



Tusaha dayactirka tallaabo tallaabada ah

September 2011

Somali

Dayactirka degdega ah waxaa si khaas ah loogu qeexaa sidan:

- > Adeega biyaha oo dilaaca
- > Musqul jabtay ama xidhantay
- > Saqafka oo si daran u darooraya
- > Gaaska oo dilaacay
- > Cilad koronto oo khatar ah
- > Daad ama waxyeelo daad oo darran
- > Waxyeelo dab ama duufaan oo darran
- > Jabniinka ama shaqeyn la'aanta qalabka ama adeega uu bixiyey mulkiilaha ee biyaha, biyaha kulul, wax kariska, kuleylinta ama wax dhaqida
- > Shaqeyn la'aanta ama jabniinka gaaska, biyaha ama xoogga korontada
- > Dhibaato ka dhalaneysa biyo farabadan oo la qasaareeyey
- > Cilad weyn oo jarranjaro ama wiish ka ah
- > Wixii cilad ah ama waxyeelo ka dhigeysa guryaha kuwo aan ammaan ahayn ama aan sugneyn

HALKAN KA BILOW

Waxaad ugu baahan tahay gurigaaga ijaarka ah dayactir.

Ma dayactir degdeg ahbaa?

HAA

MAYA

U dir wakiilka/mulkiilaha Notice to Landlord iyo Breach of Duty Notice. Qof ahaan ugu gee ama ku dir warqad diiwaangashan.

Nuqul xafid.

Dayactirka ma lagu sameeyey 14 maalmood gudahood?

HAA

MAYA

Warqad u qor Consumer Affairs Victoria (CAV) adoo ka codsanaya kormeer. Ku lifaaq nuqulka Notice to Landlord.

Mulkiilahaagu wuxuu leeyahay waajibbaad hoos imanaya Residential Tenancies Act 1997 (RTA) si aad gurigaaga ugu ilaaliso in si wanaagsan loo dayactiro.

Wixii macluumaad dheeraad ah ka wac Tenants Union Advice Line 9416 2577.

La xiriiir mulkiilaha si dayactirka loo sameeyo. Diiwaangeli xafidna wicitaanka taleefananada, wakhtiyada, taariikhada iwm

Dayactirka ma loo sameeyey si toos ah?

HAA

MAYA

Ma awoodaa inaad bixiso dayactirka dayactirka degdega ah adigu? Kharashka dayactirka waa inuu ka yaraadaa \$1800*

Dayactirka ku same (ilaa \$1800*) una gee wakiilka/mulkiilaha Notice to Landlord. Ku lifaaq nuqulka bilka dayactirka.

HAA

Mulkiiluhu lacagtii makuu soo celiyey 14 maalmood gudahood?

MAYA

Ka dalbo Maxkamada in lacagtaadii lagu soo celiyo.

Haddii kiradaada lagu bixiyo Xisaabta Khaaska ah ee Kirada, sii wad bixinta kiradaada laakiin mulkiilahaagu ma heli doono ilaa dayactirka laga sameeyo.

Ka dalbo Maxkamada u dhageysiga kiiskaaga si degdega ah. Maxkamadu waa inay ku dhageysataa codsigaaga 2 maalmood gudahood.

Mulkiiluhu ma sameeyey dayactirka isagoo ilaalinaya amarkii maxkamada?

HAA

MAYA

Cusbooneysii codsigaaga Maxkamada. Waxaa laga yaabaa inaad taas ka codsato in kiradaada lagu shubo **Xisaabta Khaaska ah ee Kirada** ilaa dayactirka laga sameeyo.

Kormeeraha CAV wuxuu kormeerayaa guriga wuxuuna kala xaajoon doonaa mulkiilaha inuu sameeyo dayactirka.

Dayactirka ma loo sameeyey sidii lagu xaajooday?

HAA

MAYA

Kormeeraha CAV ayaa ku siin doona warbixin qoraal ah.

Ka dalbo Maxkamada dhageysiga kiiskaaga 60 maalmood gudahood markaad hesho warbixinta. (haddii aadan helin warbixinta 90 maalmood gudahood waxaad dalban kartaa la'aantii). Ku lifaaq nuqulka Notice to Landlord iyo warbixinta kormeeraha.

Mulkiiluhu ma sameeyey dayactirka isagoo ilaalinaya amarka Maxkamada?

MAYA

Ku hagaaji warqadaada: Consumer Affairs Victoria GPO Box 123 Melbourne 3001

Maxkamada: The Principal Registrar VCAT Residential Tenancies List GPO Box 5408CC Melbourne 3001

Waxaad doonan kartaa magdhow adoo u diraya mulkiilahaaga **Ogeysiinta Jebinta Waajibaadka** (ee laga heli karo Ururka Kireystayaasha).

HAA

Alaabadaada waxyeelo ama khaasaare ma soo gaadhay?

HAA

MAYA

* GST waa la socotaa