

LUB TSEV HAIS PLAUB HAU V NROOG

ZAU V PLAUB (Fourth Judicial District)

LUB TSEV TU PLAUB HAIS TXOG TSEV XAUB (Housing Court)

COV TSWV TSEV – KEV FOOB IB ROOJ PLAUB NTIAB NEEG XAUB TSEV TAWM

ROOJ PLAUB NTIAB NEEG XAUB TSEV TAWM

Ib rooj plaub foob, uas tus tswv tsev thov kom tus neeg txiav txim nrog ntiab tus neeg xaub tsev tawm los yog saib seb tus neeg xaub tsev puas muaj cai nyob hauv lub tsev mus ntxiv.

YOG VIM LI CAS THIAJ YUAV FOOB KOM NTIAB TAU IB TUG NEEG XAUB TSEV TAWM

- Tus neeg xaub tsev tsis them nqi xaub tsev (feem ntau muaj li no)
- Tus neeg xaub tsev tsis nyaib tawm tom qab uas koj tau ceeb toom kom nws nyaib mus los yog tom qab uas daim ntawv sib cog lus xaub tsev tau tas sij hawm lawm
- Daim Ntawv Cog Lus Them Nqi Tsev mus txog Hnub Yuav Tau (Contract for Deed) raug tshem lawm
- Kev poob lub tsev rov qab rau tuam txhab cia nyiaj vim tus neeg tsis tau them nqi tsev (Mortgage Foreclosure)
- Tus neeg xaub tsev ua txhaum kev cai txheeb tseg hauv daim ntawv cog lus xaub tsev (lease violation) – nrog rau qhov uas tus neeg xaub tsev siv yeeb siv tshuaj

IB TUG TSWV TSEV YUAV UA LI CAS THIAJ QHIB TAU ROOJ PLAUB FOOB NTIAB TUS NEEG XAUB TSEV TAWM?

Leej twg thiaj foob tau?

- Tus tswv tsev; los sis
- Yog tias tus tswv tsev muaj ib tug kws lijchoj sawv cev rau nws, ces tus kws lijchoj mam foob rau nws; los sis
- Yog tias tus tswv tsev muaj ib tug neeg sawv cev rau nws, ces tus neeg ntawd mam foob rau nws; los sis
- Tus neeg uas muaj cai txais thaj chaw ntawd ua nws ntiag tug; los sis
- Yog tias tus tswv tsev muaj ib tug neeg uas nws tau tso cai rau kom sawv cev rau nws (Power of Attorney), ces tus neeg ntawd mam foob rau nws.
- Cov neeg sawv cev rau lwm tus neeg tsis muaj cai hais plaub rau ntawm ib rooj plaub uas yog ib pawg pej xeeb txiav txim los yog thov rov qab hais plaub rau ntawm lub tsev hais plaub uas siab dua (Appellate) los yog lub Tsev Hais Plaub Siab Tshaj.

Txoj Cai Foob Plaub:

- Muab daim ntawv foob tseem tseem rau hauv Public Service Level (PSL) (xab tsev hais plaub uas pab cov pej xeem).
- Yog tias muaj ib daim ntawv cog lus xaub tsev, muab daim ntawv cog lus ntawd luam thiab ntxiv rau daim ntawv foob.
- Luam daim ntawv foob rau txhua txhua tus neeg raug foob ntawd thiab luam ib daim ntxiv rau koj.
- Txij thaum lub Xya Hli Ntuj hnuv tim 1, 2005, tus nqi qhib roog plaub yog \$252.00, sau tshev rau **District Court Administrator**.

KEV UA RAWLS LI LUB XEEV MINNESOTA STATUTE 504B.181 (KEV CAI LIJCHOJ)

Lub xeev Minnesota Statute 504B.181 hais kom ib tug tswv tsev sau ntawv ceeb toom tus neeg xaub tsev raws li nram qab no thiab kom ib tug tswv tsev muab tib co ntaub ntawv xov xwm no tiv rau ib qho chaw hauv lub tsev xaub kom txhua tus neeg pom tau, kom tus neeg xaub tsev thiaj paub txog tej no:

