

HAGAHA XUQUUQDA KIRAYSTAHA

XEERKA KIRAYSIGA GURYAHA LA-DEGO

Xeerka Kiraysiga Guryaha La-dego (The Residential Tenancies Act (RTA)) waa xeerka xukuma xiriirka ka dhaxeeya dadka hantida leh badankood iyo kiraystayaasha Onatario. Guddoonka Mulkiilaha iyo Kiraystayaasha (Landlord and Tenant Board (LTB)) waa hey'adda xalisa doodda u dhaxeeyasa mulkiilayaasha iyo kiraytayaasha.

RTA yuu khuseeyaa? ?

Qof walba oo guri kiro ugu jira ayuu khuseeyaa xeerka RTA, haddii uusan qofka la wadaagin kushiin iyo musqul mulkiilaha. Xeerka RTA wuxuu kaloo khuseeyaa dadka ku jira guryaha aan faa'iido doonka ahayn iyo kuwa dowladda.

Xeerka RTA ma khuseeyo:

- Dadka degan cisbitaalada ama guryaha xanaanada
- Dadka xabsiga ku jira
- Dadka ku jira hooy gargaar deg-deg ah
- Dadka ku nool guryaha ardayda ama tashiilaad hey'adeed

XUQUUQDAADA

Heshiisyada iyo qandaraasyada guri kiraysiga:

Heshiisyada iyo qandaraasyada guryo kiraysiga waa kunturaad u dhaxeeya mulkiilaha iyo kiraystaha. Badanaa waxay tilmaamaan muddada kiraysiga (tusaale, 12 bilood), cadadka lacagta kirada iyo shuruudaha xiriirka kirada, sida in korontada iyo biyaha aay ku jiraan kirada iyo in kale, ama in mulkiilaha uu bixinayo hawo-qaboojiye (air-conditioner) in kale.

- Si taxadar ah u aqri heshiiska kriada inta aadan saxiixin ka hor oo **caawinaad u raadso** haddii aadan fahmeynin (waxaad wici kartaa Khadka Kirayastaha ee Lacag-la'aanta ah 416-921-9494)
- Sida uu qabo Xeerka Xuquuqda Aadanaha Ontario, waa **sharci-darro** in mulkiile uu kuu diido in uu kaa kireeyo aqal sababahan dartood: jinsiyaddaada, midabkaaga, da'daada, jinsiyigaaga, jahada jinsiyigaaga, diintaada, awoowayaashadii hore, qowmiyaddaada asalka ah, sharciga qoyskaaga, ama halkaad asal ahaan ka soo jeeddo
- Aqalkaaga dhexdiisa in caruur aay kuu joogto waa **la ogol yahay**
- Haddii aadan heysan heshiis kiro guri, RTA weli wuu ku khuseeyaa

- Khasab **ma aha** in aad cusbooneysiiso heshiiskaaga kirada marka uu dhaco, waxaad si toos ah u noqoneysaa kirayste bil-bil ah
- Xitaa haddii aadan saxiixin heshiis cusub shuruudihii heshiiskaagii hore dhamaan wey sii jiraan
- Heshiiskaaga kuguma khasbi karo in aad aqalka ku qaadato 'siduu yahay' xitaa haddii aad soo guuriddada ka hor ogeyd arrin dayactir u baahan

Shuruucda kirada ku saabsan:

- Haddii aad tahay kirayste ku cusub dhismaha, mulkiilaha waa loo ogol yahay in uu kugu dalaco wax alla wuxuu doono
- *Waxa keliya ee uu kugu dalici karo mulkiilaha marka aad soo guureyso waa kirada bisha **koowaad** iyo **tan-ugu-dambeysa**.* Mulkiilaha wuxuu ku weydiisan karaa debaaji furaha ah, laakiin ma noqon karto wax ka badan kharashka furaha lagu bedelayo. Waa **sharci-darro** in mulkiilaha uu ku weydiisto 'debaaji khasaare' ama lacago kale oo dheeraad ah.
- Markii aad soo degto, mulkiilaha waxaa loo ogol yahay in kuu kordhiyo kirada cadadka hagaha qabo sannadkiiba **hal mar**
- Cadadka sannadlaha ah waxaa gooya dowladda Ontario sannad walba (tusaale, 2007, waa 2.6%)

- Haddii mulkiilaha uu doonayo in wax ka badan cadadka hagaha gooyay uu ku khordhiyo kiradaada, waa in uu marka hore ka dalbadaa Guddoonka Mulkiilaha iyo Kiraystaha oo uu ku ogeysiiyaa 90 maalmood ka hor inta aan la kordhin – Haddii aad ka heshay ogeysiis Kordhin Ka-badan Hagaha cadadka uu qabo, fadlan wac Khadka Kiraystaha 416-921-9494 (Xiriirka Isutagga Kiraystayaasha Metro ayaa sidoo kale la shaqeeya kiraystayaasha wajahaya Koriimada Ka-badan Hagaha cadadka uu qabo)
- Haddii aad dooneyso in aad guurto, waa in aad siisaa mulkiilaha ogeysiis 60 maalmood (laba bilood uu buuxa) ah oo (qoraal ah) inta aadan guurin ka hor

Qarsoodi-shaqsi:

Mulkiilaha wuxuu aqalka geli karaa oo keliya inta u dhaxeysa 8da subaxnimo iyo 8da fiidnimo:

- ✓ Haddii loo baahdo in wax la sameeyo
- ✓ Si loo sameeyo kormeer dayactir
- ✓ Haddii lagu siiyo ogeysiis ah in aad guurto, oo uu mulkiilaha tusayo aqalkaaga kirayste cusub
- Haddii loo baahdo in wax laga sameeyo guriga, mulkiilaha waa in uu ku siiyaa ogeysiis qoraal ah 24 saac ka hor guriga inta uusan gelin ka hor (ma aha in aad guriga joogto si uu galo mulkiilaha)

www.equalityrights.org/cera

Hagahan waxaa soo saaray
**Federation of Metro
 Tenants' Associations**
 Waxaa maalgeliyey Magaalada Toronto



