haddii aad guri iibsaneyso ama laguu wareejin karo shaqo meel kale waa in lagu daro oraah kale heshiiska si laguugu oggolaado in aad jabiso heshiiska sababahaas awgood.

Kordhinta Kirada

Haddii ay dhici karto iyo goorta kireeyuhu kordhin karo kirada waxay ku xiran tahay nooca kirada la haysto.



Heshiiska Muddada Go'an
Kirada muddada go'an waa mid caadi ahaan lagu jiro muddada la saxiixo oo dhan. Heshiiska qoran wuxuu qornaan kara sida iyo goorta la kordhinayo kirada, haddii la isku af garto. Haddii aysan waxba ugu jirin heshiiska kirada in la kordhinayo, waa in lagu sheego qoraal ahaan marka la saxiixayo heshiiska in aysan dhacayn kiro la kordhinayo muddada heshiiska.

Heshiiska Xilliyada
Haddii aad ku jirto heshiis kiro ah mid xilliyeed, sida kireysi bil-bil ah, kireeyaha ayaa ku kordhin kara kirada intii uu rabo, had iyo jeer sidii ay rabaan. Kama jirto xakameyn ah kirada Minnesota wixii aan ka ahayn guryaha ay dowladdu leedahay ama ay kabto. Laakiin, waxaa jira waxyaabo uu kireeyuhu guriga ka sameyn karo ka hor intaan kirada la kordhin.

Waa in kireeyaha laga helo ogeysiis ka hor intaan kirada la kordhin. Arrinaas macnaheedu waa in la kala helo ogeysiis qoraal ah ugu dambeyn 11:59 saqda dhexe ee maalinta ka horreysa xilliga ay kirada xigta billaabaneyso. Kordhinta kiradu ma dhaqan galeyso ilaa muddada labaad ee kirada ee ku xigta ogeysiiska, haddii uusan ogeysiisku sheegeyn wakhtiga la dhaqan galinayo ee xilliga dambe. Marka ay kiradu tahay bil-bil oo kirada la iska rabo bil kasta maalinta ugu horreysa, ogeysiiska qoran ee la bixiyo Diseembar ma noqon karo mid sharci ah ilaa Feberaayo.

Waxaa la diidi karaa kororka kirada oo kala ah 3 xaaladood sida hoos ku qoran

- Kireeyaha marka uu kordhiyo kirada si uu kireytaha uga aargoosto ka dib marka kireystuhu xuquuqdiisa doonto (eeg cutubka 4)

- Kireeyuhu in uu kor u qaado kirada si uu kireystaha ugu sameeyo takoorid, ama

- Kireeyuhu in uu bixiyo ogeysiis aan sax aheyn.

Haddii ay dhacdo mid ka mid ah xaaladahaan, **waa inaan la bixin kirada la kordhiyey.** Sidoo kale, haddii aad u malaynaysid in kirada lagugu badiyey takoorid awgeed, la xiriir Waaxda Xuquuqda Aadanaha ee Minnesota (https://mn.gov/mdhr/) ama waaxda xuquuqda madaniga ah ee deegaankaaga si aad wixii cabasho ah ugu gudbiso.

Xusuusnow, haddii aadan bixin kirada la kordhiyay, kireeyuhu waxa uu kugu dacweyn karaa in guriga lagaa saaro. **Laakiin kireeyuhu kaama saari karo guriga iyadoo aysan jirin dacwad maxkamadeed oo ah in guriga la iska saaro.** Haddii kireetuhu kula tago maxkamad, u sheeg garsooraha in uu jiro ogeysiis aan sax ahayn ama takoorid ama aargoosi. **Taxaddar yeelo**. Haddii garsooruhu go'aansado in kireeyuhu uusan sameyn wixii aad ku sheegatay, waa in aad bixiso kirada lagugu kordhiyey iyo kharashaadka maxkamadda. Haddii aad bixin weydo, guriga waa lagaa saarayaa.

Xaquuqda dhibbanaha Tacadiga Qoyska Gudihiisa ka Dhaca uu ku Jabin Karo Heshiiska

Sharci ahaan waad jebin kartaa heshiiska haddii aad tahay dhibbane tacaddiyada qoyska gudihiisa, faraxumeyn galmo, ama dabagalid, balse aad sameyso 2 wax

1. Sii kireeyaha
   - Koobbi ah Amarka Maxkamadeed oo ah Ilaalinta ama Xakamaynta Dhibaato jirta iyo

- Warqad saxiixan oo taariikhaysan ama emayl, ama dhambaal (text) ama isticmaalka wax aalad ah oo kale oo koronto ku shaqeysa oo aad si joogta ah u isticmaasho si aad ula xiriirto qoladda (eeg "Ogeysiiska burinta heshiiska cabsi rabshad ah awgeed" (Notice to end lease due to fear of violence) (Minn. Stat. § 504B.206) aakhirka buugan yar) oo sheegaya
    - in aad ka baqeyso tacaddi kaaga yimaada qofka ku magacaaban amarka maxkamadeed
    - in aad u baahan tahay in aad heshiiska jebiso
    - taariikha uu liiska heshiiska dhamaanayo iyo
    - maxaad ka rabtaa kireeyaha in uu ku sameeyo alaabtaada.

2. Inaad bixiso kirada bisha aad guureyso.

Waxaad sidoo kale waayi doontaa curaartaadii. Kireeyaha ayaa haysanaya curaarta si uu kuugu oggolaado in aad heshiiska jebiso.

Haddii aadan haysan (ama aadan rabin inaad hesho) Amar Maxkamadeed oo ah Ilaalinta ama Xakameynta Dhibaatooyinka, waxaad xaq u leedahay inaad soo bandhigto dukumiinti (eeg "Qoraal ay soo saareen dhinac saddexaad oo aqoon u leh sharciyada" (**Error! Reference source not found.** aakhirka buugan yar) mid kasta oo ka mid ah oo muujinaya inaad tahay dhibbane tacaddiyo qoys gudihiis, faraxumeyn galmo, ama dabagalid ay ogyihiin

- maxkamad
- booliis
- xirfadle daryeel caafimaad oo shati haysta
- qof u dooda tacaddiyada qoyska gudihiisa, ama
- a sexual assault counselor.la-taliyaha faraxumeynta galmada.

Qoladda gurigu ma bixin karto (la wadaag ama u sheeg) wax akhbaar ah oo aad ku siisay wax dukumiinti ah ama xaqiiqda ah inaad doonayso inaad ka baxdo liiska heshiiska iyadoo sababtu tahay dagaal qoyska dhexdiisa ah. Sidoo kale, qoladda gurigu ma bixin karto ciwaanka meesha aad u guurtay.

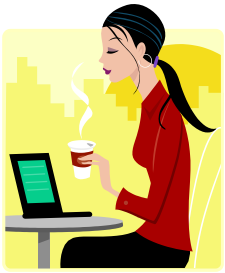
Haddii aad su'aalo qabto, la xiriir xafiiska adeegyada sharciga, qof u dooda tacaddiyada qoyska gudihiisa, ama la-taliyaha faraxumeynta galmada. Wixii macluumaad dheeraad ah, ka eeg xaashida xogta xaqiiqda ee Dhibbanaha Tacaddiyada Qoyska Gudihiisa, Dabagalidda, ama Dambiyada Waaweyn: Xuquuqda lagu Jebiyo Heshiiska Kirada.

Xaquuqda aad uga bixi karto Heshiiska (Liiska) ee Sababo Caafimaad ama kuwa Naafanimo Awgood ah

Adiga ama qof kale oo aad u ogolaatay inuu wakiil kaa noqdo ayaa joojin kara liiska heshiiska guriga hadii xirfadle daryeel caafimaad bixiyaa uu go'aansado adiga ama cid kale oo liiska

heshiiska guriga ku qoran inay u baahan tahay inay u guurto rug daryeel caafimaad lagu bixiyo. Waa khasab inaad qoladda guriga iska leh aad siiso ogaysiis labo-bilood ah oo qoran, iyo waliba warbixinta caafimaadka iyo qoraalo kale oo sheegaya in lagaa aqbalay inaad degto goob ama uu jiro codsi kaaga xareysan goob dhaqtarkaagu uu cadeeyey inaad u baahan tahay inaad u guurto.

Jebinta Heshiiska Shuruudaha Go'an – ending fixed term leases



Guud ahaan, heshiiska kirada ee muddada go'an lama beddeli karo ama lama soo afjari karo ilaa taariikhda uu ku egyahay heshiiska **ilaa aad adiga iyo kireeyaha si kale u heshiisaan mooyee**.

Akhriso heshiiska kirada. Badanaa, ogeysiis looma baahna si loo soo afjaro heshiiska muddada go'an haddii aad rabto inaad joojiso taariikhda ku qoran heshiiska. Laakiin heshiisyada go'an ayaa adiga ama kireeyaha ku soo afjari kartaan heshiiska adinkoo bixinaya ogeysiis ah 30 ama 60 maalmood. Haddii heshiisku leeyahay wakhti ogeysiis go'an, waa in uu ugu yaraan isku mid idiin ahaado adiga iyo kireeyaha.

Qaar ka mid ah heshiisyada muddada go'an ayaa wata dibu-cusbooneysiin toos ah. Taas macnaheedu waa haddii aadan waxba ku oran kireeyaha, heshiiska si toos ah ayaa loo cusbooneysiin doonaa (eeg cutubka 2). Qodobbada cusboonaysiinta oo keliya ayaa sharci ah haddii kireeyuhu uusan waraaq u soo dirin kireystaha ah cusboonaysiinta. Waraaqda waa in la soo diro ugu yaraan 15 maalmood, laakiin waa inaysan ka badnaan 30 maalmood, ka hor taariikhda ay tahay inaad bixiso ogeysiis ku saabsan qorshegaaga guuritaanka. Waraaqdu waa in lagu sheego in heshiiska la cusbooneysiin doono ilaa aad u soo dirto warqad aad ku sheegeyso inaadan rabin in aad cusboonaysiisato oo aad guureyso. Haddii liiska heshiiska guriga lagu degan yahay mudadiisu ay ugu yaraan tahay 10 bilood, qoladda gurigu waa inay sugtaa ugu yaraan lix bilood ka hor taariikhda heshiiska liiska ay dhamaanayso ka hor inta aysan kaaga baahan inaad cusboonaysiiso.

Jebinta Heshiiska Xilliga Ah

In la beddelo ama la soo afjaro kirada xilliyada, sida kiro ah bil-bil, **adiga ama kireeyaha waa inaad sida saxa ah isa siisaan ogeysiis qoraal ah**. Ogeysiiska waa in la bixiyo 11:59 saqda dhexe ee maalinta ka horreysa maalinta kirada. Kirada xilliga ah, muddadeeda kirada waxay bilaabaneysaa maalinta la bixinayo kirada socota ilaa kirada laga bixinayo kirada xigta. Haddii kirada la iska rabo bilowga bisha, muddada kirada waxay soconeysaa bilaabga ilaa dhammaadka bisha.

Tusaale ahaan, aan dhahno kiradaadu waa bil-bil lacagta la iska rabo kowdo bisha. Waxaad rabtaa inaad guurto bisha 1-da Feberaayo. Waa inaad kireeyaha qoraal ahaan ku ogeysiiso inaad rabto inaad guurto 31-ka Disember ka hor 11:59 pm. Si waraaqda loogu tixgelin karo "ogeysiis sax ah", waraaqadu waa in ay ku qoran tahay taariikhda aad ka guureyso.

Haddii aad rabto inaad guurto laakiin aadan bixin ogeysiiska saxda ah, kireeyuhu wuxuu kugula xisaabtami karaa bil dheeraad ah in kasta oo aad guureyso ka hor inta aysan bilaaban bisha kale.

Haddii kireeyuhu rabo inaad guurto laakiin uusan ku siin ogeysiis sax ah, waad joogi kartaa aqalkaaga (haddii aad kirada bixiso) ilaa kireeyuhu ku siiyo ogeysiis kale.

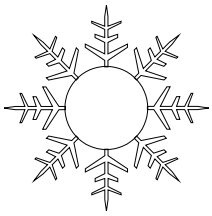
Xusuusnow, kiradu waa heshiis sharci ah!
Ha jebin heshiiska adigoon si taxaddar leh uga fiirsan waxyaabaha aad sameyn karto. Haddii ay tahay inaad jebiso heshiiska, siyaabaha kuugu wanaagsan waa

- Heshiis wada gaara kireeyaha (deegaanka qaarkood waxay leeyihiin adeegyo dhexdhexaadin ah oo caawimaad laga heli karo)
- Weydii haddii kireeyuhu heli karo kireyste cusub

Aqbalaadda Lacagaha Kirada

Haddii kireeyuhu qaato lacag kiro ah taariikhda uu sheegay in guriga laga guuro, ogeysiiska looga baxayo guriga waxa uu noqon karaa mid si sharci ah looga noqday. Arrintaas waxay noqneysaa cusbooneysiinta heshiiska kirada. Kala hadal qareen ka hor intaadan u maleyn in aqbalaadda kirada ay nasaqeyso ogeysiiska.

Cimilada Qaboobaha



Markaad ka guureyso guri, mar kasta u sheeg milkiilaha guriga in aad guurtay, xataa haddii aadan bixin ogeysiiska "saxda ah". Kireystayaasha waa inay siiyaan kireeyaha ugu yaraan 3 maalmood oo ah ogeysiis ka hor inta aysan guurin inta u dhaceysa **Nofeembar 15 iyo Abriil 15.** Kireystaha aan bixin ogeysiiskaas 3-da maalmood ah waxaa lagu heli karaa dambi uu heer hooseeyo. Sababta sharcigan ayaa ah in ay tuubooyinku waxyeello ka gaareyso oo ay barafoobaan xilliga qabowga haddii aan gurigu lagu nooleyn oo laga damiyo kuleyliyaha.

Kala-Bixid Fudud Labada Dhinac

Heshiisyada qaarkood waxaa jebiya waxa loogu yeero "kala-bixid fudud labada dhinac." Arrintan sida ay dhici karto waa ugu yaraan 2 hab

1. haddii furaha u celiyo kireeyaha oo uu qaato asaga oo aan sheegan wax kiro ah in ay ka maqan tahay ama
2. haddii kireeyuhu qof kale ka sii kireysto guriga isaga oo aan kiresyaha u sheegin. Xaaladahaas oo kale, maxkamaddu waxay xukumi kartaa in kireeyuhu la wareegay masuuliyadda guriga oo aan qof kale loo qabsan karin masuuliyadda heshiiska kirada.

Guryaha Dowladda Iyo Kuwa Ay Kabto
Ka eeg Cutubka 9: “Guryaha Dowladda iyo Kuwa Kiradooda La Kabo” wixii kale ee akhbaar ah.



Cutubka 6: Siyaabaha Sharci -darrada ah ee Milkiilayaashu ay isugu Dayaan inay ku Khasbaan Kiraystahu inuu Guuro

Guriyo Aan Lagu Noolaan Karin

Mararka qaar guri ayaa lagu arkaa dhibaatooyin badan oo dayactirid ah oo dadku waxay sheegaan in aysan ku sii noolaan karin. Taas oo kale waxaa la yiraahdaa **guri-ka-saarid iska muuqata.** Guri-ka-saaridda iska muuqata macnaheedu waa in kireeyuhu uu sameyn waayo dhibaato dayactirid ah ama xaalad kale oo jirto oo aad u culus oo guriga looga baxo.

Haddii aad go'aansato inaad jebiso heshiiska adigoo haysta gar ah guri-ka-saarid iska muuqata, kireeyaha waa inaad siiso **qoraal** ah ogaysiiska dhibaatada. Waraaqdaas waa inaad ku sheegto in uu heshiiskii jebiyey kireeyaha iyo inaad guriga ka guureyso haddii aan dayactirka lagu sameyn wakhti macquul ah. **Koobbi ka reebo waraaqdaas.** Haddii uu jiro kormeere jooga deegaankaaga, la xiriir oo weydiiso in kormeer laguugu sameeyo guriga. Ka reebo koobbi ah amarrada dayactirka si aad ugu caddeyso xaalka guriga. Sidoo kale waxaa fiican in laga codsado waaxda caafimaadka in ay sameyso kormeer kale oo ay ku amari karto dayactirid. Haddii aan dayactirka la sameyn, waa in aad guriga ka guurto wakhti macquul ah ka dib marka dayactirka la sameeyo.

Digniin!
Guri-ka-saaridda iska muuqata waxa uu jiraa oo keliya haddii uu kireeyuhu sameyn waayo dayactirka ama adeegyada muhiimka ah. Guri-ka-saaridda iska muuqata caadi ahaan waxay khuseysaa oo keliya xaaladaha aadka u daran ee ah inaan guriga **lagu noolaan karin,** sida marka guriga laga waayo kuleyliye ama biyo. Haddii aadan rabin inaad guurto, ee cutubka 4 waxyaabaha aad sameyn karto marka ay jiraan dhibaatooyin daran oo la xiriira dayactirka.



Haddii aad ka soo dacwooto guri-ka-saarid iska muuqato oo aad iska guurto, waxaa laga yaabaa in kireeyuhu ku dacweeyo. Lacagta kireeyuhu kugu dacweyn karo waxay ku xiran tahay nooca uu gurigu yahay. Haddii aad ku jirto heshiis ah bil-bil, kireeyaha ayaa kugu dacweyn kara hal bil oo kiro ah. Haddii aad ku jirto heshiis ah xilli go'an, kireeyuhu wuxuu kugu dacweyn karaa inta ka harsan heshiiska in lagugu leeyahay. Haddii mulkiiluhu kugu dacweeyo magdhow, waa in aad caddeyso in ay jirtay guri ka saarid iska muuqata.

Waa inaad maxkamadda ugu keento waxyaabaha soo socda caddeyn ahaan

1) gebi ahaan waraaqaha aad u dirtay kireeyaha ee ku saabsan dayactir loo baahnaa
2) markhaati-kac
3) sawirro iyo
4) amarradii hagaajinta ee kormeeraha guryaha iyo waaxda caafimaadka.

Si kale haddii loo dhigo, waa in aad caddeysaa in ay xaaladaha aad u xumaayeen oo lagugu qasbay inaad ka guurto. Haddii kireeyaha kugu dacweeyo magdhow, waxaad dalban kartaa in laguu soo celiyo kirada muddadii aad ku noolayd guriga ee uu jiray dhibka dayactirka (eeg cutubka 4).

Goosashada Korontada

Qoladda gurigu ma jari karto korontadaada.



Isla markiiba la xiriir kireeyaha haddii korontada lagaa gooyo. Haddii kireeyuhu joojiyo adeegyada guriga, waxaad dacweyn kartaa in wixii lagaa gooyey laguu soo celiyo. Waxaad sidoo kale ku dacweyn kartaa in aad soo ceshato ugu badnaan 3 jeer qiimaha waxyeellada kaa soo gaadhay ama $500, **hadba kii weyn**, iyo kharashaadka qareenka. Haddii kireeyuhu kuugu soo celiyo korontada wakhti macquul ah, waxaad ku dacwoon kartaa oo keliya lacagta dhabta ah ee kaaga baxday. **Lacag ma heli kartid haddii wixii lagaa xitay ay sabab u ahayd wax adiga ama martidaadu aa sameyseen oo aad waxyeello u geysateen korontada.** Kahortagidda wax lagaa xirto oo sharci-darro ah waxaa laguu soo celin karaa marka xaraashku soo idlaado ka dib ama heshiiska amaahda guriga la nasasho.

Dambi yar ayey ku noqoneysaa kireeyaha in uu gooyo korontada, gaaska, ama adeegyada biyaha si aad uga guurto. Kireeyuhu waa in uu caddeeyo in ay jirto sabab macquul ah oo uu u gooyey adeegyada, sida dayactirka. Mararka qaarkood, shirkadda adeegga ayaa goosan kara korontada haddii kireeyuhu bixin waayo biil uu isagu masuul ka ahaa.

Adiga ama kireyste kale ayaa bixin kara biilka gaaska, korontada ama biyaha **oo dabadeedna ka goosan kara kirada** haddii shirkadda adeegyada

- Ay goosato korontada
- Ay soo dirto ogaysiis kama-dambeys ah in la goyn doono korontada ama
- Ay guriga ku soo dhejiso ogeysiis ah goynta korontada.

Keliya waa in aad bixiso biilkii ugu dambeeyey. Uma baahni inaad bixiso wax kasta oo ah biilashii hore ama kharash la socda.

Haddii aad ku nooshahay dhisme ka kooban 1 ilaa 4 guri, waxaad xaq u leedahay in aad la wareegto koontada ama gaaska oo aad adigu isugu qorto sidii macmiil cusub. Waxaad sidaas sameyn kartaa haddii aad ka soo bixi karto shuruudaha laga rabo macmiil kasta oo cusub. Haddii aad noqotid macmiil cusub, lama rabo inaad bixiso WAX ah biilashii hore. Arrintaas waxaa ku jira waa wixii ugu dambeeyay. Shirkadda korontada KUMA weydiin karto inaad bixiso curaar.

Haddii aad xaaladan ku jirto, la xiriir qareen ama xafiiska adeegyada sharciga ee deegaankaaga si aad caawimaad uga hesho.

Magaalada Minneapolis, waxaa jira sharciyo gaar ah oo ku saabsan korontada, sida

- Kireeyuhu waa in uu ku siiyaa ogeysiis qoraal ah (oo lagu daray heshiiska kirada ama dukumiinti gooni ah) isagoo sheegaya yaa ah qofka masuulka ka ah bixinta biilasha aad isticmaashay.
- Haddii uusan guryaha ka jirin koranto-cabbire gooni kala ah, gaaska iyo biyaha laga isticmaalo guri kasta, kireeyaha guriga ayaa masuul ka ah bixinta biilasha.

Xirashada Guriga



Waxaa **sharci darro ah** kireeyaha inuu kaa xirto guriga karada ah, in alaabtaada la dhigo jidka, ama in la beddelo qufulka **sabab kasta ha noqotee,** xataa haddii aad la daahdo kirada. **Kireeyuhu wuxuu guriga kaa saari karaa oo keliya marka uu keensado dacwad maxkamadeed oo ah guri ka saarid (ama "deggenaansho aan sharci ahayn") oo adiga kaa dhan ah** Qofka kaliya ee xoog kaaga saari kara guriga waa booliis fulinaya sharciga (booliis ama shariifka ciidanka asluubta magaalada). Laakiin booliisku waxay sidaas asmeyn karaan **waa keliya** marka kireeyuhu kaaga guuleysto maxkamadda oo garsooruhuna soo saaro Qoraalka Qaadashada Hantida.

Haddii guriga lagaaga xirto si sharci darro ah oo aad rabto inaad ku laabato guriga, samee waxyaabaha soo socda

1. Raadso qof kuu ah "markhaati." Waxaa laga yaabaa inaad weydiisato saaxiib ama qof kale oo ku nool dhismaha in uu ku soo raaco markaad rabto inaad ku laabato guriga

2. U wada taga kireeyaha guriga **adiga iyo markhaatiga** oo ka codso kireeyaha inuu kuu oggolaado inaad guriga ku laabato **iyo**

3. U sheeg kireeyaha **inaysan sharci ahayn in guriga la iska xirto.**



Haddii kireeyuhu weli diiddan yahay inaad ku soo noqoto guriga, samee waxyaabaha soo socda

1. La xiriir booliiska oo ka codso inay kaa caawiyaan inaad dib ugu laabato guriga.

2. U sheeg booliiska inaad rabto inaad xareysato dacwo.

Iska hubso inaad qorato lambarka sarkaalka booliiska. Macluumaadkaas waxaa laga yaabaa in uu ku caawiyo haddii aad hesho amar maxkamadeed oo aad guriga ugu noqoto.

Haddii aadan weli dib ugu laaban karin guriga, raadso qareen, xafiiska adeegyada sharciga ee degmadaada ama qareenka magaalada **isla markiiba** si aad talaabo sharci ah uga qaaddo kireeyaha. **Waxaad isla markiiba aadi kartaa maxkamada si aad isla markaaba uga soo hesho amar degdeg ah oo aad ugu noqoto guriga.** Waa in aad dacwad-dhageysiga maxkamadda keensato caddeyn ah meeshaad ku nooshahay, heshiis kiro, ama wax cinwaankaagu ku yaal, sida laysanka baabuurka ama xaashiyaha biilka.

Markaad dib ugu noqoto gurigaaga waxaad u baahan kartaa inaad dacwad ka gudbiso kireeyaha si laguu siiyo lacagtii kaa baxday guriga markii lagaa xirtay. Waxaad ku dacweyn kartaa kireeyaha lacag ah mid ilaa 3 jeer ka badan kharashyada dhabta ah ee jeebkaaga ka baxay (sida lacagta aad ku bixisay meel kale oo aad ku noolaatay) ama $500, **hadba tii idiinkua badan.** Waxaad dirsan kartaa dacwo ah Maxkamada Heshiisiinta hadii lacagtaada dacwada ay tahay $15,000 ama wax ka yar. Waxaa jira khidmad lagu xareeyso dacwadaha si loo bilaabo kiisaska laakiin maxkamaddu waa ay kaa saamixi kartaa (masaabixid) khidmaddaa haddii aad danyar tahay. Waydii kalkaaliyaha maxkamadda in Khidmad Saamixid laguu fidiyo.

Difaacidda ah xirashada sharc-darrada ah waxay sidoo kale khuseysaa kireystaha haddii ay jirtay xaalad ah xaraashka guriga ama in amaahdii guriga lala noqday.

Cutubka 7: Guri Ka Saarida Sharciga ah

Habka Keliya Ee Sharciga Ah Ee Guri La Isaga Saarayo — Kiisaska Maxkamadeed Ee Guriga La Isaga Saaro

Haddii kireeyuhu kugu khasbo inaad guurto, waa in ay jirto dacwo maxkamadeed oo ah mid guriga la isaga saarayo (oo waagii hore la oran jiray "sharci-darro guri lagu haysto") oo adiga kaa dhan ah.



Mulkiilaha gurigu waa inuu ku siiyo 14-cisho oo ogaysiin ah ka hor inta uusan maxkammad ka xareysan dacwo guri ka saarid ah oo kiro bixin la'aan ku salaysan. Ogaysiisku waa inuu kuu sheegaa

1. cadadka lacagta ah ee lagaa rabo oo ay ku jirto kiraddu, khidmadaha la soo daahida kiradda iyo lacago kale
2. macaga iyo ciwaanka qofka kiradda qaadaya iyo
3. akhbaar ku saabsan caawimaad dhanka sharciga ah iyo gargaar dhaqaale.

Mulkiilaha gurigu waa khasab inuu gacanta kaaga keeno ama boostada kuu soo dhigo ogaysiiska. Magaalooyinka qaarkood waxa ay u baahan yihiin ogaysiis intaa ka dheer.

Wax ogaysiin ah oo hore la iskama rabo haddii mulkiilaha gurigu uu yiraa waxa aad u jabisay si kale heshiiskii (lease) guriga aad ku daganeyd, marka laga reebo taa labo waxyaalood. Sharci dowladda dhexe leedahay oo la yiraa "CARES Act" ayaa u baahan in la siiyo 30-cisho oo ogaysiis ah dadka degan guryaha dowladda ama kuwa kiradooda la kabo, guryaha la kireeysto iyo saraha lagu qaatay amaahda (mortgages) dowladda dhexe ay damaanad qaado. Xafiis Gargaarka Dhanka

Sharciyada ah (legal aid) ayaa kaa caawin kara inaad ogaato in gurigaagu ku jiro guryaha soo hoos gala sharciga CARES Act iyo in kale.

Dacwadaha maxkamadda ee la isaga saarayo guryaha ayaa lagugu sameyn karaa sababo badan awgood, sida

- in la bixin waayo kirada
- in la guriga laga guuri waayo ogeysiis ka dib
- in la jebiyo xeerarka kirada
- in si ula kac ah loo burburiyo guriga kirada
- in guryaha lagu sameeyo "dhibaato dadweyne" – sida iibinta ama haysashada daroogo guryaha dhexdooda.

Ashtakada maxkamadda uu ka xareeynayo mulkiilaha gurigi waa khasab inay ku jiraan

1. Faahfaahino ku saabsan qaamaha mulkiilaha guriga uu sheeganayo
2. Nuqul (copy) ah heshiiska qoraalka (lease) ah (haddii uu mid jiro)
3. Nuqul (copy) ah xisaabta wixii qaan lacageed ee la sheegtay iyo
4. Nuqul (copy) ah wixii ogaysiis ah ee uu mulkiilaha gurigu bixiyey si loo joojiyo heshiiska.

Haddii aad ku nooshahay guri dowladeed ama guri kiradiisa la kabo, ashtakadda waa khasab inay ku jirto nooca ay tahay kabiddu iyo hay'adda maamusha kabidda. Hadii aad ku nooshahay guri dowladeed ayna qoladda guriga sheegato inaad ku xadgudubtay heshiiska (lease) guriga aad ku degan tahay, ashtakaddu waa khasab inay kuu sheegto inaad xaq u leedahay inaad hesho qareen ay maxkamaddu kuu qabato.

Haddii uu kireeyuhu maxkamada ku guuleysto, garsooraha wuxuu kireeyaha u go'aamiyaa "Qoraalka La-noqonshada Guriga". Qoraalkaasi waa amar maxkamadeed oo kireystaha ku khasbaya in aad uga guurto 24 saac gudahood. Xaaladaha qaarkood garsooraha wuxuu soo qorayaa "sii joogid" (dibu-dhigid) ilaa iyo **7 maalmood** si kireeyaha loo siiyo wakhti uu ku helo meel cusub oo uu ku noolaado. Taas macnaheedu waa in uu garsooruhu bixin doono 7 maalmood oo dheeraad ah oo looga guuro ka hor inta uusan Qoraalku dhaqan gelin. Marka Qoraalku dhaqan galo, kireeyuhu wuxuu haystaa 24 saac oo keliya si uu guriga uga guuro.

