



# Teeb Meem Xwm Ceev Kho Kom Sai

Emergency Repair Problems

## Teeb meem xwm ceev kho kom sai yog ab tsi?

Cov teebmeem xeev xwm yuav tsum kho yog tej yam xws li:

- Tsis muaj dej siv lossis dej kub
- Tsis muaj qhov cub, qhov cub ci nqaij lossis tub yees. Lossis cov khoom ntawd tsis ua haujlwm.
- Tsis muaj cua sov. Thiab, cua sov yuav tsum yog li ntawm 68 degress thaum lub Kaum Hli hnuv tim 1 mus txog Plaub Hlis hnuv tim 30.
- Lub tshuab cua txias puas (yog hais tias muaj lub tshuab cua txias raws li sau hauv daim ntawv xauj tsev)
- Tsis muaj fais fab
- Lub tsev dej uas siv tsis tau
- Tej yam yuav tsum muaj, xws li tsis muaj lub pob xauv qhov rooj txuav lossis qhov rooj tag lossis tsis muaj qhov rais
- Muaj kab coob heev (xws li kab txaj, nas tsuag, lossis kab laum)
- Daim ntawv tso cai xauj tsev raug tshem tawm lawm lossis lub tsev loj tsis pub nyob lawm lossis twb tau txais daim ntawv ceebtoom tsis pub nyob
- Tej yam kev tshwm sim nyhav thiab yuav ua pem rau txoj kev noj qab haus huv thiab ruaj ntseg
- Ib daim ntawv ua los ntawm tus kws kuaj xyuas tsev hauv lub zos koj nyob hais tias kom tsiv tawm

## Kuv yuav li cas?

Hu tus tswv tsev tam sis ntawd. Yog tus tswv tsev tsis kam kho los sis tsis kam daws cov teeb meem ua qhov xwm ceev, koj muaj feem mus daim ntawv hu uas Emergency Tenant Remedies Action (ETRA). ETRA muaj ib lub npe hu tias kev pab thaum muaj kev xwm ceev. Koj muaj feem mus ua daim ntawv ETRA rau cov teebmeem nyob hauv koj kem tsev LOSSIS rau cov teebmeem nyob hauv tej chav sawvdaws siv hauv lub tsev loj. Ib “chav sawvdaws siv” yog ib qho chaw sab nraum koj kem tsev uas txhua tus neeg xauj tsev sib koom siv. Cov chaw xws li “hallway” chaw taug kev, chaw tos txais neeg, lossis chav ntxhua khaub ncaws.



Yog ib qho zoo kom ib tug kws lij choj pab koj lis daim ntawv ETRA, tiam sis koj ua koj los tau. Hu rau koj lub chaw kev cai lij choj rau kev pab los sis tswv yim ntawm 1(877) 696-6529.

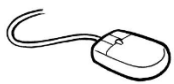
## Kuv yuav mus ua daim ntawv Emergency Tenant Remedies Action (ETRA) li cas?

Yog yuav mus ua daim ntawv ETRA, koj yuav tsum ua li cov nram no:

- Teev cov ntsiab lus rau daim ntawv ua ke no. Koj mus muab ib daim ntawv tim lub tsev hais plaub los tau.
- Koj yuav tsum qhia rau tus tswv tsev li 24 teev ua ntej koj ua ntaub ntawv. Yuav tsum sau cia txhua txoj kev koj sim qhia koj tus tswv tsev (xws li ntaus ntawv hauv xovtooj, xa emails, lossis ntsib tim ntsej tim muag).
- Yog koj hu tsis tau tus tswv tsev, faj lus tseg qhia 24 teev ua ntej.
- Ntawm koj los lus qhia ua ntej 24 teev, qhia rau tus tswv tsev koj qhov xwm ceev hauv tsev yog ab tsi thiab koj xav kom kho tsis pub dhau 24 teev los sis koj yuav mus ua daim ntawv ETRA. **Koj yuav tsum qhia koj tus tswv tsev hais tias koj yuav mus ua ntawv foob hauv tsev hais plaub thov kev pab xwm ceev yog hais lawv tsis kho qhov teebmeem.**
- Tseem ceeb heev koj yuav tsum qhia koj tus tswv tsev hais tias yuav mus ua daim ntawv ntawm.
- Yog tus tswv tsev tsis kho cov xwm ceev no ua ntej 24 teev thaum koj xa xov rau nws, koj mus ua daim ntawv ETRA tau.
- Yog koj siv tiv tauj koj tus tswv tsev mus ceeb toom nws 24-teev ua ntej, tiam sis hu tsis tau li, koj mus daim ntawv los tau.

Muaj ib tus nqi them mus ua daim ntawv no. Yog koj tau nyiaj tsawg, koj sau tau daim ntawv txo nqi hauv tsev hais plaub thov kom tsev hais plaub tsis txhob kom koj them. Lub tsev hais plaub muaj cov ntawv no lossis koj [mus ua ib daim siv cov lus nug ib kauj ruam zuj zus](#). (*lus Askiv xwb*).

Mus rau: [www.lawhelpmn.org/forms](http://www.lawhelpmn.org/forms).

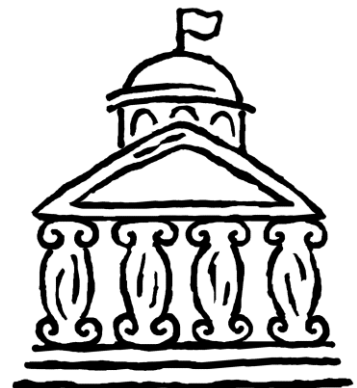


Nias qhov tsis them nqi ua ntaub ntawv *Court Fee Waiver*.

Nqa ntawv pov thawj qhia tias koj tau nyiaj tsawg, xws li tw tshev, los sis ntaub ntawv pov thawj tau nyiaj pab los ntawm tsoom fwv.

Yog tau ETRA lawm, lawv teem koj rooj plaub hais sai sai, feem ntau yog li 3-7 hnuv. Tej zaum tus kws txiav txim plaub yuav:

- yuam kom tus tswv tsev kho cov khoom puas
- xyuas kom kho cov khoom puas kom tiav, thiab teem sijhawm rau tom ntej kom rov tuaj hais txog nqi tsev thiab cov nyiaj.



## **Tsev hais plaub yuav pab tau li cas?**

Koj nug tau kom tsev hais plaub pab:

- Hais koj tswv tsev kho vaj tse sai li sai tau.
- Cia koj kho tsev es tshem nyiaj tawm ntawm koj qhov nqi tsev.
- Xaiv lwm tus tuaj kho los sis saib xyuas lub vaj tse.
- Txo tus nqi them tsev kom txog hnuv kho vaj tse tiav.
- Kom tus tswv tsev them rau koj mus pw tom tsev so “motel”, los sis them koj rov qab, yog tias koj mus nyob lwm qhov chaw.
- Kom tswv tsev muab lwm lub tsev rau koj nyob los sis them tus nqi rau koj tsiv mus nyob lwm qhov.

Koj nug kom tsev hais plaub muaj nyiaj nplua rau koj. Qhov nod txhais tau tias koj nug kom them cov nyiaj rov qab rau koj rau tej yam xws li:

- Cov nyiaj them nqi tsev thaum lub sij hawm uas muaj cov teeb meem tsis kho.
- Cov nqi kws lij choj.
- Tej nyiaj uas koj poob vim yog muaj tej teeb meem no, zoo li nyiaj koj them mus nyob lwm qhov chaw. Yuav tau nqa ntawv pov thawj xws li daim ntawv them nyiaj los sis koj cov tshev sau mus them nqi uas rov xa tuaj.

*Cov ntawv Qhia Tseeb yog qhia kom paub txoj kevcai xwb TSIS yog muab txwv yim txog txoj kevcai. Mus ntsib ib tug kws lij choj rau tswv yim. Tsis txhob siv daim ntawv qhia tseeb yog tias nws qub tshaj ib xyoos lawm. Nug peb txog cov hloov tshiab, daim ntawv qhia txog cov ntawv qhia tseeb, lossis lwm hom ntawv.*

© 2025 Minnesota Legal Services Coalition. Luam tau daim ntawv no los siv rau tus kheej tsis ua lag luam thiab qhia kom paub xwb. Tagnrho lwm cov cai ceev tseg. Qhov lus sau no yuav tsum nyob rau txhua daim ntawv. Txwv tsis pub muab luam, faib, thiab siv ua lag luam.

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF \_\_\_\_\_

JUDICIAL DISTRICT

\_\_\_\_\_  
Plaintiff (tenant)

**EMERGENCY TENANT  
REMEDIES ACTION PETITION**

Minn. Stat. 504B.381

vs.

**FILE NO:**

\_\_\_\_\_  
Defendant (Landlord)

Plaintiff states under oath:

1) My address is \_\_\_\_\_

2) My landlord's name is \_\_\_\_\_

3) My landlord's address is \_\_\_\_\_

4) The monthly rent is \$ \_\_\_\_\_

5)  I notified the landlord that I was filing this action at least 24 hours before I filed.

**or**

I tried to notify the landlord that I was filing this action by: \_\_\_\_\_

\_\_\_\_\_

6) I have an emergency involving the loss of running water, hot water, heat, electricity, sanitary facilities, or other essential services the landlord is responsible for. My emergency is:

\_\_\_\_\_

\_\_\_\_\_

7) Besides the emergency, my rental unit also has the following repair problems:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

8) I respectfully ask the court to issue an order including the following:

- a. Order the landlord to take care of the emergency right away.
  
- b. Set a hearing to check on the landlord's compliance with this order and to consider this other relief:
  - i. Give me a refund of rent I paid to cover the time period of the emergency.
  - ii. For any repairs the landlord doesn't get done by the court's deadline, fine the landlord as provided in MN Statute Section 504B.391.
  - iii. Order the landlord to make all the other necessary repairs.
  - iv. Lower my rent \_\_\_\_\_ per month until the month after all the repairs are done.  
to \$ \_\_\_\_\_  
For any repairs that the landlord does not get done by the Court's deadline, authorize me to pay for the repairs myself and take it off future rent.
  - v. Enter a judgment in my favor \_\_\_\_\_ to compensate me for rent paid while  
for \$ \_\_\_\_\_  
there were repair problems, including attorney's fees. Let me collect the judgment by taking it off my rent.
  - vi. If I am forced to move, order the landlord to put me into another apartment or to pay for temporary shelter and moving costs and to return my security deposit right away.
  - vii. Other:  
\_\_\_\_\_  
\_\_\_\_\_

9) To the best of my knowledge, I am not filing this case for an improper reason, such as harassment or delay; my claims are supported by the law, and there is evidence for them. I know that I can be fined or sanctioned by the court if this statement is false.

**I declare under penalty of perjury that everything I have stated in this document is true and correct.**

Dated: \_\_\_\_\_

\_\_\_\_\_  
*Signature*

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_