February 2007
 Somali

- Caruurtaada aay buuq badan yihiin
- Aad dayactir weydiisato
- Aad ku biirto xiriirka kiraystayaasha

Mulkiilaha waa in uu ka dalbadaa Guddoonka Mulkiilaha iyo Kiraystaha (LTB) si uu guriga kaaga saaro. Waxaa jiri doona dhageysi, waana muhiim in aad tagtaa. Mulkiilaha **lagama yaabo** in uu furayaasha bedelo ama kuu sheego in aad guriga ka baxdo. Qofka **kaliya** ee kaa saari kara guriga waa Sheriff-ka (askari gaar ah). Mulkiilaha waa in uu alaabtaada kuu diyaariyaa 72 saacadood gudahood marka guriga lagaa saaro.

Haddii aad ka welwelsan tahay guri-ka-saarid, ka wac Khadka Kiraystaha ee lacag la'aanta ah 416-921-9494.

ILAHA-WARARKA EE KIRAYSTAYAASHA

- ✓ **Khadka Kiraystaha 416-921-9494** (haddii aadan Ingiriis ku hadli karin, waxaan ku siin karnaa turjumaano afkaaga ku hadla)
www.torontotenants.org
- ✓ **Xarunta Xuquuqda Sinaanta Hooyga (CERA)**
416-944-0087

- Mulkiilaha waa in uu heystaa sabab macquul ah oo uu u sameeyo kormeer dayactir (uma sameyn karaan si aay kuu khashkhashaadaan) oo waa in aay ku siiyaan ogeysiis qoraal ah oo 24 saac ah
- Haddii mulkiilaha uu tusayo aqalkaaga kirayste cusub, waa in aay sameeyaan 'dadaal macquul ah' si aay kuu ogeysiyaan

Haddii xaalad deg-deg ah (sida dab ama daad) aay jirto mulkiilaha waqti **walba** ayuu ogeysiis la'aan geli karaa.

DAYACTIRADA

Waajibaadyada mulkiilaha :

- Mulkiilaha waa in uu nadiifiyaa oo dayactiraa meelaha dadka ka dhaxeeya oo dhan (tusaale, nadiifinta meelaha la maro ee guryaha dhexdooda ah, qolalka dhardhaqidda, iyo baraf xaaqidda)
- Mulkiilaha waa in uu dhismaha (iyo aqalkaaga) dayactir wanaagsan ku hayaa
- Mulkiilaha waa in uu sameeyaa wax walba oo jaba ama aan si fiican u shaqeyneynin (tusaale, qaboojiye jaban, tubooyinka wasakhda oo xirma, ama tubooyinka biyaha deynaya)
- Waa in aad sameysaa wixii aad jebiso

- Mulkiilaha waa in uu kaa caawiyaa leynta xayawaaanka waxyeelada leh (sida baranbarada iyo jirka)
- Mulkiilaha waa in uu hubiyaa in heerkulka aqalka ugu yaraan uu yahay 21° Celsius inta u dhaxeysa 15^{ka} Sitembar iyo 31^{ka} May sida xeer-hoosaadka Magaalada Toronto uu qabo

Waxa la sameeyo haddii mulkiilaha uu wax kuu sameyn waayo:

- Dayactirka qoraal ku weydiiso (Magaalada Toronto website-keeda Ruqsadaha Dowladda-hoose iyo Heerarka www.toronto.ca/apartmentstandards wuxuu ku siinayaa foomamka codsiga dayactirka oo afaf badan ah ama wac Khadka Kiraystaha 416-921-9494 wixii caawinaad ah)
- Heyso koobi codsigaaga qoraalka ah (koobi ka sameyso codsiyada)
- Haddii aad heli karto sawiro ka qaad
- la hadal jaarkaaga – eeg in aay qabaan dhibaatooyin kuwan oo kale ah
- Haddii mulkiilaha uusan weli xalin dhibaataada oo aad codsiyo qortay, la xiriir xafiiskaaga degaanka ee Heerarka iyo Ruqsooyinka
- Haddii aad kirada ka ceshato si laguugu sameeyo dayactir, mulkiilaha wuu kaa saari karaa aqalka (haddii

mulkiilaha uu dacwo kaa dhan ah uu xareeyey, wixii arrimo dayactir ah waxaad keeni kartaa dhageysiga)

Kiraystayaal badan oo Toronto degan ayaa waxay wax ka qaba in mulkiilahooda uusan si haboon u dayactirin dhismaha, ama uu diido inuu sameeyo dayactirka ama baabi'inta xayawaaanka waxyeelada leh.

GURI-KASAARIDDA

Mulkiilaha wuxuu u dalban karaa in guriga lagaa saaro sababaha soo socda **oo keliya:**

- Kirada oo aad bixin weysid
- Kiro la daahid joogto (mar walba) ah
- Haddii aad khasaaro u geysato dhismaha ama aqalka
- Haddii aad wax sharci darro ah ku sameyso dhismaha ama aqalka
- Haddii aad khashkhashaad ku sameyso istareexa macquulka ah ee mulkiilaha ama kiraystayaasha kale
- Haddii mulkiilaha, xubin ka tirsan qoyska mulkiilaha, ama qof xanaano siiya mulkiilaha uu doonayo inuu soo galo aqalkaaga
- Haddii dhismaha loo bedelayo kondomiiniyam (mid aqal aqal loo leeyahay) ama la duminayo

Guriga **lagaagama** saari karo haddii: