

Sharciga Ogeysiiska Sugidda Guriyeynta (Housing Stability Notification Act)

Su'aalaha Badanaa La Weydiyo Milkiileyaasha Hantida

1. Maxuu yahay Sharciga Ogeysiiska Sugidda Guriyeynta (What is the Housing Stability Notification Act)?

Sharciga Ogeysiiska Sugidda Guriyeynta (Housing Stability Notification Act) (HSNA) waa sharci ay gudbisay Magaalada Boston bishii Oktoobar 2020 oo ka raba milkiile kasta oo ku talojira in uu soo afjaro heshiiska dagganaashada si uu dagganaha u siiyo **Ogeysiiska Xuquuqda iyo Ilaha Dagganaha (Notice of Tenants' Rights and Resources)**.

HSNA waxay u baahan tahay in milkiileyaasha hantida ay dagganeyaasha siiyaan Ogeysiiska Xuquuqda iyo Ilaha Dagganeyaasha (Notice of Tenants' Rights and Resources) marka milkiilaha hantida go'aan ku gaaro in uusan siinin dagganaha dib u cusboneysiinta heshiiska kirada. Ogeysiiska Xuquuqda iyo Ilaha Dagganaha (Notice of Tenants' Rights and Resources) iyo Ogeysiiska Joojinta (Notice to Quit) waa in la geeyo isla mar.

Ogeysiiska Xuquuqda iyo Ilaha Dagganaha (Notice of Tenants' Rights and Resources) sidoo kale waa in loo geeyo daggane kasta oo la weydiisto in uu ka baxo hantida. Tusaale ahaan, haddii qofka iibsado hanti la xaraashay, ama uu ka iibsado bangi ama deymiyaha deynta guriga, waa in uu Ogeysiisnaan siiyo milkiileyaashii hore ee hantida, ama dagganeyaasha ku nool hantida.

HSNA waxay kaloo rabtaa in milkiileyaasha hantida iyo milkiileyaasha iibinta hantida in ay koobiga Ogeysiiska Soo Afjaridda (Notice to Quit) ama Ogeysiiska Dib u Cusboneysiin La'aanta Kirada (Notice of Non-Renewal of Lease), iyo Shahaadada u Hoggaansamida/Adeegga (Certificate of Compliance/Service), u diraan Xafiiska Sugidda Guriyeynta (Office of Housing Stability) ee Magaalada Boston.

City of Boston
Department of Neighborhood Development
Landlord Notices, Office of Housing Stability
43 Hawkins Street
Boston, MA 02114

2. Maxay tahay sababta loo gudbiyay Sharcigaan cusub?

Sharciga waxaa loo fulliyay si loo habsado in dagganeyaasha iyo milkiileyaashi hore guriga fahmaan xuquuqdooda marka la soo afjaro dagganaashadooda ama dagganaashada guriga, iyo in ay ogaadaan in ay jiraan wakaalado laga yaabo in ay ka helaan kaalmo.

Inta badan kiisaska, wakaaladaha waxay kaalmo ka geysan karaan helitaanka maaliyadda ay ku bixiyaan kirada-la soo dhaafay ama waxay bixin karaan adeegyo kale oo loo baahan yahay si looga maarmo in laga saaro. Marka aysan suurtoagal ahayn in la xalliyo arrimaha ka-saaridda Maxkamadda-ka horeeyso, HSNA waxay dagganeyaasha/milkiileyaashi hore guriga siin doontaa fursad ka wanaagsan si loo helo waano iyo/ama mattalaad.

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3. Goorma ayaa la bilaabi doonaa sharuudahaan?

HSNA waxay hirgeli doontaa Nofeembar 6, 2020.

4. Maxuu sharcigaan iga rabaa in aan sameeyo?

Marka milkiilaha hantida ama milkiilaha iibiya hantida uu dagganaha ama milkiile hore siiyo Ogeysiiska ka Bixidda (Notice to Quit) ama ogeysiiska cusboneysiin la'aanta, waa in ay isla markaas bixiyaan Ogeysiiska Xuquuqda iyo Ilaha Dagganaha (Notice of Tenants' Rights and Resources).

Ogeysiiska Xuquuqda iyo Ilaha Dagganaha (Notice of Tenants' Rights and Resources) iyo Shahaadada u Hoggaansamida/Adeegga (Certificate of Compliance/Service) waxaa laga soo dagan karaa [boston.gov/landlord-notification](https://www.boston.gov/landlord-notification).

Ogeysiiska Xuquuqda iyo Ilaha Dagganaha (Notice of Tenants' Rights and Resources) waxaa lagu heli karaa Ingiriisi, Isbanish, Shiino, Fietnamees, Haitian Creole, Cape Verdean Creole, Bortuqiis, Soomaali, Carabi, Fransiis, iyo Ruush. Milkiilaha hantida ama milkiilaha xaraashka waa in uu Ogeysiiska Xuquuqda iyo Ilaha Dagganaha (Notice of Tenants' Rights and Resources) ku bixiyo luqadda uu jecel yahay Dagganaha.

Haddii milkiilaha hantida doorto in uusan dib u cusboneysiinin kirada, ama u ogolaado in kirada dhacdo, waa in horay loo bixiyo Ogeysiiska Xuquuqda iyo Ilaha Dagganaha (Notice of Tenants' Rights and Resources) ugu yaraan **30 maalin** ka hor inta aan la qaadin talaabada ka-saaridda maxkamadda. Ogeysiiska Xuquuqda iyo Ilaha Dagganaha (Notice of Tenants' Rights and Resources) waa in lagu geeyo gacanta ama lagu diro boostada lana diiwaan geliyo.