Dacwad-Dhageysiga Ka-Saaridda Guriga

- Markaad ogtahay in kireeyuhu bilaabay dacwad-dhageysiga maxkamadeed oo ah in guriga lagaa saarayo oo ay Dacwo iyo Waraaq Maxkamadeed (waa wax sharci-darro ah oo kuu sheegaya in aad timaaddo Maxkamadda Guryaha). **Ha iloobin oo ha iska tuurin waraaqahaas. Ka fiirso sida aad ku hesho waraaqahaas.** Waraaqaha waa in "la isugu

keeno" sida saxda ah. Si dhakhso ah ula xiriir qareean ama xafiiska adeegyada sharciga ee deegaankaaga ee 1-(877) 696-6529.

- Dacwad-dhageysiga maxkamadda badanaa waxaa ballan la isu qabtaa **7 ilaa 14 maalmood** ka dib markaad hesho Warqadda Maxkamadda iyo Dacwada.

- Warqadda Maxkamadda iyo Dacwada ayaa laguugu sheegi doonta sababta uu kireeyuhu kuu doonayo in aad guriga uga baxdo. Waxay sidoo kale ku qoran taariikhda, wakhtiga, iyo goobta dacwad-dhagaysiga maxkamadda. Haddii aad ku nooshahay degmada Hennepin ama Ramsey, kireeyuhu waxa kale oo uu ka codsan karaa garsooraha kirada aan la bixin ama lacag kale oo loo maleyn karo in lagugu leeyahay wakhtiga dacwad-dhageysiga ka saaridda guriga.



  Warqadda Maxkamadda iyo Dacwada waxaa laga yaabaa in laguugu karaa kireeyuhu waxa uu kaaga saarayo guriga oo ah kiro aadan bixin. Haddii aad ogolaato in kiro lagugu leeyahay oo aad haysato lacag aad ku bixiso markaas waa in aad aaddo dacwad-dhageysiga maxkamadda.

  Haddii guri ka saaridu ay bixin la'aan kiradda awgeed tahay, xilliga dhagaysiga dacwada waxa aad bixin kartaa cadadka lacagta kirada ee lagugu leeyahay iyo **waliba** khidmadaha kharashka dacwad maxkamad ka xareynta ah iyo wixii kale ee khidmado ah. Haddii aad sidaas sameyso waxaad "ku sii jiri kartaa" heshiiskaaga kirada oo garsooruhuna wuxuu go'aansan doonaa in aad joogi karto.

- Sidoo kale waa aad ku "gudi" kartaa wixii qaan ah ee lagugu leeyahay haddii barnaamij dowladdu leedahay ama urur samafal ahi uu siiyo hubaal qoraal ah mulkiilaha guriga oo oronaysa inay bixinayaan cadadka guud ee uu mulkiilaha gurigu kugu leeyahay.

  Haddii aadan wada bixin karin lacagta laakiin aad waxyar bixin karto, markaas waxaa macquul ah in kireeyaha uu kiiska kula xalliyo oo uu kuu oggolaado inaad joogtid haddii aad raaci karto qorshaha lacag-bixinta.

- Waxaa muhiim in aad aaddo dacwad-dhageysiga maxkamadda. **Haddii aad tagi weydo, waxaad si toos ugu ayaa kiiska lagaaga guuleystay. Waxaa lagaa rabaa in aad isla markaasba guurto. Waxa kale oo laga yaabaa in aad lacag bixiso.**

- Keligaa ayaa aadi kara dacwad-dhageysiga ama waxaa ku raaci kara qareen ama qof u dooda arrimaha guryaha. Haddii aad adigu wakiil isaga tahay dacwad-dhegeysiga, talo ka doono qareen ama qofka u dooda arrimaha guryaha **ka hor** dacwad-dhageysiga.

- Ilaa aad heshiis wada gaartaan kireeyaha, kireeyuhu waa in uu dacwad-dhageysiga ku caddeeyo sababaha guriga lagaaga saarayo.

- Marka uu kireeyuhu dhammeysto, u sheeg garsooraha sababta aadan guriga uga guureyn. Hubso inaad u sheegto garsooraha wixii difaac ah ee aad u maleyneyso inaad haysato sida aargoosi, takoorid, iyo dhibaatooyin ah dayactirka. Waxaa fiican in la diyaariyo "Jawaab" qoran ka hor dacwad-dhageysiga maxkamadda. Ujeedada "Jawaabta" waa in laga jawaabo liiska cabashooyin adiga kaa dhan ah. Waxaa jira khidmaddo la bixiyo si loo xareeyo Jawaab, laakiin maxkamaddu waa ay kaa saamixi kartaa (masaabixid) khidmadda haddii aad danyar tahay. Waxa aad kala soo bixi kartaa (download) foomamka “Khidmad Saamixida” shabakadda (website) maxkamadda ee https://mncourts.gov/getforms/fee-waiver

  Sidoo kale, keen dhammaan caddeynta aad ku taageerayso kiiskaaga, sida sawirro, caddeymo, waraaqo, markhaatiyaal, warbixinta kormeerka, amarrada hagaajinta, iwm. **Weydii su'aalaha aad qabto haddii aadan fahmin waxa dhacaya.**

  Garsooraha ama dhexdhexaadiyuhu wuxuu kiiska u diri karaa maxkamad haddii ay jiraan "ismaandhaaf dhab ah" oo ku saabsan kiiska (tusaale ahaan, haddii adiga iyo kireeyaha aad isku khilaaftaan haddii kirada la bixiyey). Maxkamadeyntu badanaa waxay noqon doontaa dhowr maalmood gudahood laga bilaabo taariikhdii maxkamadda koowaad. Maxkamadeynta waa in aad ku soo bandhigto gebi ahaan caddeymahaaga, sida sawirro ama caddeymo. Waa inaad diyaar u ahaato inaad sheegto hadalka qeybtaada sida ugu faahfaahsan iyo inaad keento markhaati kasta oo kiiskaaga taageere u ah. Uma baahnid qareen xilliga maxkamadeynta, laakiin waxaa fiican ah in aad si dhakhso leh ula xiriirto qareen ama adeegyada sharciga ee deegaankaaga haddii laguu qabto ballan ah maxkamadeyn wac 1-(877) 696-6529.

- Ka dib dacwad-dhageysiga adiga iyo kireeyaha, garsooraha ama dhexdhexaadiyaha ayaa go'aamin doona in aad guriga ka guureyso iyo in kale. Haddii aad ku guuleysato, guriga ayaad ku sii jiri doontaa. Haddii uu kireeyuhu ku guuleysto, garsooruhu waxa uu saxiixi doona Qoraal Haysashada oo kugu amreysa in aad guriga ka guurto.

- Haddii kireeyuhu ku guuleysto, u sheeg garsooraha in ay kugu adkaan doonto inaad isla markiiba guurto iyo inaad u baahan tahay xoogaa wakhti dheeraad ah. Garsooruhu waxa uu ku siin karaa **7 maalmood oo dheeraad ah** oo aad ku guurto. **Waa in aad codsato waqtiga dheeraadka ah si aad u hesho.**

- **Haddii lagaa guuleysto, waxaad haysataa 15 maalmood oo aad rafcaan uga qaadan karto go'aanka.** Haddii aad rabto inaad rafcaan qaadato, **isla markiiba la xiriir qareen.** Haddii uu garsoore ku galay kiiska dacwadaadda Degmadda Hennepin (Hennepin County) ama Degmadda Ramsey (Ramsey County), waxa aad haysataa 10-cisho oo ku waydiisan karto xaakimka inuu dib u eego kiiskaaga haddii uu garsoorahu uga dhawaaqay go’aanka maxkamadda dhexdeeda ama waxa aad haysataa 13-cisho oo aad racfaan ku qaadan karto haddii uu garsoorahu soo saaray go’aankiisa isagoo qoraal ah ka dib dacwadda.

- Haddii aad racfaan qaadan weydo oo aad ka guuri weydo taariikhda garsooruhu kuu sheego, Ka-guuridda Guriga waa in siday tahay loo "fuliyo" (waxaa imaanaya) booliska magaalada. Markaas waxaad haysataa **24 saacadood** oo ad ku guurto.

Difaacyo Guud Oo Ah Dacwado Maxkamadeed Oo Guri La Isaga Saaro

"Difaaciddu" waa dood ama sabab aad u sheegto maxkamada si ay ugu taageerto kiiskaaga. In kasta oo uusan buug-yarehan ka wada hadleyn gebi ahaan difaacyada suurtagalka ah, difaacyada ugu caansan waxaa ka mid ah. Haddii aad ku nooshahay guryaha dowladdu leedahay ama ay kabto, difaacyo dheeraad ah ayaa laga yaabaa in aad u isticmaasho kiiskaaga (eeg cutubka 9). **La xiriir qareen ama xafiiska adeegyada sharciga ee degmadaada si aad u ogaato difaacyada loo isticmaalayo kiiskaaga wac 1-(877) 696-6529.**

Bogga dambe ee buug-yarehan waxaad ku arkeysaa foom "Jawaab" ah oo aad u adeegsan karto in aad ku qorato difaacaaga si aad uga jawaabto cabasho ah (haynsasho sharci-darro ah) oo ka timaadda kireeyaha. Si aad u isticmaasho Jawaabtaas, samee waxyaabaha soo socda:

1. Meesha loogu talagalay ku kala qoro magacyada dhinacyada iyo lambarka dacwada ee Warqadda Imaanshaha Maxkamadda

2. Iska hubso difaacidda khuseysa kiiskaaga

3. Saxiix oo taariikhda ku qor foomka

4. Koobbi ka sii Jawaabta oo dhameystiran Maamulaha Maxkamadda oo koobbi kalena sii mulkiilaha guriga ah marka la joogo dacwad-dhageysiga adiguna hayso koobbi. Xusuusnow haddii aad danyar tahay waxa aad codsan kartaa ka saamixid khidmadda dacwo xareysiga (ee la yiraa "khidmad saamixid").

Ogow

Foomka Jawaabta kuma jiro difaacyada qaarkooda khuseeya oo keliya guryaha dowladdu leedahay ama ay kabto. Haddii aad ku nooshahay guryaha dowladdu leedahay ama kuwa ay kabto (oo ay ku jiraan Section 8), la xiriir qareen ama xafiiska adeegyada sharciga ee deegaankaaga si aad uga hesho caawimaad.

Warqadaha Ka-Saaridda Guriga Ee Maxkamadda Oo La Waayo - "La Isu Gudbin Waayo"
Waxaa jira sharciyo ku saabsan sida laguugu soo gudbinayo (laguu siinayo) waraaqaha maxkamadda. Kireeyuhu kuma dacwayn karo si uu guriga kaaga saaro adigoo aan si sax ah u helin waraaqaha.

- Waa inaad **hesho** Waraaqda Yeerista Maxkamadda iyo Cabashada ugu yaraan **7 maalmood ka hor dacwad-dhageysiga maxkamadda.**

- Xaaladaha badankood, Waraaqda Yeerista Maxkamadda iyo Cabashada waa in uu gacan-ka-dhiib, **kuugu keeno qof kale oo aan ahayn kireeyaha**. Geynta warqadaha waa in la isku dayaa labo goor. Ugu yaraan mid ka mid ah isku daygu waa in uu noqdaa inta u dhexeysa 6-da ilaa 10-ka fiidnimo.

- Waraaqahaas waa **inaan** la siin qof aan ku nooleyn gurigaaga ama aan "ugu habbooneyn da' ahaan iyo taxaddar ahaam", sida ilmo yar.

- Marka**keliya** ee uu kireeyuhu ku soo diri karo waraaq cinwaankaaga waa haddii lagaa waayo degaanka ka dib marka waraaqaha la isku dayo laba jeer in la geeyo.

Ogeysiiska Kireeyaha, Diiwaangelinta Iyo Leysanka Kireynta

Ogeysiis

Kireeyaha kuma dacwoon karo in uu guriga kaa saarayo adigoon ogeyn magacyada iyo cinwaannada milkiilaha ama maamulaha guriga, iyo magacyada iyo cinwaannada wakiillada milkiilaha guriga oo adiga kaa qaadi kara ogeysiisyada.

Diiwaangelinta

Haddii uu kireeyuhu leeyahay magac ganacsiyeed oo aanu ahayn shirkad weyn, kireeyuhu waa in uu magaca ganacsiga ka diiwaangeliyo Xoghayaha Arrimaha Gobolka. Haddii kireeyuhu is diiwaan galin waayo, maxkamaddu waa in ay joojiso kiiska ka-saaridda guriga ilaa uu kireeyuhu is diiwaan geliyo. Hadday taasi dhacdo, kireeyuhu waa in uu ku siiyo $250. Taleefan kula xiriir Xoghayaha Arrimaha Gobolka 1-877-551-6767 si aad u hubiso in kireeyuhu uusan ahayn shirkad oo aad rabto inaad ogaato in uu magaca ganacsiga u diiwaan gashan yahay. Xoghayaha Arrimaha Gobolka ayaa ku siin kara caddeyn sheegeysa in uusan magac ganacsiga ah diiwaan gashneyn.

Leysanka Kirada

Minneapolis iyo magaalooyinka kale qaarkood waxa ay u baahan yihiin in kireeyuhu haysto leysan ama shatiga kirada ka hor inta aysan kireysan guryahooda. Haddii aad ogaato in gurigaagu uusan ruqsad haysan waa inaad ka heshaa diiwaanka waaxda guriyeynta in shati uusan jirin. Waa wax ku xiran magaaladaada, balse kireeyuhu waxa uu xaq u lahaan karaa inuu kaa saaro guriga marka aad bixin weydo kiradaada haddii uusan kireeyuhu haysan shati.

Dacwooyinka Kirada Marka La Bixin Waayo

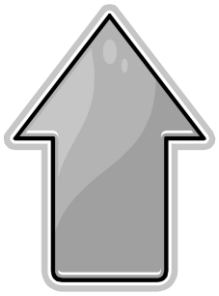


Haddii ay Dacwadu sheegeyso in kiro lagugu leeyahay, waxaad heli doontaa difaac haddii aad caddeyn karto inaad kiradii iska bixisay mar hore. Maxkamadda keenso gebi ahaan caddeymaha, jeegaga la joojiyay, ama markhaatiyaal si aad ugu muujiso in aad kiradii bixisay. Waxaad kaloo haysataa difaac haddii mulkiilaha gurigaagu uusan ku siin ogaysiis 14-cisho oo ah in kiro lagugu leeyahay ama haddii qoladdu guriga aysan haysan shati kiro ama ay ku xadgudbaan sharciyada dowladda hoose ee kiradda.

Haddii aad bixisay qeyb ka mid ah kiradaada oo uusan kireeyuhu ku siin caddeyn sheegaya in aad bixiso inta kale ee kiradaada, kireeyaha ayaa laga yaabaa inuusan kaa saari karin guriga inta kale ee aadan bixin awgeed. Tan waxaa ka mid ah lacag-bixin wixii ah qeyb ahaan bisha ay maxkamaddu socoto. Si kastaba ha noqotee, weli waxaa laga yaabaa in kirada kugu leeyahay kireeyaha, oo waxaa lagaa ceshan karaa qeyb ka mid ah curaarta marka aad ka guureyso ama aad ku dacweyso Maxkamadda Dhexdhexaadinta si aad curaarta u qaadato.

