

KIRAYSTEYAASHA KHAASKA AH: XUQUUQDIINA OGAADA

Sidee ayaan u joojiyaa kiraysiga gurigayga?

Khusaysa: England

Juun 2026

Xaashidan xaqiiqadu waxay qeexaysaa tallaabooyinka soo socda ee aad ku joojinayso ama ku afjarayso kiraysiga gurigaaga:

- Bixinta ogaysiin habboon
- Ka bixidda kiraysi wadajir ah
- Ku bixidda ogaysiin la'aan
- Soo ceshiga dabaajigaaga
- Bilowga kiraysi cusub

Iminka, **DHAMMAAN kiraysteyaasha khaaska ah** ayaa ku jira **kiraysiyo kalgal**, weliba loo yaqaanno kiraysiyo 'wareega' ama 'aanan xad lahayn'.

Sharciga Xuquuqda Kiraysteyaasha (Renters' Rights Act) ayaa meesha ka saaray dhammaan kiraysiyada muddo go'an ee muddo gaaban sugan. Kiraysigaaga kalgalka ayaa sii socon doona bilba bisha ku xigta, iyadoo aanan loo dejinayn taariikh dhammaad oo go'an. Waxaad adigu kaas joojin kartaa waqti **kaste** adigoo bixinaya ogaysiin hagaagsan. Ogaysiinta ugu badan ee hantiilaha gurigaagu codsan karo waa **labo bilood**.

Haddii aad la nooshahay hantiilaha gurigaaga lama filayo in aad haysato heshiis kiraysi. Uma baahnid in aad bixiso ogaysiin waqti loo dejiyey (haddii aanan heshiiskaaga wax kale lagu sheegin). Hantiilaha gurigaaga ayaa kala heshiin kartaa uun goorta aad ka bixi doonto.

Bixinta Ogaysiinta

- Waxaad u baahan tahay in aad hantiilaha gurigaaga hore ugu sheegto haddii aad rabto in aad joojiyo kiraysiga gurigaaga – waxaa tan lagu magacaabaa bixinta ogaysiinta (giving notice). Muddada ogaysiinta ugu badan waa 2 bilood, waxaana loo baahan yahay in muddadani ay dhammaato maalinta kirada caadi ahaan la sugayo, ama maalinta ka horraysa. Hantiilaha ayaa oggolaan kara muddo ogaysiin taas ka gaaban laakiin waajib kuma aha.
- Ogaysiinta si hagaagsan loo bixiyo waxay keenaysaa in aadan masuul ka noqon doonin ama lagu xilsaari doonin in aad kirada bixiso ka dib taariikh gaar ah, oo hantiilaha uma suuroobi doonto in ay dalbadaan in dabaajigaaga kiraysiga laga siiyo kirada ama biilasha sida canshuurta dawladda hoose (council tax) taariikhdan ka dib.
- Waa in aad ogaysiinta ku bixiso qoraal, adigoo si cad u qeexaya taariikhda aad guriga ka bixi doonto oo codsanaya xaqiijinta helitaanka. Weliba qofkaas ka codso in ay guriga joogaan si aad ugu celiso fureyaasha oo weydiiso in dabaajigaaga lagu soo celiyo.

- Hantiilaha gurigaagu kuuma tilmaami karo ama kuuma dhigi karo sida aad ogaysiinta u bixinayso. Nidaamka iimayl ayaa badi ku filnaan doona, laakiin haddii aad rabto in aad warqad boostada ku dirto waxaa kuu fiicnaan karta in aad isticmaasho keenista diiwaangashan (recorded delivery). Hayso nuqulkeeda iyo risiidyada si aad u isticmaasho haddii aad kuwaas u baahato.
- Haddii aad is beddesho ama go'aankaaga ka noqoto, waxaad u baahan doontaa in hantiilaha gurigaagu uu qoraal ku oggolaado in aad joogi karto. Haddii kale, waxaa qofkaas u suuroobi doonta in ay maxkamadda weydiistaan amarka soo ceshiga guriga si ay adiga kuugu khasbaan in aad guriga ka baxdo.

Hubi halka lagu dhawrayo ama lagu ilaalinayo dabaajigaaga, iyo in aad haysato sawirro iyo farriimo iimayl si aad u diiwaangeliso waxyeellada ama kharribnaanta hore ugu jirta guriga, si aad u isticmaasho haddii aad u baahato in aad ka dooddo dalbashooyinka uu hantiilaha gurigaagu samaysto ama lacagaha ay ka codsadaan.

Ma ka baxaysaa kiraysi wadajir ah?