- Tus neeg uas tus tswv tsev tso cai rau kom saib xyuas lub tsev lub npe thiab qhov chaw nyob;
- Tus tswv tsev lub npe thiab qhov chaw nyob los yog lub npe thiab qhov chaw nyob ntawm tus neeg uas tus tswv tsev tso cai rau kom sau tej nqi xaub tsev thiab lav qhov uas sau ntawv ceeb toom thiab ntawv thov txib;
- Nyob rau hauv koj daim ntawv foob koj yuav tsum sau hais tias koj tau ua raws li txoj kev cai no.
- Koj yuav tsum ua raws li txoj kev cai no, tsis li ces, tej zaum lub tsev hais plaub yuav muab koj daim ntawv foob tso tseg tsis hais li mus txog thaum koj phi xuv tau hais tias tus neeg xaub tsev paub txog tej ntaub ntawv xov xwm no qhov tsawg kawg nkaus 30 hnuv ua ntej koj muab daim ntawv foob rau lub tsev hais plaub ceev cia.

TUS TSWV TSEV YUAV TSUM UA LI CAS SAU NTAWV RAU DAIM NTAWV FOOB KOM THWJ?

- Tus neeg tuav ntaub ntawv yeej muaj cov ntawv qhia zoo heev uas qhia saib yuav tsum ua li cas sau ntawv rau daim ntawv foob kom ntiab ib tug neeg xaub tsev tawm.
- Sau kwv yees hais tias tus neeg xaub tsev xees npe rau daim ntawv sib cog lus xaub tsev thaum twg los yog los nyob rau thaj chaw ntawd thaum twg.
- Sau hais tias thaj chaw qhov chaw nyob yog li cas, thiab sau lwm yam uas tseem ceeb paub txog thaj chaw.
- Sau hais tias daim ntawv sib cog lus xaub tsev hais tias tus neeg xaub tsev yuav tsum xaub tsev ntev li cas thiab lwm yam ntsiab lus tseem ceeb los yog sau ntawv qhia hais tias daim ntawv sib cog lus xaub tsev hais tias yog xaub “ib lub hli rau ib lub hli.”
- Sau ntawv hais tias tus tswv thaj chaw yog leej twg thiab saib tus neeg uas xees npe rau daim ntawv foob txheeb tus tswv thawj chaw li cas raws li kev cai lijchoj hais.
- Sau ntawv hais tias koj tau ua raws li tej yam uas muaj hais hauv txoj Statute 504B.181.
- Qhia saib yog vim li cas koj thiaj xav ntiab tus neeg xaub tsev tawm.

DAIM NTAWV TXIB TUAJ HAIS PLAUB

- Ib daim ntawv txib tuaj hais plaub raws kev raws cai rau hauv ntawv uas ceeb toom rau tus neeg raug foob (tus neeg xaub tsev) hais tias ib tog neeg tau foob plaub rau nws thiab hais tias lub tsev hais plaub yuav mloog rooj

plaub ntawd tej kev sib hais rau hnuv twg. Tsis tag li ntawd xwb, daim ntawv txib tuaj hais plaub ntawd hais tias yog tias tus neeg raug foob tsis pom zoo rau rooj plaub no los yog xav tiv thaiv nws tus kheej, nws yuav tsum tuaj tshwm rau hauv lub tsev hais plaub thaum lub sij hawm uas teem tseg ntawd.

- Tom qab uas tog neeg foob sau ntawv rau daim ntawv foob tas lawm, tus neeg tuav ntaub ntawv yuav npaj ib daim ntawv ceeb toom thiab muab daim ntawv txib tuaj hais plaub thiab daim ntawv foob luam ob peb daim. Ces tus neeg tuav ntaub ntawv yuav muab cov ntawv uas nws luam tau lawm rau tus neeg uas muab daim ntawv foob rau lub tsev hais plaub ceev cia (tus neeg foob).

KEV XA DAIM NTAWV NTXIB TUAJ HAIS PLAUB

Kev Cev Daim Ntawv Kiag rau Tog Neeg Tom Ub

- Ib tug neeg uas tsis tuaj tej tog neeg sib hais plaub tog hlo li muab kiag daim ntawv ceeb toom ncaj qha rau tus neeg raug foob los tau, qhov tsawg kawg nkaus 7 hnuv ua ntej hnuv uas teem hais plaub.