Haddii kirada aadan dhiibin iyadoo sababtu tahay in mulkiilaha gurigu uusan sameynin hagaajinadii loo baahnaa ee guriga, **waa inaad diyaar u ahaataa inaad bixiso kirada marka la rabo in la bixiyo inta uu kiisku ka dhamaanayo.** Sidoo kale, soo qaado gebi ahaan sawirrada, waraaqaha kireeyaha, warbixinnada kormeerka, iyo markhaatiyaal wixii kugu caawin kara caddeynta kiiskaaga. Waxaad ka codsan kartaa garsooraha in uu yareeyo kiradaada dayactirka awgiis. (eeg “Mamnuucidda Guriga” cutubka 4)

Haddii aad maxkamadda keento kirada lagugu leeyahay (ama haddii aad bixisay kirada ka dib markii kireeyuhu kiiska kugu furay), waxaad ka codsan kartaa maxkamadda in ay ku siiso muddo 7 maalmood ah si aad ugu bixiso lacagta kireeyaha iyo tan daahidda haddii maxkamaddu kugu amarto in aad bixiso. Kharashka kireeyaha badanaa waxaa lagu dhex qoraa Dacwada.



Dacwooyinka Kordhinta Kirada

Haddii kireeyuhu si aan sax ahayn kuugu kordhiyo kirada, maxkamad waa in ay amarto in aadan bixin kororkaas. Kireeyuhu waa inuu ku siiyo ogeysiis sax ah oo lagu kordhinayo kirada oo mana kordhin karo kirada si uu kaaga aargoosto (eeg “Aargoosasho” cutubka 4). **Waa inaad maxkamadda keento wixii kiro ah ee lagugu lahaa kororka ka hor**. Haddii garsooruhu go'aamiyo in kororku sax ahaa, waa in aad bixisaa lacagta kirada ah ee la kordhiyey. Maxkamadda ayaa kuu sheegi doonta marka aad bixineyso kororka.

Difaacayada Dacwooyinka Kharashaadka La Bixin Waayo

Kireeyeyaal badan ayaa lacag dul saarta kirada lala soo daaho oo waxay ku soo daraan lacagta kirada. Haddii aadan ku qanacsaneyn lacag dulsaar ah, waa inaad u sheegto garsooraha. Xataa haddii heshiisku u oggol yahay inuu kireeyuhu cadsado lacagta daahitaanka, waxaa laga yaabaa in ay ansax noqon weydo lacagtaas. Sharci ahaan, lacagta soo-daahidda waa in ay ahaato mid macquul ah waana inay dabooshaa oo keliya kharashka uu kireeyuhu bixiyo markaad kirada la daahdo. Si ay sharci u noqoto, khidmadda la soo daahida kiraddu waa khasab inaysan ka badnaan 8% kiradda la iska rabo. Kala hadal qareen si aad u fahamto haddii ay lacagta daahitaanka kireeyaha sharci tahay.

Difaacayada Ogeysiiska Dacwadaha Ka-Saaridda Guriga

Haddii Dacwadu sheegeyso in aad heshay ogeysiis aad guriga uga guureyso oo aadan guurin, hubso inuu kireeyuhu ku siiyo **ogeysiis** habboon. Kireeyuhu caadi ahaan maahan in uu sabab la'aan kuu siiyo ogeysiiska, laakiin kaama aargoosan karo (eeg “Aargoosasho” cutubka 4). Haddii kireeyuhu kaa aqbalo kirada wixii ka dambeeya taariikhda la rabay in aad guurto, ogeysiiska

guuridda waxba kama jiraan. Maxkamadda u keen gebi ahaan caddeymah, jeegaga la joojiyay, ama markhaatiyaal si aad u caddeyso in kireeyuhu kaa qaatay kiro.

Difaacayada Dacwooyinka Jebinta Heshiiska



Haddii Dacwadu sheegeyso in aad jebisay heshiiska kirada oo aadan waxba jebin, maxkamada keen sawirro, dukumiintiyo, caddeymo, iyo markhaatiyaal si ay kaaga caawiyaan in aad caddeyso kiiskaaga. Haddii kireeyuhu kaa qaato kirada ka dib taariikhaha uu kireeyuhu ku yiri waad jebisay heshiiska, kireeyaha waxa uu ka tanaasulay xaquuqda uu u leeyahay in uu sababtaas kaaga saaro guriga.

Haddii ashtakaddu ay leedahay waxa aad u ogolaatay maan-dooriyeyaal sharci-darro ah guriga, waxaa kolkaa difaac kuu noqon kara haddii dadka guriga kula degani ay iyagu maan-dooriyaha lahaayeen ama guriga ay u ogolaadeen, aan ka ahayn in mulkiilaha gurigu uu cadeyn karo inaad ogayd ama ay jirtay sabab aad ku ogaan kartay waxyaabahaa. Haysashadda iyo isticmaalka qaar ka mid ah laakiin aan ahayn dhamaan nooc walba oo kaanabas ah iminka waa sharci. Mulkiilaha gurigaaga kaama mamnuuci karo adiga ku haysiga wax walba oo ka sameynsan kaanabas, mida awoodeedu hooseeyso ee mayraxda ah ee la cuni karo iyo waxyaabaha laga soo dhiraandhiriyo mayraxda dadku isticmaalo. Siddoo kale, kaama uu mamnuuci karo mulkiilahu isticmaalka wax kaanabas ka sameysan ama waxyaabaha laga soo dhiraandhiriyo mayraxda ee dadku isticmaalo, laakiin waa uu kaa mamnuuci karaa inaad guriga sigaar ku qabto ama qaac ku afuufto.

Haddii aad naafo tahay oo aad aamminsan tahay in jebinta heshiiska ay la xiriirto naafannimadaada, waxaa laga yaabaa inaad difaac u haysato ka-saarista guriga haddii kireeyuhu uusan sameynin dedaal macquul ah si uu kuula shaqeeyo naafannimada awgeed. Waa inaad ka codsataa kireeyuhu in uu kugula shaqeeyo sharciga naafannimada. U sheeg qorshe macquul ah si looga hor tago dhibaatooyin kale oo dhaca mustaqbalka. Qor talada aad u sheegto.

Mulkiilaha gurigu kaagama saari karo guriga kugumana ganaaxi karo adiga, cid qoyskaaga ka mid ah, ama cid marti ahi wax ay ku sameysay guriga, oo aan ka ahayn

- in waxa dhacay ay ahaayeen dambi laga galay qof kale oo guriga degan, mulkiilaha guriga, ama shaqaalihiisa, ama
- in waxa dhacay ay dhaliyeen dambi ku helid qof aan shaqo ku lahayn guriga.

Haddii aad ku nooshahay guryaha dowladdu leedahay ama ay kabto, waxaa lagaaga saari karaa oo **kaliya** haddii ay jiraan xadgudubyo culus ama soo noqnoqda oo ku saabsan shuruudaha heshiiska, ama sabab kale oo sax ah. Si kastaba ha ahaatee, qaar ka mid ah dadka haysta Qeybta 8 hadda waa la joojin karaa sabab la'aan dhamaadka sannadka ugu horreeya ee heshiiska, ama dhammaadka muddada soo socota ee bilaabmeysa dhammaadka sannadka koowaad. Haddii aad ku nooshahay guri dowladeed qoladda guriguna ay tiraa waxaa aad jabisay heshiiskii (lease) guriga aad ku deganayd waxaa xaq u leedahay qareen ay maxkamaddu kuu qabato. Waa in aad la xiriirto qareen ama xafiiska adeegyada sharciga ee 1-(877) 696-6529 haddii wax su'aalo ah la qabo.

Difaacayada Dacwooyinka Jebinta Heshiiska Iyo Kirada Aan La Bixin
Haddii Cabashadu sheegeyso in lagaa saarayo kirada aan la bixin awgeed **iyo** jebinta heshiiska, maxkamaddu waxay fiirineysaa jebinta kirada marka hore. Waa in aadan maxkamadda ku bixin kirada aad haysay markaas. Haddii maxkamaddu go'aansato in aad jebisay heshiiska oo aad guureysid, maxkamadda kumma bixinaysid kiro aad hayso. Haddii ay maxkamadu go'aamiso inaadan jabin heshiiska (lease) guriga aad ku degan tahay, ka dib kolkaa maxkamaddu waxa ay geli arrinta sheegashadda qaanta kiro bixin la'aanta ah.

Waxaa Jira Difaacyo Kale Oo Ah Dacwadaha Ka-Saaridda Guriga
Xusuusnow in difaacyada aan kor ku soo sheegnay ay yihiin kaliya qaar ka mid ah difaacyada caamka ah ee laga heli karo kiisaska ah ka-saaridda guriga. Waa in aad la hadasho qareen si aad u hubiso inaad ka fakartay gebi ahaan difaacyada khuseeya kiiskaaga.

Amarka Ka-Saaridda Guriga

Haddii lagaa guuleysto dacwada ka-saaridda, garsooruhu wuxuu soo saari doonaa Amarka Ka-saridda Guriga (amar ah inaad guurto) oo adiga kaa dhan ah.

- Maalinta, ama wakhti kasta oo ka dambeeya, garsooruhu wuxuu ku leeyahay waa inaad guriga uga guurto oo kireeyaha waxa uu ka soo qaadan karaa Qoraalka maxkamadda oo uu u sii geyn karo booliiska.

- Booliisku waxa ay kuugu fulin doonaan Amarkaas sida ugu dhakhso badan, xataa isla maalintaas. Booliisku si toos ah kuugu dhiibi doona Qoraalka ama albaabka ayey kuugu dhejinayaan.

- Qoraalku wuxuu kuu sheegayaa inaad ka guurto guriga **24 saac gudahood.**

- Haddii aad ku guuri weydo 24 saac gudahood, booliiska ayaa soo laabanaya oo si khasab ah kaaga saaraya guriga. Mararka qaarkood booliiska waxay ku qaadan kartaa in ka badan 24 saac inuu soo laabto.

Digniin!
Haddii lagaaga guuleysto dacwad-dhageysiga guuridda ah, raadso guri cusub isla markiiba. Haddii aad sii joogto guriga ka dib marka la gudbiyo Amarka, waxaad ku jirtaa khatar. Haddii aadan guuri karin ka hor intaan loo gudbin Qoraalka, ilaalso alaabadaada oo gurigaas ka soo qaado alaabta, sida waraaqaha muhiimka ah, daawada, dharka, cuntada qaarkeed, iwm. Marka khasab kaaga saarayo guriga, alaabtaada oo dhan waxaa lagu geyn doonaa meel alaabta lagu keydiyo.



Marka Mulkiilaha Gurigu uu Meel Dhigo Alaabtaadda

Kireeyuhu waa in uu meel ku xareeyo wixii alaab ah ee looga tago guriga ka dib marka booliisku khasab kaaga saaro guriga. Sababtaas awgeed waxaa muhiim ah inaad ka qaadato alaabtaada intii aad kari karto ka hor inta aan booliislu guriga kaa saarin. Kireeyuhu wuxuu alaabta kuu dhigi karaa gurigaaga cusub ama meel kale.

Haddii kireeyuhu alaabtaada dhigo meel **ka baxsan dhismaha** (meel kale), kireeyuhu wuxuu ballan i dhigi doonaa booliiska si uu u keeno dadka rara alaabta guryaha. Dadkaas ayaa soo rari doona alaabtaada oo dhan oo waxay dhigi doonaan maqaasiin.

- **Si aad alaabtaada u soo ceshato, waa inaad bixiso kharashkii raridda, guurista, iyo maqaasiinka.**
- Marka ay alaabtu maqaasiin sii taallo, waxaa kugu sii badan doonta lacagta.
- **Haddii aad lacagta bixin weydo ilaa 28 maalmood gudahood, kireeyuhu wuxuu iibin karaa alaabtaada wuxuuna u isticmaali karaa lacagtaas inuu ku bixiyo kharashkii guuridda iyo maqaasiinka.**

Ogow: Uma baahnid in aad bixiso kirada aadan bixin, kharashkii daahitaanka, ama curaar si aad alaabtaada u soo ceshato. **Waxaad u baahan tahay oo keliya waa in aad bixiso kharashka guuritaanka iyo maqaasiinka haddii alaabta la geeyey meel ka baxsan dhismaha.**

Sidda looga soo ceshado Alaabtaadda Mulkiilaha Guriga

Si aad u soo ceshato alaabtaada, waa in aad waraaq u soo **qorto** kireeyaha oo ka codsato in laguu soo celiyo alaabtaada. **Koobbi ka reebo caddeynta.**



Haddii kireeyuhu qorsheysto in uu alaabtaada dhigo maqaasiinka **gruyaha** (ee gurigaaga), kireeyuhu waa inuu kuugu soo celiyo alaabta 24 saacadood gudahood markaad ka dalbato.

Haddii alaabta la geeyey meel kale, kireeyuhu waa in uu alaabta kuugu soo celiyo **48 saacadood gudahood**. Wakhtiyadaas kuma jiraan maalmaha sabtiga iyo axadaha iyo ciidaha.

Haddii kireeyuhu uusan kuu soo celin alaabtaada shakhsiga ah ka dib marka uu kaa helo waraaq, adiguna waxaad soo dacweyn kartaa in alaabta laguugu soo celiyo. Marka lagu daro bixinta qiimaha alaabta ama lagu amro kireeyaha inuu ku soo celiyo alaabtaada, garsoore ayaa ku amri kara kireeyuhu in uu ku siiyo lacag intii uu kaa haystay alaabta iyo kharashka qareenka.

Kireeyaha guriga waxa uu kugu dacweyn karaa wixii ku kacay raridda iyo keydinta alaabta. Kireeyuhu waa in uu alaabta haysan karaa **28 maalmood** ka dib ogeysiiska dhabta ah ee markaad ka baxday guriga ama ka dib markii ay u muuqato kireeyaha in aad gurigii isaga baxday.

Kireeyuhu wuxuu iibin karaa ama ka takhalusi karaa alaabtaada ka dib markay ka soo wareegato 28 maalmood. Ugu yaraan 2 usbuuc ka hor iibinta alaabta, kireeyuhu waa in uu sameeyo dedaal macquul ah oo uu kugu wargelin karo. Lacagta iibka waxaa loo isticmaali doonaa in lagu bixiyo wixii deyn ah ee kireeyuhu kugu leeyahay. Si kastaba ha ahaatee, kireeyuhu waa in uu ku siiyo wixii lacag ah ee ka soo hara iibinta alaabtaada **haddii aad uga soo codsato qoraal ahaan**. Arrintaas oo ah difaacid waxaa ku jir dadka lagu dul iibsado guriga ama laga joojiyo amaahdii iibka guriga.



Masixidda Ama Qarinta Diiwaanka Maxkamadda Ee Ka-Saaridda Guriga

"Masixidda" macnaheedu waa qarinta diiwaan la heli karo oo ah dacwada maxkamadeed. Haddii lagaa masaxo diiwaan ah ka-saaridda guriga, markaas qofkii baaranaya feylasha maxkamadda ma heli karo diiwaanka kiiskaaga ee ah ka-saaridda guriga. Sharcigu ayaa oggol maxkamadaha in ay masaxaan dacwadaha ka-saaridda guryaha, laakiin waa marka ay jiraan xaalado aan badneyn. Haddii ay dacwad ah guri-ka-saarid kaa hor taagan tahay in aad guri hesho, wa in aad isku deydo in diiwaankaaga laga saaro. Laakiin waxaad fursad u haysataa oo keliya waa haddii aad ku guuleysato dacwad ah ka-saaridda guriga ama aad caddeyn karto in milkiiluhu kiiskaaga uu kugu soo oogay dacwad aan run ahayn.

Maxkammadu waa khasab inay masaxdo kiiska haddii

- Aad ku guulaysatay kiiska
- Adiga mulkiilaha gurigu aad ku heshiiseen tirtirida
- Guri ka saaridaaddu ay ahayd ugu yaraan sedex sanno ka hor
- Adiga iyo mulkiilaha gurigu aad kiiska waanwaan ku dhamayseen, aadna u hogaansantay dhamaan qodobaddii waanwaanta aadna waydiisatay maxkamadda tirtirid.
  ama
- Kiiska la baa'biyey sababtu si kasta ha noqotee
- In guriga lagala wareegayo mulkiilaha aadna ka guurtay guriga ka hor waqtigii aad ka guuri lahayd **ama** aadan marna helin wax ogaysiis oo oranaya waa inaad guurto iyadoo sababtu tahay la wareegidda guriga.
- Haddii aad waydiiso maxkamada, waxa aad tahay qof tacadi qoyska dhexdiisa ah horey loogu geystay, gurigana looga saaray si sharci-darro ah ka dib kolkii aad isticmaashay xaquuqdaada sidda sharcigu uu dhigayo si aad uga baxdo liiska heshiiska guriga.

Xataa haddii midna waxyaabahaa aysan jirin, maxkamaddu wali waa ay masaxi kartaa kiiskaaga haddii ay go'aansato in masaxidda kiiskaagu ay "cadahay inay tahay maslaxadda cadaaladdda," iyo in "maslaxadda cadaaladdu" ay ka weyn tahay "maslaxadda dadweynaha ee ogaanta diiwaanka waxa ku jira."

Waa in aad maxkamadda si qoraal ah uga soo codsato masixidda diiwaankaaga. Waxaa laga yaabaa in aad maxkamadda u sharraxdo sababta aad ugu maleyneyso in aad xaq u leedahay in wax lagaa masaxo. Codsigaas qoraalka ah waxaa loo yaqaan "mooshin" Maxkamadaha

badankood waxay leeyihiin foomam ah “mooshin” oo aad isticmaali karto. Lacag ayaa la isaga qaadaa codsiga ah mooshin dambi lagu masayo. Waxaad ka soo codsan kartaa xoghaynta maxkamada sida aad mooshinka ugu hesho bilaash. La xiriir qareen ama xafiiska adeegyadda gargaarka sharciyadda ee khadkiisu yahay 1 (877) 696-6529 si lagaaga caawiyo tirtiridda kiiskaaga.

Haddii ay maxkamaddu kuu masaxdo diiwaankaaga, la xiriir xafiis kasta oo ka mid ah kuwa baarista kireystaha oo ka furan Minnesota si aad ugu sheegto. Sharciga ayaa sheegaya in shirkadaha baarista aysan soo sheegi karin guri-ka-saarid marka ay ogyihiin wax laga masaxay. Liiska shirkadaha baarista kireystaha Magaalooyinka Mataanaha ah waxaad ka eegan kartaa qeybta ugu dambeysa ee buugyarehan. Waxa kale oo laga yaabaa in aad ka helho liistada shirkadaha baarista kireystaha xafiisyada maxkamada.

Cutubka 8. Guurida

Siinta Ogaysiiska



Haddii aad go'aansato in aad adigu iskaa u guurto, iska hubi in aad bixiso ogeysiis qoraal ah sida saxda ah haddii aad heshiisku yahay xilli sida kiro bil-bil ah. Ka eeg cutubka 5 akhbaarta joojinta heshiiskaaga guriga aad ku degan tahay.

Fatashaadda Guriga

Mulkiilaha gurigu waa inuu kula socodsiiyaa inaad dooran karto inaad codsato fatashaad guriga ka guuridiisa ka dib ah. Waa inaad u sheegto mulkiilaha guriga arrintan ka hor inta uusan dhamaan heshiiska (lease) guriga aad ku degan tahay ama ka dib kolka aad u sheegto mulkiilaha guriga inaad guurayso. Haddii aad codsato fatashaad guriga ah, mulkiilaha gurigu waa inuu ku sameeyaa fatashaadda shan cisho gudahood marka heshiiska (lease) uu dhamaanayo ama marka aad guurayso. Waxa aad xaq u leedahay inaad xaadir ahaato kolka fatashaada la sameynayo.

Xaaladda Guriga

Waa inaad uga tagto guriga sidii aad ugu timid markii aad soo degtay, **marka laga reebo duugowga iyo dhammaadka caadiga ah**. Si taxaddar leh u nadiifi. Markaad diyaar u tahay in aad ka baxdo, fiiri meel kasta si aad u hubiso in ay wax walba OKEEY yihiin. Haddii kireeyuhu ku qanco guriga, kireeyaha waa in uu waraaq ku qoro oo uu saxiixo. **Koobbi naftaada u hayso adigu.** Siddoo kale waa fikrad wacan inaad ka qaado sawiro taariikhi ku qiran tahay ama fiidyow guriga ka dib kolka la nadiifiyo.

Fureyaasha



Markaad baxayso, fureyaasha u gee kireeyaha guriga. Ka qaado caddeyn sheegeysa in aad siisay.

Cinwaan Cusub

Intaadan bixin ka hor, sii kireeyaha ogeysiis qoraal ah oo ah cinwaan lagaala soo xiriiri karo. Sidan oo kale, kireeyuhu waa inuu kuu soo celiyo curaartaadii. Haddii aadan rabin kireeyuhu in uu haysto cinwaankaaga cusub, sii cinwaan kale oo aad waraaqaha ku heli karto. Tusaale ahaan, waxaad isticmaali kartaa sanduuqa boostada.

Xaaladaha Qofka Kula Nool



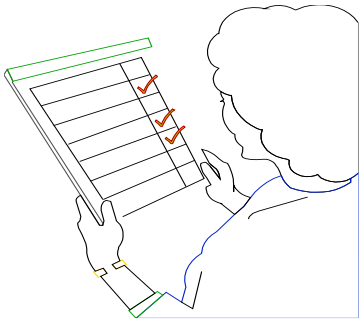
Haddii aad guriga dad la wadaageyso oo uusan qof ka guurin, kireeyuhu wuxuu ka qaadi karaa kirada kiraystayaasha ku hara guriga. Xataa ka dib markaad guurto, masuul ayaad noqon kartaa qof aad isla nooshihiin qeybtiisa kirada haddii qofkaasi iska tago isagoon bixin ogeysiis sax ah ama uu bixin waayo kirada. Haddii ay sidaas dhacdo, waxaad dacwayn kartaa qofkii kula noolaa si aad lacagta ugu soo hesho Maxkamadda Dhexdhexaadinta. Si aysan sidaas u dhicin, ogeysiis sax ah sii kireeyaha in aad guriga ka baxaysid oo aadan masuul ka noqon doonin kirada mustaqbalka. Arrintaas ma shaqeyn karto haddii aad saxiixday heshiis go'an, laakiin waa in aad isku ilaaliso kiro bil-bil ah (heshiis xilliyeed).

Curaarta Kirada

Kireeyaha guryaha badanaa waxa uu weydiiyaa kireystayaasha in ay bixiyaan curaar ama deebaaji ah wixii soo gaara guriga marka laga guuro. Haddii kireeyuhu doonayo inuu kordhiyo curaarta guriga intaad ku nooshahay guriga, isla ogaysiiskaas qoran ayaa loo baahan yahay si loo kordhiyo kirada (eeg “Kordhinta Kirada” cutubka 5). Haddii aadan oggolaan kordhinta, waa in aad si dhakhso leh ugu jawaabto ogeysiiska diidmo qoraal ah, intii aad bixin lahayd kororka lacagta. Waxaa lagaa rabi karaa in aad ka baxdo guriga haddii aadan rabin inaad bixiso kororka lacagta.

Kireystayaasha **looma** oggola in ay curaarta u isticmaalaan in lagu bixiyo kirada bishii hore. Waa in aad bixiso kirada bisha ugu dambeysa, in aad guurto, oo aad sugto in laguu soo celiyo curaartaadii ka dib markaad guurto. **Xusuusnow in aad kireeyaha siiso cinwaankaaga cusub ee lagaala soo xiriiri karo.**

Haddii guriga la iibiyo intaad kirada ugu jirto, curaartaada waa in la siiyo kireeyaha cusub ama kireystaha 60 maalmood gudahood. Si kastaba ha ahaatee, kireeyaha cusub ayaa masuul ka ah soo-celinta curaartaada xataa haddii aan iyaga lagu wareejin.



Markii aad ka baxdo guriga, kireeyuhu waa in uu kuu soo celiyaa curaartaada ama wixii deebaaji ah oo uu dulsaar la socdo. Lacagta dulsaarka ah waxaa laga dhigay 3% sannadkiiba ilaa wixii ka dambeeyey 1-dii Ogoosto, 2003 iyo 1% *sannad* kasta oo ka sii dambeeya. Dulsaarka curaarta kama bilaabmeyso ilaa aad wada bixiso lacagta curaarta ah oo dhan. Markaad bixiso curaarta oo dhan, dulsaarku wuxuu ka bilaabmayaa bisha ku xigta.

Tusaale ahaan, Haddii aad u guurto guri kale bisha Jannaayo oo lagaaga baahan yahay lacag dhan $600 oo curaar ah oo uu kireeyuhu kuu oggolaado in aad ku bixiso curaarta $200 bishiiba Jannaayo, Febraayo iyo Maajo, dulsaarka ma bilaabayo ilaa laga gaaro Abriil (waa haddii lacagta si buuxda loo bixiyo ilaa Maajo).

Kireeyuhu waa in uu ku siiyo curaarta oo dulsaar la socdo ama kuu soo diro faahfaahin qoraal ah oo ku saabsan reebashada qeyb ka mid ah lacagta **3 toddobaad gudahood** (21 maalmood) ka dib dhammaadka kireysiga iyo ka dib markaad hesho cinwaan cusub. Haddii aad guurto oo sababtuna tahay **in dhismaha la xiray,** kireeyuhu waa in uu kuugu soo celiyo curaarta **5 maalmood gudahood** Ka dib markaad guurto (eeg cutubka 4).

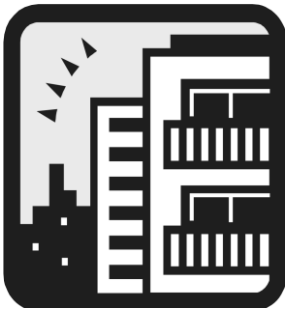
Haddii ay jirto kiro aan la bixin, kireeyaha ayaa ka goosan kara lacagta curaarta ah. Haddii ay jiraan kharashaad ku saabsan ssameynta guriga oo aad wax ka jebisay intii aad ku jirtay ilaa markii aad soo degtay, kireeyaha ayaa sidoo kale kaa goosan kara kharashkaas curaarta. Arrimahaas waxaa ka mid ah sida nadaafadda, rinjiyeynta, roogga cusub, iwm. Laakiin, **lagaama rabo in aad bixiso "duugowga iyo dhammaadka caadiga ah."** Badanaa, "duugowga iyo dhammaadka caadiga ah" waxay ku xiran tahay duruufaha.

Tusaale ahaan, haddii aad ku nooshahay meel 3 sano ah oo loo baahan yahay rinjiyeyn markaad guureyo, waxaad ku doodi kartaa in ay tahay duugoow iyo dillaac caadi ah oo aadan masuul ka ahayn.

Laakiin, haddii guriga mar labaad la rinjiyeeyey markii aad ka guurtay 6 bilood ka hor oo uu mar kale u baahdo rinji, arrintaas waxay u badan tahay in aan loo tixgelin doonin "duugoobid iyo dillaac caadi ah." Marka, waxaa laga yaabaa in aad markaas bixiso.

Haddii kireeyuhu uusan kuu soo celin curaarta ama qoraal faahfaahin ah oo ku saabsan sababta aad u heli weyday, **waxaad ku dacwoon kartaa kireeyaha 2 jibbaar lacagtii curaarta iyo dulsaar**. Sidoo kale, haddii milkiilaha guriga kaa haysto qeyb ka mid ah curaarta "sabab la'aan",

waxaa lagugu abaalmarin karaa ilaa $200 oo ah "ganaax soo-daahid." "Sabab la'aan" waxaa loola jeedaa in kireeyuhu lacagtaada u haystay si khalad ah, oo aan sinaba loogu garaabi karin.



Haddii aad heshay qoraal faahfaahin ah oo aadan ku qanacsaneyn sababaha loo haysto curaartaada, waxaad ku dacweyn kartaa kireeyaha in laguu soo celiyo lacagtaadii. Kireeyaha guriga waa in uu cadeeyo in lacagta loo isticmaalay dayactirid. Waxaad geysan kartaa kiisaska noocan ah Maxkamadda Heshiisiinta haddii dacwaddaadu ay tahay $15,000 ama wax ka yar. Waxaa jirta lacag lagu xareeyo markaad bilaabeyso kiiska maxkamadda, laakiin maxkamaddu ayaa kaa dhaafi karta (kuu cudurdaareysa) haddii aadan awoodin. Xoghaynta maxkamadda ka codso waraaqaha lagaaga dhaafayo lacagta.

Si aad naftaada u difaacdo, sameyso liis ah wax kasta oo ka xun guriga inta aadan u guurin ka hor oo kireeyuhuna ha kuu saxiixo. Isu barbar dhig liiskaaga iyo liiska kireeyaha ee markii aad ka soo guurtay guriga. **Xusuusnow, waa wax aad muhiim u ah in aad sameyso liiska ka hor intaadan ku guurin iyo ka dib markaad ka guurto**. Ka eeg “Liiska Hagaajinta Guriga Ee Kiraystaha – Codsiga Hagaajinta” aakhirka buugan yar.

Alaabada Iyo Hantida Shakhsiga Ah

Ka eeg “Marka uu Mulkiilaha Gurigu uu Meel Dhigo Alaabtaadda” iyo “Sidda looga soo Ceshaddo Mulkiilaha Guriga Alaabtaada” cutubka 7 iyo xuquuqahaaga ku saabsan alaabtaada shakhsiyanka ah iyo hantidaadda.

Cutubka 9: Guryaha Dowladdu Leedahay Iyo Kuwa Ay Kabto

Guryaha Dowladdu Leedahay Iyo Kuwa Ay Kabto

Haddii aad ku nooshahay guryaha dowladda, ama kuwa caawiso ku saleysan mashruucyada (sida Section 8 ama dhismaha Section 236 building), ama kireysteyaasha la kaalmeeyo ee Section 8 Voucher, dhammaan difaacyada lagu sharxay buuggan waa ay ku khuseeyaan, sidoo kale. Waxa intaas sii dheer in aad leedahay xuquuqo iyo waajibaad dheeraad ah maxaa yeelay waxaad helaysaa kabid kaa caawisa bixinta kiradaada.



Xaquuqdaadda aad leedahay ee ku saabsan guryaha kiradooda la kabo waxa ay ku xiran tahay hadba barnaamijka aad qaybta ka tahay. Xaquuqaha guryaha kiradooda la kabo waxa ay noqon karaan kuwa yare adag in la ogaado, kolkaa la xiriir qareen ama xafiiska adeegyada gargaarka dhanka sharciyada (legal aid) ee deegaankaaga si aad caawimaad uga hesho haddii aad dhib ku qabto qolada aad uga jirto guryaha kiradooda la kabo. Kala xiriir xafiiska adeegyada gargaarka dhanka sharciyada (legal aid) ee deegaankaaga khadka ah 1-(877) 696-6529. Qaar badan oo ka mid ah ilaalinadaa siyaadadda ah waxa ay ku qoran yihiin heshiiska qoraalka ah ee ay u baahan yihiin dhamaan barnaamijyada guryaha kiradooda kaba.

Barnaamijyada badankooda mashruucyada ku saleysan ee lagu kabo dhismaha, waxaa lagaa saari karaa **keliya haddii** kireeyuhu haysto sabab macquul ah oo uu guriga kaaga saaro, mana ahan sabab kasta sida kirada ah bil-bil ee guryaha gaarka loo leeyahay. Dhismeyaasha badankooda mashruuca ku saleysan, kireeyuhu waa in uu sidoo kale bixiyo ogeysiis qoraal ka-saarid ah iyo xaq loogu leeyahay in lala kulmo kireeyaha si loo xalin karo dhibaatada iyadoon guriga laga guurin.

Kireystayaasha haysta Section 8 Voucher, oo ah halkaas oo aad ka qaadato kabista markaad ku guurto, heshiiska waa la burin karaa sabab la'aan marka uu dhammaado ka dib.

Qoladda gurigu waa ay kugu soo dalici kartaa khidmad uu sharcigu ogol yahay oo ku saabsan lacag la soo daahida. LAAKIIN KALIYA uun ku salaysan cadadka inta aad adigu mas'uulka ka tahay sidda uu dhigayo heshiiska liisku.

Inta badan guryaha dowladda ee la iska saarayo, waxaad xaq u leedahay dacwad-dhageysi rasmi ah oo aad hor tageyso qof ama guddiga ka socda Maamulka Guriyeynta ka hor inta aysan maxkamad guriga kaa saarin.

Oggolaanshaha

Dhammaan guryaha dowladda iyo barnaamijyada guryaha la kabo waxay leeyihiin xad dakhli ah oo loo eego codsadeyaasha. Qaar ka mid ah barnaamijyada guriyeynta ayaa sidoo kale ku xadeeya codsadeyaasha sida da' ama nooc naafannimo gaar ah. Maamulka guryaha ee deegaanka ama xafiiska guriyeynta ee HUD ee Minneapolis ayaa ku siin kara macluumaad ku saabsan xadka dakhliga.

Marka lagu daro dakhliga iyo xaq u yeelashada barnaamijka, shuruudo kale ayaa la iska rabaa. Shuruudahaas qaarkood waxaa ka mid ah:

- kirada oo lagu bixiyo wakhtigeeda
- heshiiska iyo sharciyada oo la raaco
- deriskaaga oo aan la dhibinb, iyo
- waxyeello inaan loo geysan guriga.

Si loo kala doorto dadka guriga deggaya, kireeyuhu wuxuu eegi karaa

1. In uu kireeyeyaal kale ka soo hubsado in aad kiradaada bixin jirtay ama haddii aad dhib ku haysay deriskaaga.
2. In uu taariikhda dambiyo aad soo gashay meel kasta ka soo baarto, booliska, danbi-baarista FBI, iyo/ama maxkamadaha.
3. In uu soo baarto diiwaankaaga maxkamadda haddii kireyte uu si sharci darro ku deggenaa guri ama xafiisyada baarista kireystaha.
4. In uu soo baarto sumcaddaada amaahda.

Haddii aad tahay dhibbane ay ku dhacday tacaddiyada qoyska gudihiisa, barnaamijka guriyeynta laguuguma diidi karo iyadoo sababtu tahay xadgudub laguu geystay. Tacaddiyada

qoyska gudihiisa waxay noqon kartaa xadgudub lagugu sameeyo adiga ama xubin qoyskaaga ka mid ah, shukaansi rabshad la socoto iyo dabagelid. Wakaaladda guriyeyta ama kireeyaha waxay kaa codsan karaan inaad caddeyso tacaddiyada qoyska gudihiisa.

Haddii Laguu Diido Degidda Guryaha Dowladda

- Waxaad heleysaa go'aan qoran oo kuu sheegaya xuquuqdaada racfaanka.

- Waxaad xaq u leedahay inaad ogaato macluumaad kasta oo xun oo ay helaan kireeyaha guriga/maamulka guryaha. Inta badan waxaad xaq u leedahay in aad bixiso macluumaad kale si aad u saxi karto macluuaadka xun ee khaldan. Waxaad sidoo kale muujin kartaa in xaaladdaadu is beddeshay, sida in aad shaqo heshay ama aad talo-bixin ku jirto.

- Haddii aad dalbatay guri dowladeed oo ay ay kuu diideen Maamulka Guriyeynta, waxaad xaq u leedahay dacwad-dhageysi. Waxaad xaq u leedahay in aad baarto sababaha loo cuskaday in lagu diido codsigaaga iyo in aad saxdo wixii khalad ah. Dacwad-dhageysiga markuu socdo, gebi ahaan macluumaadka ku jira feylka Maamulka Guriyeynta ayaa la soo bandhigi doonaa.



- Dhammaan guryaha dowladda iyo kuwa ay kabto waxaad xaq ugu leedahay "qaabilaad macquul ah". Taas macnaheedu waa in aad weydiisan karto in sharciyada helidda ama waxyaabaha la beddelayo haddii aad u baahan tahay in aad beddesho naafannimo aad qabto awgeed. Codsiga aad rabto in lagu beddelo sharciyada waa in uu noqdaa mid macquul ah oo ku siinaya inaad si sinnaan ah u hesho hoyga.

Kirada

Shuruucda federaalka waxay xadeysaa kirada la kabo iyo guryaha dowladda dadka deggen in ay bixiyaan. Lacagta kirada waxay ku xiran tahay dakhligaaga. Kirada ay dadku ku bixiyaan guryaha dowladdu leedahay iyo kuwa ay kabto waa boqolkiiba 30 dakhligaaga ka dib marka laga jaro waxyaabo go'an, ama kirada ugu yar ee u qoran maamulka guriyeynta. Waa in aad haysato caddeynta dakhligaaga markaad guri codsaneysid waa inaad soo sheegto kororka dakhligaaga mar kasta. Haddii dakhligaagu hoos u dhaco, kiraduna waa ay kaa yaraaneysaa. Xaqiijin ah dakhliga iyo kirada ayaa la sameynayaa sannad kasta hal mar, **laakiin waa inaad soo sheegto dakhligaaga iyo isbeddelka qoyska sida ku xusan sharciyada barnaamijka guriyeynta.** Kirada oo la isku badiyo waxaa keeni kara difaaca ah dacwad maxkamadeed oo guriga la isaga saarayo. Haddii aad su'aalo ka qabto shuruudaha soo-sheegasho ama difaacidda guriga la iaga saarayo, waa in aad la xiriirto qareen ama xafiiska adeegyada sharciga ee degmada ee 1-(877) 696-6529.

Habka Cabashada - Haddii Aad Wax Ka Cabaneyso

Maamulka Guriyeyta waxay leeyihiin habraac ah cabashooyinka oo loogu tala galay dadka deggan guryaha dowladda. Kireeyeyaasha guryaha gaarka loo leeyahay wax waajibaad ah ma saarna. Waxaad laga caban karaa wax kasta oo uu kireeyaha gurigu sameeyo oo aad rumeysan tahay in ay khatar ku yihiin caafimaadkaaga iyo amnigaaga, ama lacagta kirada ah ee aad bixiso.

Dhammaan codsiyada dacwad-dhageysiga cabashada waa in ay ahaadaan qoraal. Maamulka guriyeynta sida caadiga ah waa in uu sidoo kale adeegsadaa habka cabashada markay sheeganayaan inaad jabisay heshiiska kirada.

Gobolka Minnesota, Maamulka Guriyeynta ayaa laga yaabaa in ay ka tanaasulaan habka cabashada oo ay si toos ah u aadaan maxkamad si ay guriga kaaga saaraan markay ogaadaan in heshiiskaaga kirada uu khatar ku yahay caafimaadka ama amniga. Haddii laguu diido dacwad-dhageysiga cabashada, gaar ahaan ka hor dacwad-dhageysiga ah ka-saarida guriga, la xiriir xafiiska adeegyada sharciga ee deegaankaaga ama qof u dooda arrimaha guryaha.

Dacwad-dhageysiga cabashada waxaad ku leedahay 4 xuquuq oo muhiim ah:

1. Waxaad xaq u leedahay inaad faylkaaga ku aragto xafiiska maamulka guryaha ka hor dacwad-dhageysiga cabashada rasmiga ah, sida dhammaan macluumaadka ay maamulku u adeegsanayaan cabashada.

2. Waxaad xaq u leedahay inaad "su'aalo weydiiso" (su'aalo adiga kugu saabsan) iyo markhaatiyaasha kaa sameeyey cabashada. Maamulka guriyeynta ma soo bandhigi karo dacwad-dhagaysi ah markhaati la'aan si ay u sheegtaan dacwadooda.

3. Waxaad xaq u leedahay in lagu matalo qareen ama qof kale oo aad keensato.

4. Waxaad xaq u leedahay go'aan ku saleysan keliya caddeyn in lagu soo bandhigay dacwad-dhageysiga. Dadka go'aanka gaaraya ma tixgelin karaan wax caddeyn ah oo aan la keenin dacwad-dhageysiga.

Ka-Saaridda Guriga

Haddii aad ku nooshahay guryaha dowladda ee ah kuwa ku saleysan mashruucyo caawimaad ah, waxa guriyahaas lagaaga saari karo oo keliya waa sababo culus ama jebinta shuruudaha heshiiska kirada oo soo noqnoqda ama sababo kale oo macquul ah awgood. **Waxa aad xaq u leedahay 30-cisho oo ogaysiin ah in lagu siiyo kolka guriga lagaa saarayo. Waxa aad xaq u leedahay qareen maxkamadu kuu qabato haddii mulkiilahu uu guriga kaaga saarayo jabin heshiiska (lease) guriga aad ku degan tahay.**



Tusaaleyaal ah xadgudubka kirada ee daran waxaa ka mid ah

- in la bixin waayo kirada
- in si bareero ah loo waxyeelleeyo guryaha
- in la rabsheeyo kireysteyaasha kale
- fal-dambiyeed

Haddii aad tahay qof la kulmay tacaddiyo qoys gudihiis, lagaagama saari karo guriga xadgud uu qof kug sameeyey awgiis. Tacaddiyada qoyska gudihiisa waxay noqon kartaa xadgudub lagugu sameeyo adiga ama xubin qoyskaaga ka mid ah, shukaansi rabshad la socoto iyo

dabagelid. Tan macnaheedu maaha in wakaalada guryaha ama kireeyuhu aysan dhaqan gelin karin xeerarka kale ee barnaamijka guryaha ama shuruudaha kale ee heshiiska kirada.

Tusaaleyaal ah xadgudubka kirada ah ee yaryar ee aasaaska u noqon kara ka-saarista haddii marar badan la sameeyo waxaa ka mid noqon kara diidmo soo-noqnoqot oo ah kormeeridda ballanteeda ama dayactirkeeda, ama bixinta kirada oo si joogto ah loola soo daaho. Xusuusnow, guri in lagaa saaro marar badan bixinta kirada awgeed waxa looga hortagi karo waa iyada oo si dhakhso ah loo soo sheego hoos u dhaca dakhliga. Warbixintaadu ha noqoto qoraal.

Waa in lagugula socodsiiyo sababta guriga lagaaga saarayo. Intaas waxaa sii dheer, qof ahaan markaad kireysato guryaha dowladda, waa in lagugula socodsiiyo xaqa aad u leedahay inaad codsato dacwad-dhageysi ah cabasho. Nooca ogaysiiska iyo wakhtiga kama-dambeysta ah ee lagu codsanayo rafcaan waxay ku xiran tahay nooca barnaamijka guriyeynta. Haddii aad hesho ogeysiis aad guri uga guureyso waa in aad la hadasho xafiiska adeegyada sharciga ee deegaankaaga ama qof u dooda guryaha. Xataa haddii lagaaga guuleysto dacwad-dhageysiga cabashada ah ee maamulka guryaha, **lagagama saari karo guriga dacwo maxkamadeed iyadoo aysan dhicin** iyo dacwad-dhagaysi maxkamadeed. Wakhtigaas ayaad fursad u haysataa in aad is difaacdo. Marka guriga lagaa saarayo (haysashada sharci-darrada ah) dacwad-dhageysiga waxaad sheegan kartaa gebi ahaan difaacyada horay looga soo hadlay ee kireeyaha guryaha caadiga ah/xiriirka kireystaha. Waxaa sidoo kale laguu hayaa kuwa guryaha dowladda, barnaamijyada guryaha ashruuca ah, ama kuwa Section 8 Voucher.

Wixii macluumaad dheeraad ah oo ku saabsan Guryaha Dowladda, raadso buug-yare la yiraahdo Hoggaanka Guryaha Dowladda ee Mineasota (A Guide to Public Housing in Minnesota). Waxaad koobbi ka heli kartaa xafiiska kaalmada sharciga ee deegaankaaga ama intarnetka https://www.lawhelpmn.org/self-help-library/booklet/guide-public-housing-minnesota.

Cutubka 10: Guryaha Dhismahoodu Warshad Soo Diyaariso



Sida uu qabo sharciga Minnesota, kireysteyaasha deggan guryaha la dhiso ayagoo diyaarsan waxay leeyihiin xuquuq iyo waajibaad la mid ah kireysteyaasha kale ee deggan guryaha kale. Si kastaba ha ahaatee, waxaa sidoo kale jira sharciyo khuseeya xaalado gaar ah oo ku yimaada oo keliya guryaha la dhistoddobaatameeyadii ka dib.

Kuwani waa sharciyo khaas ah oo quseeya guryaha barxadaha lagu rakibto.

- Kirada waxaa la kordhin karaa laba jeer sanadkiiba.

- Kireeyaha guryaha la dhiso ayagoo diyaarsan waa in uu u isticmaalo heshiis **qoran** kireystaha marka uu meel ka kireynayo. Heshiiska qoran waa inuu sheegaa dhammaan

shuruudaha iyo xaaladaha heshiiska. Arrintan waxa ay ka duwan tahay kireysteyaasha guryaha caadiga ah maxaa yeelay qaar ka mid ah kireeyeyaasha dhismayaashaas ayaa ku tiirsan **heshiis afka ah** oo ah kii kirada

- Kireeyaha dhulka waa in uu bixiyo **ogeysiis qoran oo uu siiyo 60 maalmood** ka hor **kireyste** intaan la beddelin wax sharci ah. Waxaa dhici karta in xeerar cusub loo sameeyo kiraystayaasha hadda jira **kaliya haddii** xeerarka cusubi ay yihiin kuwa macquul ah oo aan isbeddelo waaweyn ku sameynayn heshiiskii hore ee u dhaxeeyey kiraystaha iyo milkiilaha dhulka. Dhismeyaasha kale ee kirada ah, ogeysiiska loo baahan yahay in la beddelo xeerka wuxuu ku xiran yahay nooca kirada (sida mid caadi ah ama mid xilli go'an).

- Bixinta korontadda guryaha warshadda lagu soo diyaariyey waa ay ka duwan yihiin kuwa guryaha kale ee la kireeyo. Haddii mulkiilaha dhulku uu gaar kuugu soo dalaco korontadda iyadoo kiradda ka gooni ah uusana u sameyn mitir korontadda, kolkaa mulkiilaha dhulku waa inuu si si le'eg ugu qaybiyo biilka korontadda dadka guryaha ku jira. Haddii uu mulkiilaha dhulku uu u sameeyo mitir korontadda, kolkaa kiraystaha laguma soo dalaci karo wax ka badan inta loogu soo dalaco mulkiilaha dhulka, korontadda, gaaska, ama biyaha la isticmaalay. Mulkiilaha dhulku waa khasab inuu ugu qaybiyo wixii kharash go'an ah ee bil walba la soo dalaco (sidda, "dalacida lacagta mitirka") si isle'eg dadka guryaha ku jira oo dhan.

- Kireysteyaasha guryaha warshad lagu soo diyaarshay waxa ay xaq u leeyihiin inay "abaabulaan" oo qabsadaan shirar ku saabsan arrimaha saameynaya kiraysteyaasha. Kireeyaha booska ma mamnuuci karo kuwaas ama wax kasta oo ay kireystuhu ugu hawlan yahay dan u gaar ah guriga. Si kastaba ha ahaatee, kireeyaha booska ayaa laga yaabaa in uu raaco sharciyada waqtiga, goobta, iyo qaabka hawshu u socoto.

Wixii macluumaad intaas ka sii badan oo ku saabsan sharciyada gaarka ah ee saameynaya kireysiga haddii aad ku nooshahay seeraha guryaha laga dul dhisto dhul kiro ah, kala xiriir qareen ama xafiiska adeegyada sharciga ee degmada ama ka eego www.LawHelpMN.org wixii macluumaad dheeraad ah.

Sample Letter Asking Tenant Screening Agency to Delete Expunged Cases
Warqad tusmo ah oo Waydiinaysa Hay'ada soo Baarida Kiraystayaasha inay Tirtiraan Kiisaska la Masaxay

Name:
RE: Expunged Eviction File
Court File No. _____
Magaca:
TIX: Galka Guri Ka Saarida La Tiritray
Galka Tirada Maxkamadda

Dear Directors:
Agaasimeyaasha Qaaliga ahow:

I am the tenant(s) listed in the enclosed expungement order(s).
Waxaan ahay Kirayste(tayaasha) lagu xusay Amarka(radda) tirtirida ah ee halkan ku jira.

Minnesota Statutes § 504B.241, Subd. 4 provides that "If a tenant screening service knows that a court file has been expunged, the tenant screening service shall delete any reference to that file in any data maintained or disseminated by the screening service." Subdivision 2 states that "At the request of the individual, the residential tenant screening service must give notification of the deletions to persons who have received the residential tenant report within the past six months."
Qobobka Sharciga ah ee Minnesota ee§ 504B.241, sadar hoosaadkiisa. 4 (Minnesota Statutes § 504B.241, Subd. 4) waxa uu dhigayaa in "haddii adeege soo baarid kirayste ahi uu og yahay in kiis maxkamadeed la tirtiray, kolkaa adeegaha soo baarida kiraystahu waa inuu ka masaxaa wixii tixraac ah ee la xiriira dacwadaa wixii macluumaad aruurin ah ee uu hayo ama uu qaybiyo adeegaha soo baarida kiraystaha ahi." Sadarka hoosaad 2. (Subdivision 2) waxa uu sheegaa "Kolka uu ka shakhsigu codsado, adeega soo baaraha kiraystayaasha guryaha degaaanka ahi waa khasab inay ku siiyaan ogaysiis ku saabsan masaxidaha cidda heshay warbixinta kiraystaha guryaha deegaanka ah lixdii bilood ee la soo dhaafay gudahooda."

We request that you delete all of your references to this court file, and that you give notification of the deletions to persons who have received the residential tenant report within the past six months. Minnesota law does not permit tenant screening agencies to request any additional information on tenants before taking this action.
Waxa aanu codsanaynaa in aad masaxdo dhamaan tixraacyada dacwadan maxkamadda, iyo inaad ku siiso ogaysiis ku saabsan cidda heshay warbixinta kiraystaha guryaha deegaanka ah lixdii bilood ee la soo dhaafay gudahooda. Sharciga Minnesota ma uu ogolaado in hay'adaha soo baarida kiraystayaashu ay codsadaan wax kale oo akhbaar ah oo ku saabsan kiraystaha ka hor inta aysan qaadin talaabadan.

Please contact me if you have any questions. Thank you.
Fadlan ila soo xiriir aniga hadii aad qabto wax su'aalo ah. Mahadsanid.

_____
Name of Tenant
Magaca Kiraystaha

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

SHEEGIDDA MACLUUMAADKA RINJIGA LEH SUNTA LEDHKA AH IYO/AMA HALISTA RINJIGA SUNTA LEDHKA AH

LEAD WARNING STATEMENT

QORAALKA DIGNIINTA SUNTA LEDHKA AH

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the home. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Guryihii la dhisay 1978-dii ka hor waxaa ku jiri kara rinji ah sunta ledhka. Sunta ledhka ah ee rinjiga, jajabka rinjiga, iyo boorka waxa ay keeni karaan khatar caafimaad haddii aan si habboon loo maamulin. Soo-gaarista sunta ledhka waxay si gaar ah waxyeello u geysaneysaa carruurta yaryar iyo haweenka uurka leh. Ka hor intaadan kireysan guryihii la dhsay 1978 ka hor, Kireeyeyaasha guryaha waa in ay sheegaan guryaha rinjiga ledhka leh iyo/ama khataraha rinjiga ledhka ku jira. Kireysteyaasha waa in ay sidoo kale helaan buugga yar ee ay dowladda federaalka ansixisay ee ah ka-hortagga sunta ledhka.

LANDLORD'S DISCLOSURE

KIREEYAHA WUXUU SHEEGAYO

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):
Jiritaanka rinjiga sunta ledhka iyo/ama halista rinjiga ledhku ku jirta (Calaamadi (i) ama (ii) hoos ka eego):

(iii)____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain)
Rinjiga la og yahay ee leh sunta ledhka iyo/ama halista rinjiga ledhku ku jirta ayaa ka jira gurigan (faahfaahi)

_____

_____

(ii) _____ Landlord has no knowledge of lead-based paint and/ or lead-based paint hazards in the housing.
Kireeyaha wax aqoon ah uma laha rinjiga sunta ledhka iyo/ama halista rinjiga ledhka ku jirto ee guriga.

_____

_____

(b) Records and reports available to the Landlord (Check (i) or (ii) below):
Diiwaanka iyo warbixinta uu heli karo Kireeyaha guriga (Calaamadi (i) ama (ii) hoos ka eego):

(i) _____ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents here).
Kireeyuhu wuxuu Kireystaha siiyay dhammaan diiwaanka la heli karo iyo warbixinta la xiriirta rinjiga ledhka iyo/ama halista rinjiga ledhka ku jira ee guriga (ku qor halkan dukumiintiga).

_____

_____

(ii) _____ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
Kireeyaha ma hayo warbixinta ama diiwaanka rinjiga sunta ledhka iyo/ama halista rinjiga ledhka ku jirto ee guriga.

TENANT'S ACKNOWLEDGMENT (initial)
QIRASHADA KIREYSTAHA *(xarfaha magaca)*
(c) ___ Tenant has received copies of all information listed above.
Kireystuhu wuxuu helay koobbiyada macluumaadka kor ku xusan oo dhan.
(d) ___ Tenant has received the pamphlet Protect your Family from Lead in Your Home.
Kireyste wuxuu helay buug-yaraha la yiraahdi Qoyskaaga Ka Dhowr Ledhka ku jira Guriga.

LEASING AGENT'S ACKNOWLEDGMENT (INITIAL)
QIRASHADA WAKIILKA KIREYNTA (XARFAHA MAGACA)

(e) ___ Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.
Wakiilka ayaa ku wargeliyey Kireeyaha waajibaadka Kireeye ahaaneed sida ku xusan sharciga 42 USC 4852d in uu ka warqabayo masuuliyadda saaran si loogu hoggaansamo sharciga.

CERTIFICATION OF ACCURACY: The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

CADDEYNTA DEGIDDA GURIGA: *Dadka soo socda waxay akhristeen macluumaadka kor ku xusan oo waa ay xaqiijiyeen sida ugu fiican ee ay u ogyihiin in macluumaadkoodu yahay mid run iyo sax ah.*

_____		_____	
LANDLORD	Date	TENANT	Date
KIREEYAHA	*Taariikhda*	*KIREYSTAHA*	*Taariikhda*

_____
LEASING AGENT Date:
WAKIILKA KIREYNTA Taariikhda:

ANSWER FORM TO LANDLORD'S EVICTION PETITION

STATE OF MINNESOTA DISTRICT COURT

_____ JUDICIAL DISTRICT

COUNTY OF _____

UNLAWFUL DETAINER (EVICTION)

_____,
Landlord-Plaintiff.

ANSWER

vs.

_____,
Tenant-Defendant.

File No.:

For my answer to the landlord's unlawful detainer (eviction) case, I state the following defenses:

A. TYPE OF TENANCY OR OCCUPANCY

1._____ Private term lease.
2._____ Private month-to-month or periodic tenancy.
3._____ Mobile home park lot rental.
4._____ Foreclosed mortgage or canceled contract for deed.
5._____Other:

B. THE PAPERS WERE NOT SERVED/FILED PROPERLY (Minn. Stat. §566.06):

1._____ I did not get the Court papers at least 7 days before the court date.
2._____ Landlord-Plaintiff delivered the Court papers (M.R.C.P. 4.02).
3._____ The Court papers were not handed to me, but were given to _____, who does not live with me, or is only_____ years old.
4._____ The Court papers were mailed to me and posted on the door, but I have been in the County and could have been found to get the papers.

C. THIS LANDLORD DOES NOT HAVE THE RIGHT TO BRING ME TO COURT:

1. _____ I did not know the names and addresses of the owner or manager of my apartment at least 30 days before the landlord filed this case (Minn. Stat.§504.22).

2._____My landlord did not register a trade name with the Secretary of State. My landlord owes me $250.00 (Minn. Stat. §333.06).

3._____ My landlord failed to state in the court papers why I have done wrong with enough detail so I can defend myself. (Minn. Stat §566.05; Minn.R. Gen Prac. 603.)

4. _____ The property is covered by the "CARES Act," which requires a 30-day notice for public and subsidized housing, and rental houses and buildings with federally backed mortgages. 15 U.S.C. § 9058(c). My landlord filed to give this notice 30 days before filing this case.

D. NON-PAYMENT OF RENT CASES:

1._____ I have paid the rent.
2._____ I withheld my rent because my landlord has not made the following repairs: _____
I can pay into Court the amount of rent claimed. I also request that the Court reduce the rent claimed by $_____(Fritz v. Warthen, 298 Minn. 54, 213 N.W.2d 339 (1973)).
3._____ My landlord raised my rent without giving proper notice as required in the lease, or written notice at least one month before the increase. I can pay into Court the amount of rent before the increase (Minn. Stat.§504.06).
4._____My landlord raised my rent because I made complaints to _____ on_____, 20_____. I can pay into Court the amount of rent before the increase (Minn. Stat. §566.03(3)).
5._____My landlord is charging an improper late fee that is a penalty.
6._____I live in a mobile home park lot. The landlord did not give me 10 days written notice before filing this case. (Minn. Stat. §327C.09 (2)).

E. NOTICE TO MOVE OUT CASES:

1._____My landlord did not give me proper notice.
2._____My landlord asked me to move because I made complaints to _____around_____, 20_____(Minn. Stat. §566.03(2)).
3._____My landlord waived the notice by taking my rent after the move out date.
4._____I live in a mobile home park lot. The landlord did not give me proper written notice. (Minn. Stat. §327C.09.)

F. BROKEN LEASE CASES:

1._____I deny that I have broken my lease.
2._____My lease does not say that my landlord can "re-enter" or evict me for breaking the lease. (Bauer v. Knoble, 51 Minn. 358, 53 N.W.2d 805 (1892)).
3._____My landlord waived any lease violations by taking my rent after the time she/he said I broke the lease.
4._____I live in a mobile home park lot. The landlord did not give me proper written notice. (Minn. Stat. § 327C.09.)
5._____I have a disability. Landlord-Plaintiff did not reasonably accommodate my disability. (42 U.S.C. § 3604(f)(3); 24 C.F.R. Part 100.)

G. OTHER:

_____
_____
_____
_____

H. REQUEST FOR RELIEF

1._____Deny Landlord-Plaintiff's request to evict me.

2._____Reduce (abate) the rent claimed by Landlord-Plaintiff by $_____ to $_____.

3._____Reduce (abate) the future rent by $_____to $_____ until Landlord-Plaintiff completes repairs.

4._____Order Landlord-Plaintiff to provide for discovery of Landlord-Plaintiff's file on me, that is, to show me any papers or other information she/he has about me, give me a list of witness and what they will say in their testimony, and any evidence Landlord-Plaintiff has. Minn. Gen. R. Prac. 612.

5._____Continue the hearing for the following reasons: _____
_____

6._____If I owe rent, give me_____days to pay it. 614 Co. v. D.H. Overmayer, 297 Minn. 395, 398, 211 N.W.2d 891, 893 (1973).

7._____If I lose, give me seven days to move. Minn. Stat. § 566.09.

8._____If I lose, give me 60 days to try to sell my mobile home. Minn. Stat.§ 327C.11, subd. 4.

9._____Do not award costs to Landlord-Plaintiff.

10. _____Expunge the court file.