Ogeysiiska Ka-Saaridda (Notice to Quit) ama Ogeysiiska Dib u Cusboneysiin La'aanta Kirada ama Dhicidda (Notice of Lease Non-renewal or Expiration) ee loo diray dagganaha ama milkiilahii hore waa in sidoo kale koobi la siiyo, lana raaciyo **Shahaadada u Hoggaansamida/Adeegga (Certificate of Compliance/Service)**, islamarkaasna loo gudbiyo Xafiiska Sugidda Guriyeynta Magaalada Boston (City of Boston's Office of Housing Stability) ee laga helo:

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5. Yaa loo baahan yahay in uu u hoggaansamo Sharcigaan?

Haddii aad tahay milkiilaha hantida/milkiilaha xaraashka hantida oo ku talo jira in uu soo afjaro dagganaashada ama in uu soo afjaro dagganaashada ka dambeyso xaraashka, adiga ayuu ku quseeyaa Sharcigaan.

Sharciga wuxuu quseeyaa dhamaan milkiileyaasha hantida ama milkiileyaasha xaraasha guryaha la kireeyo ama guryaha fududeynta Magaalada Boston halkaas oo Ogeysiiska Ka-Saaridda (Notice to Quit) ama Ogeysiis kale oo ku saabsan Dib u Cusboneysiin La'aanta ama Dhicdda Kirada (Notice of Lease Non-Renewal or Expiration), la siiyay ama ahayd in la siiyo kirestaha ama milkiilahii hore guriga.

Kiisaska ka-saaridda marka dagganaha aan la siinin Ogeysiiska ka-Saaridda (Notice to Quit), waa in dagganaha ama milkiilahii hore guriga **weli la siiyo** Ogeysiiska Xuquuqda iyo Ilaha Dagganaha (Notice of Tenants' Rights and Resources). Haddii aad Maxkamadda u gudbineysid talaabo ka-saarid, waa in aad Ogeysiiska Xuquuqda iyo Ilaha Dagganaha (Notice of Tenants' Rights and Resources) siisid dagganaha ama milkiilahii hore guriga ugu yaraan 30 maalin ka hor inta aadan soo dalbin.

6. Ma jiraa qof laga dhaafay sharuudahaan?

Haa. Hantida laga dhaafay waa guryaha la daggo:

1. ku yaal isbitaal kasta, hay'adda kalkaalinta aqoonta ama hay'adda caafimaadka; iyo
2. hay'ad aan fa'iido raadinin oo ujeedadeeda aasaasiga tahay in ay bixiso daweynta muddada gaaban, kaalmada ama ka daweynta qamrada, ama ku xadgudubka kale ee la xariira maadada.

7. Ma dhici kartaa in mar un qodobkaan laga maarmo?

Maya. Lama dhaafi karo sharuudaha Sharcigaan, qodob kasta oo ka tirsan kiradaan, heshiiskan kirada, heshiis, ama heshiis kale oo iskudayo in uu ka dhaafo ama soo koobo habka xuquuqda ama nuxurka milkiilahii hore hantida sida hoos timaado Sharciga waxay ka soo horjeedaan siyaasadda u dagan dadweynaha, lama hirgelin karo, waana wax aan jirin.

Sharciga Ogeysiiska Sugidda Guriyeynta (Housing Stability Notification Act)

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- 8. Bacdamaa aan ahay milkiilaha hantida, weli ma u baahanahay in aan bixiyo Ogeysiiska Xuquuqda iyo Ilaha Dagganaha (Notice of Tenants' Rights and Resources) haddii dagganeyaasheyda ay yahiin dagganeyaalka marki la rabo la saari karo ama iskiisa isaga tagi karo?**

Haa. Dhamaan dagganeyaasha iyo dadka kale ee daggan guriga, kana mid ah milkiileyaashii hore guriga, waa in la siiyo Ogeysiiska Xuquuqda iyo Ilaha Dagganaha (Notice of Tenants' Rights and Resources) ee loo baahan yahay.

- 9. Maxaa dhaca haddii aan u hoggaansami waayo, bacdamaa aan ahay milkiilaha hantida?**

Mar kasta oo lagu guuldareysto in loo hoggaansamo sharuudaha Sharcigaan waxaa loo qaadan doonaa sida gaf gaar ah, oo soo saara digniin gaar ah ama ganaax. Haddii aan si kale loo sheegin, qofka ama hay'adda jebisa qodobada Sharcigaan waxaa lagu ciqaabi doonaa digniin ama ganaax sida waafaqsan qodobada Sharciyada Magaalada Boston (City of Boston Ordinances) iyo/ama Dastuurka Magaalada Boston (Boston City Charter), ee hoos lagu muujiyay.

Sharciga Ogeysiiska Sugidda Guriyeynta (Housing Stability Notification Act) (Sec. 10-11.7)

Hay'adda Hirgelinta: Waaxda Adeegyada Fattashaadda (Inspectional Services Department)

Gafka 1aad: Digniin

Gafka 2aad iyo Kuwa ku Xiga: \$300 halkii maalin