Kev Cev Daim Ntawv rau Ib tug Neeg uas Nrog Tog Neeg Tom Ub Nyob

- Ib tug neeg uas tsis tuaj tej tog neeg sib hais plaub tog hlo li muab tau daim ntawv ceeb toom uas tau luam tau lawm rau lwm tus neeg uas nrog tus neeg raug foob nyob ua ke thiab uas muaj hnuv nyoog txaus lav ris tau tias nws yuav muab daim ntawv ceeb toom rau tus neeg raug foob. Ces tus neeg ntawd yuav tsum lees hais tias nws mam li muab kom tau daim ntawv ceeb toom rau tus neeg raug foob.

NTAUB NTAWV XOY XWM HAIS TXOG KEV CEV PLAUB

- Tus neeg foob muab TSIS TAU daim ntawv txib tuaj hais plaub rau tog neeg tom ub li.
- Qhov uas muab daim ntawv txib tuaj hais plaub rau tog neeg tom ub yuav tsum ua tiav tas lawm qhov tsawg kawg nkaus xya (7) hnuv ua ntej hnuv uas teem sij hawm rau lub rooj mloog plaub.
- Thaum tej hnuv uas sawv daws phav raws kev raws cai, yus muab ib daim ntawv foob rau tog neeg tom ub TSIS TAU LI rau tej hnuv phav ntawd.
- Tog neeg foob yuav tsum muab ib daim ntawv pov thawj uas lav tias qhia qhov tseeb hais tias tau muab ntawv lawm rau lub Tsev Hais Plaub ceev cia peb (3) hnuv ua ntej hnuv uas teem hais plaub.

KEV XA NTAWV THIAB KEV TIV PAIB

Kev tiv paib yog ib yam uas siv tau ua ib txoj kev muab ntawv rau tog neeg raug foob thaum nrhiav tsis tau tus (cov) neeg raug foob lawm thiab yog tias tus neeg muab ntawv rau tog neeg raug foob tau sim muab ntawv muab kiag rau tog neeg raug foob los yog muab rau ib tug neeg nrog tog neeg raug foob nyob qhov tsawg kawg nkaus ob zaug lawm thaum tsis yog nyob rau tib hnuv es ib zaug uas tau sim muab ntawv ntawd yuav tsum yog sim muab thaum 6:00 teev tsaus ntuj mus rau 10:00 teev tsaus ntuj.

Tag nrho tej yam nram qab no yuav tsum tau ua tiav tas lawm qhov tsawg kawg nkaus 7 hnuv ua ntej hnuv uas teem sij hawm rau lub rooj hais plaub.

- Tus neeg foob los yog tus neeg foob tus kws lijchoj xa Daim Ntawv Txib Tuaj Hais Plaub thiab Daim Ntawv Foob uas tau luam lawm mus hauv ntawv rau qhov chaw nyob uas yog qhov chaw nyob kawg uas paub tias tus neeg raug foob tau nyob.
- Tus neeg muab ntawv rau tog neeg raug foob (process server) tau sim muab ntawv rau qhov chaw nyob ntawd qhov tsawg kawg nkaus ob zaug lawm. Ob zaug ntawd tsis yog nyob rau tib hnuv, thiab ib zaug yog sim muab thaum 6:00 teev tsaus ntuj mus rau 10:00 teev tsaus ntuj.
- Tus neeg muab ntawv rau tog neeg raug foob sau ntawv rau daim Ntawv Pov Thawj uas Lav Tias Qhia qhov Tseeb Hais Tias Nrhiav Tsis Tau (Affidavit of Not Found) thiab xees npe tab meeg ib tug kws ntaus thwj uas yuav ntaus thwj rau.
- Tus neeg foob los sis tus neeg foob tus kws lijchoj sau ntawv rau Tog Neeg Foob daim Ntawv Pov Thawj uas Lav Tias Qhia qhov Tseeb (Affidavit of Plaintiff) (uas hais tias nrhiav tsis tau tog neeg raug foob) thiab xees npe tab meeg ib tug kws ntaus thwj uas yuav ntaus thwj rau.
- Tus neeg foob los sis tus neeg foob tus kws lijchoj uas xa daim Ntawv Txib Tuaj Hais Plaub mus hauv ntawv rau tog neeg raug foob sau ntawv rau ib daim Ntawv Pov Thawj uas Lav Tias Qhia qhov Tseeb Hais Tias Tau Xa Ntawv Lawm (Affidavit of Mailing) thiab xees npe tab meeg ib tug kws ntaus thwj uas yuav ntaus thwj rau.
- Ces tus neeg foob yuav muab daim Ntawv Pov Thawj uas Lav Tias Qhia qhov Tseeb Hais Tias Nrhiav Tsis Tau, Tog Neeg Foob daim Ntawv Pov Thawj uas Lav Tias Qhia qhov Tseeb, thiab daim Ntawv Pov Thawj uas Lav Tias Qhia qhov Tseeb Hais Tias Tau Xa Ntawv Lawm rau lub Tsev Hais Plaub ceev cia.