11._____Other:_____

I, the Tenant-Defendant, acknowledge that the court may award costs, disbursements, and reasonable attorney and witness fees to Landlord-Plaintiff, if Tenant-Defendant acts in bad faith, asserts a defense that is frivolous and costly to Landlord-Plaintiff, asserts an unfounded position solely to delay the ordinary course of the proceedings or to harass Landlord-Plaintiff, or commits a fraud upon the court.

_____ _____

Date Tenant-Defendant

MAGAALADA MATAANAHA XAFIISYADOODA BAARISTA KIREYSTAHA

First Advantage
PO Box 105108
Atlanta, GA 30348
resident.s@fadv.com

Rental History Reports, Inc
7760 France Ave S, Suite 1173
Minneapolis, MN 55435
www.rentalhistoryreports.com

Rental Research Services, Inc.
7525 Mitchell Rd, Suite 301
Eden Prairie, MN 55344
(952) 935-5700
www.rentalresearch.com

Twin City Tenant Check
910 Ivy Ave East
St. Paul, MN 55106
(651) 224-3002
https://twincitytenantcheck.com/

Checkr.com
Attn: Legal Department
1 Montgomery St, Ste. 2400
San Francisco, CA 94104
www.checkr.com

First Check
P.O. Box 334
Wyoming, MN 55092
(612) 834-5112
kris@firstcheck.info

Multihousing Credit Control (MCC)
10125 Crosstown Circle, Suite 100
Eden Prairie, MN 55344
(952) 941-0552
www.mccgrp.com

TSC Screening Reports, Inc.
2900 Monarch Lakes Blvd, Ste 201
Miramar, FL 33027
(866) 389-4042
www.screeningreports.com

Experian Rent Bureau
PO Box 26
Allen, TX 75013
1-(877) 704-4519

TenantReports.com, LLC
370 Reed Rd, Suite 101
Broomali, PA 19008
1-(855) 244-2400
www.tenantreports.com

TransUnion: My Smart Move- Disputes
PO Box 800
Woodlyn, PA 19094
1-(866) 775-0961
www.mysmartmove.com

RealPage Resident Screening
c/o Leasing Desk Screening
Consumer Relations
2201 Lakeside Blvd
Richardson, TX 75082
1-(866) 934-1124

AppFolio, Inc
70 Castillian Dr.
Goleta, CA 93117
1-(866) 349-3630
Consumer.relations@appfolio.com

TenantAlert.com
23801 Calabasas Rd, Ste 1022
Calabasas, CA 91302
1-(866) 272-8400
www.TenantAlert.com

Equifax Corp. Central Source, LLC
PO Box 105283
Atlanta, GA 30348
1-(877) 897-5001
residentscreening@equifax.com

Appriss
Oyster Point Professional Park
11824 Fishing Point Dr, Ste B
Newport News, VA 23606
compliance@knowthefact.com

MINNESOTA STANDARD RESIDENTIAL LEASE
HESHIISKA KIRADA CAADIGA AH EE MINNESOTA

By the Residential Real Estate Committee, Real Property Law Section
Minnesota State Bar Association
Waxaa soo saaray Guddiga Guryaha Beeciya, Qeybta Sharciga Hantida Guryaha
Ururka Shahaadada Imtixaanka Qareenka

Waxaa soo saaray Guddiga Guryaha Beeciya ee Golaha Sharciga Hantida Ma-guurtada ah ee Ururka Shahaadada Imtixaanka Qareenka Minnesota ayaa soo saaray heshiiska kireysiga oo cusub oo loogu talagalay guud ahaan kireysteyaasha iyo kireeyeyaasha guryaha. Foomka magaciisu waa, "Heshiiska Caadiga ah ee Kirada Minnesota."

Foomkan kirada cusub wuxuu waafaqsan yahay Xeerarka Minnesota ee lagu ansixiyay kalfadhi sharci-dejin ahaa ee sannadkii 2000. Foomka waxaa dibu-eegis kusameeyey Xeer-ilaaliyaha Guud ee Minnesota oo wuxuu ka kooban yahay qoraalka soo socda:

"The Office of the Minnesota Attorney General certifies that this contract complies with the requirements of Minn. Stat. I325G.31 (1999). Certification of a contract by the Minnesota attorney general under the plain language contract act is not otherwise an approval of the contract's legality or legal effect."

"Xafiiska Xeer-ilaaliyaha Guud ee Minnesota wuxuu caddeynayaa in qandaraaskan waafaqsan yahay shuruudaha sharciga Minn. Stat. I325G.31 (1999). Caddeynta qandaraaska ee xeer-ilaaliyaha guud ee Minnesota ee hoos imanaya sharciga qandaraaska luqadda fudud maahan sida kale ogolaansho sharci ahaaneed oo ah qandaraas ama saamaynta sharciga."

Si aad ula soo degto koobbi TUSAALE ah oo ah Heshiiska Kirada Caadiga ah ee Minnesota, (afka Ingiriiska oo keliya ayaa lagu heli karaa): https://eforms.com/download/2024/08/Minnesota-State-Bar-Residential-Lease-Agreement-Form-No.-41.pdf

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

Ogeysiiska burinta heshiiska cabsi rabshad ah awgeed (Minn. Stat. § 504B.206)

Date: _____
Taariikhda

Dear Landlord:
Kireeyaha Qaaliga ah:

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, stalking, 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.

Sharciga Minnesota (Minn. Stat. § 504B.206) waxa uu ii oggolaanayaa inaan burin karo aniga, ama qof kale oo idan u haysta inuu ila noolaado, cabdi rabshada jirta awgeed oo ah tacaddiyada qoyska gudihiisa, dabagalid, dambiyada galmada. Waraaqdan waa ogeysiis aan uga baxayo heshiiskeyga kirada anigoo ka baqaya in aniga ama qof kale oo guriga masuul ka ah inaan ku sii joogno guriga oo waxaan dhibbaneyaal u noqon karnaa tacaddiyada qoyska gudihiisa ama fal-danbiyeed galmo la xiriira haddii aanan ka guurin.

I will move out on: _____.
Waxaan guureynaa (Date –this may be any date before the end of your lease)
(Taariikhda –oo waxay noqon kartaa maalin kasta intuusan dhammaan heshiiska)

I am attaching a copy of the *(check one)*:
Waxaan kuugu lifaaqay koobbiga ka mid ah (calaamadi mid):

- ☐ Order for Protection
  Waraaq ah Difaacid Maxkamadeed
- ☐ No Contact Order
  Waraaq ah Inaan Qofna ila Soo Xiriiri Karin
- ☐ Documentation from a Court Official or Law Enforcement Official
  Dukumiinti ka socota Shaqaale Maxkamadeed ama Booliska
- ☐ Documentation from a qualified third party-- licensed health care professional, domestic abuse advocate, or sexual assault counselor
  Dukumiinti ka socda dhinac saddexaad oo arrinta aqoon u leh-- xirfadle daryeel caafimaad oo shati leh, qof u doodaha tacaddiya qoyska gudihiisa, ama la-taliye ka socda arrimaha faraxumeynta galmada

If any of my property is left behind after I move *(check one)*:
Haddii aan ka tago alaabteyda qaar ka dib markaan guuro (calaamadi mid):

- ☐ You may get rid of my property right away
  Waad iska tuuri kartaa alaabta aan ka tago isla markiiba
- ☐ Please store my property for 28 days and I will be responsible under the statute for storage fees as required by Minn. Stat. § 504B.271.
  Fadlan maqaasiin ii dhig alaabteyda ilaa 28 maalmood, oo anigaa masuul ka noqon doona kharashka sida uu dhigayo sharciga keydinta Minn. Stat. § 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.
Waxaan fahamsanahay in aan curaarteyda la ii soo celin doonin iyadoo lagu beddalayo inaan jabiyey qandaraaska intuusan dhammaan ka hor cabsi darteed.

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.
Waxaan kaa codsanayaa macluumaadka waraaqdan ama dukumintiga halkan ku lifaaqan inaadan siin cidna, gaar ahaan dadkii ii geystay xadgudbka, sida uu dhigayo sharciga Minn. Stat. § 504B.206.

Signed: _____
Saxiixaaga

Printed Name: _____
Magacaaga Far Waaweyn

[Keep a copy of this letter and the document you attached for your records]
[Koobbi ka hayso waraaqdan iyo dukumintiga aad ku lifaaqday oo adigu meel dhigo]

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

Qoraal ay soo saareen dhinac saddexaad oo aqoon u leh sharciyada (Minn. Stat. § 504B.206)

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

_____*(Magaca dhinaca saddexaad ee aqoonta u leh), waxay halkaan ku xaqiijiyaan:*

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 provided professional services to _____.

(name of victim(s))

***1**. Anigoo ah xirfadle ka shaqeeya daryeelka caafimaadka oo shati haysta, una dooda xadgudubka qoyska gudihiisa, sida ay tahay qeexidda sharciga Minn. Stat. § 595.02, farqadda 1, baaragaraafka (l), ama la-taliyaha faraxumeynta galmada, sida ay tahay qeexay sharciga Minn. Stat. § 595.02, farqadda 1, baaragaraafka (k), oo siiyey adeegyo xirfadle*

_____.

(magaca dhibbane(yaasha))

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

2. Waxaan ogahay aasaas macquul ah oo aan ku rumaysan karo _____(magaca dhibbane(yaasha)) dhibbane/yihiin dhibbaneyaal xadgudubka qoys gudihiisa, fal-dambiyeed ah galmo, ama dabagalid iyo cabsi (i) rabshado ku dhici karta shakhsigan ama dadka deggan idman haddii ay sii joogaan (shakhsiyaadka sii hara) guriga kireysan.

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

3. Waxaan fahamsanahay in qofka (dadka) kor ku xusan ay u isticmaali karaan dukumintigan oo u ah gundhig lagu burin karo heshiiska kirada.

I attest that the foregoing is true and correct.
Waxaan qirayaa in waxyaabaha aan soo sheegay ay run iyo sax yihiin.

_____ _____

(Printed name of qualified third party)
(Magaca far waaweyn qofka saddexaad ee u aqoonta u leh)

_____
(Business address and business telephone)
(Cinwaanka iyo taleefanka goobta shaqada)

_____
(Signature of qualified third party)
(Saxiixa qofka saddexaad ee aqoonta u leh)

_____ (Date)
(Taariikhda)

[Keep a copy of this letter and the document you attached for your records]
[Koobbi ka hayso waraaqdan iyo dukumintiga aad ku lifaaqday oo adigu meel dhigo]

LIISKA HAGAAJINTA GURIGA EE KIRAYSTAHA – Codsiga Hagaajinta

TENANT'S REPAIR LIST – Request for Repairs

Qaaliga ahow *(Dear)*: _____ **Taariikhda *(Date)*:** _____

Fadlan hagaajinadan soo socda ku samee 14-cisho gudahood
(Please make the following repairs within the next 14 days.)

✓	**PROBLEM *(DHIBKA)***	**GOORTU BILOWDAY *(WHEN IT STARTED)***	**TILMAAMTA *(DESCRIPTION)***
	KU DHALASHO *(INFESTATIONS)*		
	Jiir *Mice*		
	Kutaan *Cockroaches*		
	Baranbaro *Bed bugs*		
	Kuwa kale *Other*		
	KORONTADA *(ELECTRICAL)*		
	Wiishka dabka aan lahayn/jaban yahay *No/ 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*		
	TUUBOOYINKA *(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*		
	DAAQADAHA *(WINDOWS)*		
	Shabaqyo go'an/maqan *Missing/torn screens*		
	Daaqadaha dibada oo maqan/jaban *Missing/broken storm windows*		

✓	**PROBLEM** ***(DHIBKA)***	**GOORTU BILOWDAY** ***(WHEN IT STARTED)***	**TILMAAMTA** ***(DESCRIPTION)***
	Muraayad jaban/tararsan *Broken/cracked glass*		
	Quful Jaban/Maqan *Missing/ broken locks*		
	Kuwa kale *Other*		
	ALBAABADA ***(DOORS)***		
	Aan lahayn qufulka haab-daraabyada *No deadbolt locks*		
	Qufulo jab-jaban *Broken locks*		
	Daabka Albaabka oo jaban/maqan *Missing/broken doorknobs*		
	Kuwa kale *Other*		
	DARBIYADA/SAQAFKA/DHULKA ***(WALLS / CEILINGS/ FLOORS)***		
	Ringi Fuqay/go'ay *Chipped / flaking paint*		
	Godad ama tatar darbiyadu leeyihiin *Holes or cracks in walls*		
	Saqaf biyaha soo daynaya *Leaky roof or ceiling*		
	Roog dal-daloolo leh *Holes in carpet*		
	Marmar ama mutuleel jaban/maqan *Missing/broken tiles or linoleum*		
	Kuwa kale *Other*		
	KULEYKA ***(FURNACE)***		
	Aan kuleyl fiican lahayn *Not enough heat*		
	Gaaska oo soo butaaca *Gas leaks*		
	Kuwa kale *Other*		
	QALABKA GURIGA ***(APPLIANCES)***		
	Broken stove/oven Madbakh/oofan Jaban		
	Broken refrigerator Qaboojiye jaban		
	Kuwa kale *Other*		
	AMAANKA/XAFIDNAANTA ***(SECURITY / PRIVACY)***		
	Si sharci-darro ku gelida ee qolada guriga *Illegal entries by landlord*		
	Labka dadka kale ee guriga degan *Disturbance by other tenants*		
	Jabsiga, kharbudyada *Break-ins, vandalism*		

✓	**PROBLEM** ***(DHIBKA)***	**GOORTU BILOWDAY** ***(WHEN IT STARTED)***	**TILMAAMTA** ***(DESCRIPTION)***
	Kuwa kale *Other*		
	DHINACYO KALE ***(OTHER AREAS)***		
	Bare patches in yard Meelo diir-diiran oo aan cawys lahayn oo daaradu leeyahay		
	Trash from previous tenant Qashin ay ka tageen dadkii guriga horey u deganaa		
	Problem with garage Garaashka oo aan shaqeynayn		
	Leaky basement Godka hoose oo biyo ku furmaan		
	Pay utility bills Bixinta biilka korontada		
	Kuwa kale *Other*		

(Tenant's Name)
Magaca Kireystaha: _____

(Tenant's Address)
Ciwanka Kireystaha: _____

(Tenant's Signature)
Saxiixa Kireystaha: _____

DISTRICT COURT

STATE OF MINNESOTA

COUNTY OF _____

_____

Plaintiff (tenant)

vs.

_____

Defendant (Landlord)

RENT ESCROW AFFIDAVIT

FILE NO:

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 letter describing the repair problems or violations of the lease. The landlord did not fix them within 14 days. A copy of my letter is attached.

☐ 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.

and/or

☐ I sent the landlord a letter describing violations of state housing law. The landlord did not correct the violations within 14 days. A copy of my letter is attached.

and / or

☐ I sent the landlord a letter describing violations of federal, state, county, or city laws protecting tenants from discrimination. The landlord did not correct the violations within 14 days. A copy of my letter 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.

Dated: _____ _____ _____

Signature Daytime phone

Subscribed and sworn to me

this _____ day of _____ 20 _____

_____

Notary Public