TENANTS UNION
of Victoria Ltd

Tusahaaga tallaabo tallaabada ah ee dayactirka

Maarso 2010

KA BILOW HALKAN

Waxaad u baahan tahay dayactirka gurigaaga kirada ah.

Ma dayactir degdeg ah baa?

HAA →

Dayactirka degdega ah khaas ahaan oo loo qeexay:

- > Adeega biyaha oo dilaacay
- > Musqusha oo xidhantay ama jabtay
- > Saqafka oo aad u darooraya
- > Gaaska oo qubanaya
- > Cilad khatar ah oo koronto
- > Daad ama waxyeelo khatar ah oo
- > Duufaan khatar ah ama waxyeelo dab
- > Adeega oo jaba ama xumaada ama qalabka uu bixiyey mulkiiluhu ee biyaha, biyaha kulul, wax kariska, kululeynta ama qasaalada
- > Jabniinka ama xumaanta gaaska, biyaha ama korontada
- > Dhibaato keenaysa beekhaamin la'aanta biyaha oo daran
- > Cilad khatar ah ee wiishka ama jaranjarada
- > Wixii cilad ah ama waxyeelo ah oo ka dhigeysa guriga waxaan ammaan ahayn ama aan nabadgelyooneyn

La xiriir mulkiilaha si dayactirka laguugu qabto. Hey diiwaanka taleefanada aad u dirto, wakhtiyada, taariikhaha iwm.

Dayactirka isla markiiba ma la sameeyey?

HAA / MAYA

MAYA → Ma awoodaa inaad bixiso dayactirka degdega ah adigu oo dhan ilaa $1000?

HAA → Dayactirka ha la sameeyo (ilaa $1000) siina wakiilka/mulkiilaha Ogeysiinta Mulkiilaha. Ku lifaaq nuqulka biilka dayactirka.

Mulkiiluhu lacagtii ma kuugu celiyey 14 maalmood gudahood?

HAA / MAYA

MAYA → Dalbo Maxkamada

MAYA (Ma awoodaa inaad bixiso…) → Ka dalbo Maxkamada dhageysi degdeg ah. Maxkamada waa inay dhageysataa codsigaaga 2 maalmood oo shaqo gudahood.

Dalbo in kiradaada lagu bixiyo Xisaabta Khaaska ah ee Kirada ilaa dayactirka laga sameeynayo.

MAYA (Ma dayactir degdeg ah baa?) →

Sii wakiilka/mulkiilaha Ogeysiiska Mulkiilaha (Notice to Landlord) iyo Ogeysiiska Jebinta Waajibaadka(Breach of Duty Notice).qof ahaan u gee ama ugu dir boosta warqad diiwaangashan ama xaqiiqjiyey. → Nuqul heyso

Dayactirka ma lagu sameeyey 14 maalmood gudahood?

HAA / MAYA

MAYA → Warqad u qor Arimaha Isticmaalaha Fiktooriya adoo codsana kormeer. Ku lifaaq nuqulka Ogeysiiskaaga Mulkiilaha.

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

Kormeere ayaa soo booqanaya guriga. → Kormeeruhu wuxuu qorayaa warbixin sharxeysa dayactirka loo baahan yahay wuxuuna kuu soo dirayaa nuqul.

Kormeeruhu wuxuu kala hadlayaa mulkiilaha in dayactir la sameeyo.

Ka dalbo Maxkamada dhageysi 60 maalmood gudahood markaad hesho warbixinta. (haddii aadan helin warbixinta 90 maalmood gudahood waxaad dalban kartaa la'aantiis).

Ku lifaaq nuqulka Ogeysiinta Mulkiilaha iyo warbixinta kormeeraha codsigaaga Maxkamada.

Ka dalbo Maxkamada inaad kiradaada ku bixiso Xisaab Khaaska ee Kirada (Rent Special Account).

Xisaabta Khaaska ah ee Kirada:
Haddii kiradaada lagu bixiyo Xisaabta Khaaska ah ee Kirada, waxaad sii wadeysaa bixinta kirada laakiinse mulkiilahaagu ma heli karo ilaa dayactirka la sameeyo.

Alaabtaada wax waxyeelo ama khasaare ah ma soo gaadhay?

HAA / MAYA

HAA → Waxaad weydiin kartaa magdhow adoo siinaya mulkiilahaaga dalbashada Maxkamada Ogeysiiska Jebinta Waajibaadka (Breach of Duty Notice) (oo laga helayo Ururka Kireystayaasha (Tenants Union)

Mulkiilahaagu wuxuu leeyahay waajibaad hoos yimaada Sharciga Kireysiga Degaanka(*Residential Tenancies Act* (RTA) *1997)* oo ah inuu gurigaaga ku hayo xaallad wanaagsan oo dayactireed.

Wixii macluumaad dheeraad ah wac Khadka Taleefanka Tallada Ururka Kiresytayaasha (Tenants Union Advice Line ☎ 9416 2577)

Maxkamada:
Victorian Civil and Administrative Tribunal
Registrar, Residential Tenancies List
PO Box 5408CC Melbourne 3000