Tom qab uas tau ua tej kauj ruam saum toj no tiav tas lawm thiab tau muab cov Ntawv Pov Thawj rau lub tsev hais plaub ceev cia lawm, ces:

- Tus neeg muab ntawv rau tog neeg raug foob muab daim Ntawv Ntxib Tuaj Hais Plaub thiab daim Ntawv Foob tiv rau ntawm ib qho chaw hauv thaj chaw uas sawv daws pom tau. Yuav tsum tau ua li no qhov tsawg kawg nkaus xya (7) hnuv ua ntej hnuv uas teem sij hawm rau lub rooj mloog plaub.
- Tus neeg muab ntawv rau tog neeg raug foob sau ntawv rau ib daim Ntawv Pov Thawj uas Lav Tias Qhia qhov Tseeb Hais Tias tau Tiv Paib Lawm thiab xees npe tab meem ib tug kws ntaus thwj uas yuav ntaus thwj rau. Daim ntawv pov thawj no yuav tsum muab rau lub Tsev Hais Plaub ceev cia qhov tsawg kawg nkaus peb (3) hnuv ua hauj lwm ua ntej hnuv uas teem sij hawm rau lub rooj mloog plaub.

**THAUM TWG TSEV HAIS PLAUB TXOG
KEV NTIAB NEEG XAUB TSEV TAWM QHIB?**

- Lub Tsev Hais Plaub txog Tsev Xaub teem caij hais plaub txog kev ntiab neeg xaub tsev tawm thaum hnuv Tuesday mus txog hnuv Friday rau hauv Tseem Fwv lub Tsev Hauv Paus.
- Thaum tog neeg foob muab daim ntawv foob rau lub tsev hais plaub ceev cia, ces tus neeg tuav ntaub ntawv yuav teem ib lub sij hawm rau lub rooj mloog plaub thaum ntawd, thiab yuav muaj lub rooj mloog plaub no nyob hauv 14 hnuv txij ntawm hnuv uas muab daim ntawv foob rau lub tsev hais plaub ceev cia.

HAIŠ PLAUB TXOG KEV NTIAB NEEG XAUB TSEV TAWM

YUAV MUAJ NYOB RAU QHOV TWG?

Tag nrho lub Tsev Hais Plaub txog Tsev Xaub tej rooj mloog plaub muaj nyob hauv Tseem Fwv Hennepin County lub Tsev Hauv Paus (Hennepin County Government Center), 300 South 6th Street, Minneapolis, Minnesota. Yuav tsum muab tag nrho tej kev foob kom ntiab ib tug neeg xaub tsev tawm ceev cia nrog rau Tseem Fwv Hennepin County lub Tsev Hauv Paus xwb. Tag nrho tej kev foob uas yog tus neeg xaub tsev foob (cov nyiaj xaub tsev uas tshwj tseg cia, kev xauv tus neeg xaub tsev tawm, tauj mus) kuj yuav tsum muab ceev cia nrog rau lub hoob kas hauv plawv nroog thiab.

KEV THOV KOM TAU IB TUG NEEG TXHAIS LUS

Yog tias koj xav tau ib tug neeg txhais lus rau koj rau ntawm lub rooj mloog plaub, ces hu xov tooj mus hais lub tsev hais plaub li ntawd yam ceev ceev li. Feem ntau lub tsev hais plaub yuav tsum tau txais lus ceeb toom li no 48 teev ua ntej kom thiaj nrhiav tau ib tug neeg txhais lus rau koj. (612-348-5186)

ROV TAU COV NYIAJ XAUB TSEV UAS TUS NEEG XAUB TSEV TSIS TAU THEM

Kev thov kom tau cov nyiaj xaub tsev thiab lwm cov nyiaj uas tus neeg xaub tsev tsis tau them uas tsawg dua \$7,500.00, yus thov tau rau ntawm lub Tsev Hais Plaub uas Saib Xyuas Kev Sib Kho Plaub Ntug (Conciliation Court) (612-348-2713). Kev thov kom tau cov nyiaj uas ntau tshaj \$7,500.00 yus yuav tsum muab ntawv foob ceev cia nrog rau Cheeb Tsam lub Tsev Hais Plaub, Pej Xeem Kev Foob (612) 348-3164.

TSAB NTAWV QHIA TXOG DAIM NTAWV NTIAB TAWM -

Daim Ntawv Txib Kom Rov Qab Muab Thaj Chaw rau tus Tswv Tsev thiab

daim Ntawv Txib Kom Tawm ntawm lub Tsev Xaub Mus (Writ of Recovery of Premises and Order to Vacate)

Ib daim Ntawv Txib Kom Rov Qab Muab Thaj Chaw rau tus Tswv Tsev thiab daim Ntawv Txib Kom Tawm ntawm lub Tsev Xaub Mus (Writ of Recovery of Premises and Order to Vacate) yog ob daim ntawv ceeb toom thiab txib raws kev raws cai uas txib kom tus neeg raug foob nyaib tawm ntawm qhov chaw nyob uas sau txog hauv daim ntawv foob. Ob daim ntawv txib no tshaj tawm tau tsuas yog tom qab ib tug tswv tsev muaj yeej hauv ib rooj plaub foob kom ntiab ib tug neeg xaub tsev tawm.

Yus yuav tau ob daim Ntawv Txib (the Writ) no hauv hoob A1700 ntawm Tseem Fwv lub Tsev Hauv Paus (Government Center). Tus nqi yog \$40.00.

Tus tub ceev xwm (sheriff) yuav tsum muab daim ntawv ceeb toom thiab txib no rau tus neeg raug foob. Yog tias tus tub ceev xwm muab kiag daim ntawv no rau tus neeg raug foob tsis tau, ces nws muab tiv rau ntawm ib qho chaw uas sawv daws uas nyob ntawm qhov chaw nyob uas sau txog hauv daim ntawv foob pom tau.

Tus neeg xaub tsev txawm muaj 24 teev nyaib tawm ntawm qhov chaw nyob ntawd mus.

Yog tias tus neeg raug foob tsis ua raws li daim ntawv ceeb toom thiab txib ntawd, cia li tiv tauj tus tub ceev xwm rau ntawm 612-348-3800.

Kom tau ntaub ntawv xov xwm ntxiv koj saib tau phau ntawv kev cai lijchoj hu ua Minnesota Statute Annotated (M.S.A.) 504B.365 *Unlawful exclusion or removal; action for recovery of possession (Kev xyeej los yog kev tshem tawm tsis raws kev raws cai; kev foob kom tau rov qab).*

NTAUB NTAUV XOV XWM UAS PAB TAU

Legal Aid Society of Minneapolis:
612-334-5970

Department of Economic Assistance:
612-348-3400

Volunteer Lawyer's Network: 612-752-6677

Minnesota Multi-Housing: 952-854-8500

Minnesota Tenants Union: 612-871-7485

Tel Law: 612-752-6699

District Court Housing: 612-348-5185

Sheriff: 612-348-3800

Lawyer Referral Service: 612-752-6666

HOME Line-Suburban Housing Advocate:

Minneapolis Inspections Department: 612-673-5858

612-728-5767

Ntawv Cim: Tej ntaub ntawv xov xwm rau tej rooj plaub uas hais hauv lub Tsev Hais Plaub txog Tsev Xaub muaj nyob hauv tej koos pis tawj (computer) nyob rau ntawm Xab Tsev Pab cov Pej Xeem/Xab Tsev Hla Choj (Public Service Level/Skyway Level) thiab hoob A1700 ntawm Tseem Fwv lub Tsev Hauv Paus (Government Center). Txwv tsis pub nrhiav npe thaum tham xov tooj xwb