- Haddii aad ku jirto kiraysi wadajir ah, waxaad kiraysiga joojin kartaa adigoo aanan oggolaansho ka helin dadka guriga kula wadaaga. Bixinta ogaysiinta ayaa kiraysiga ka joojin doonta dhammaan dadka kale, markaa waa in aad hantiilaha gurigaaga la hadasho haddii dadka guriga kula wadaaga qaarkood ay rabaan in ay sii joogaan.
- Hantiilaha gurigaaga ayaa oggolaan kara in ay beddelaan heshiiska kiraysiga si ay u oggolaadaan in kirayste cusubi uu adiga ku beddelo ama saxiixaan heshiis kiraysi cusub. Waxaa la filayaa in hantiilaha gurigaagu uu tan oggolaado maadaama fursadda kale ee u taalla ay tahay raadinta kharash badan ee kiraysteyaal cusub.
- Marka aad soo hesho qof cusub oo guriga u soo guura, hantiilaha gurigaaga ayaa rabi doona in ay heshiiska kiraysiga ku daraan qofka cusub ee guriga wadaagaya. Beddelaadda magaca ama macluumaadka kale ee ku jira qandaraaska ayaa ka mid ah waxyaabaha tiro yar ee ay weli ku dallaci karaan ama ku qaadi karaan khidmad. Waxay qaadi karaan lacag go'an oo £50 ah, ama in ka badan haddii ay caddayn karaan kharashka iyaga saaran.

Ku bixidda ogaysiin la'aan:

- Haddii aad guriga ka baxdo adigoo aanan ogaysiin bixinin kiraysiga gurigaagu ma joogsan doono waxaana weli waajib kugu noqon doonta in aad kiradaada bixiso ilaa aad kiraysiga gurigaaga ku joojiyo habka saxda ah. Waxaa weliba waajib kugu noqon karta in aad bixiso biilasha kale – tusaale ahaan canshuurta dawladda hoose, iyo khidmad ku toosan bixin la'aanta ogaysiin ku filan.
- Hantiilaha gurigaaga ayaa soo heli kara amar maxkamadeed si ay adiga kuugu khasbaan in aad bixiso kirada kugu maqan ee dhaafsan waxa dabaajigaaga ku jira. Waxaa caadi ahaan waajib kugu noqon doonta in aad bixiso kharashaadka maxkamadda iyo weliba kirada lagu leeyahay.

Soo ceshiga dabaajigaaga

Ka hor inta aadan guriga ka bixin, waxaa jira dhowr shay oo aad samayn karto si aad uga badbaaddo doodaha ama murannada ka yimaadda dabaajigaaga.

- Hubi in aad guriga nadiifiso oo aad ku dhaafto isla xaaladdii uu ku sugnaa markii aad soo guurtay adigoo alaabta dhammaanteed ku celinaya halkii ay asal ahaan taallay.
- Celi fureyaasha dhammaantood
- Hagaaji waxyeellada ama meesha kharriban ama tan hantiilaha gurigaaga ogaysii.
- Shirkadaha adeeggaaga tamarta ama biyaha ee guriga ogaysii taariikhda aad ka baxayso oo bixi dhammaan biilasha guriga ee kugu maqan ka hor inta aadan ka bixin.
- Hantiilaha gurigaaga ayaa qorshayn doona baaritaanka bixitaanka marka aad baxayso. Waxaa tan la qaban karaa maalinta aad ka baxayso ama waqti gaaban ka dib. Ka xaadir haddii aad karayso si aad ugu heshiin kartaan warbixinta oo aad goorta dambe iskaga ilaalin kartaan khilaafyada.

Waa in hantiiluhu uu adiga ku ogaysiiyo goorta ay kuu soo celin doonaan dabaajigaaga ama haddii ay rabaan in ay lacag ka jaraan. Haddii ay sidaas samayn waayaan, iyaga weydii. Haddii ay kuu jawaabi waayaan ama aadan oggolaan karin lacagaha laga jaro dabaajiga ka dib marka aad ka baxdo, la xirii nidaamka dhawrista dabaajiga (deposit protection scheme) ee ay isticmaaleen. Waxay tani bilaabi doontaa habsocodka adiga laguugu soo celinayo dabaajiga, ama habsocodka xallinta muranka marka habboon.

Bilowga kiraysi cusub

Haddii aad u guurayso guri kaloo khaas ahaan loo kiraysto, waxaad habsocodka ama hawsha iskugu fududayn kartaa marka aad:

- Soo ururiso nuqullada waraaqahaaga mushaarka ama caddaynta kale ee dakhligaaga
- Hubiso haddii hantiilaha gurigaaga hadda iyo loo-shaqeeyayaashu ay ku siin karaan warbixin tixraac ah
- Xisaabiso miisaaniyaddaada ama lacagta aad iska bixin karto iyo liiska hubinta ku saabsan waxa aad u baahan tahay in uu gurigaaga xiga yeesho. Waxay tani kaa caawin doontaa in aad raadintaada ku soo koobto guryaha habboon ee aad awoodi karto.
- Haddii dakhligaaga guudi uusan ka badnayn 2.5 jeer kirada, markaa wakaaladda kiraynta ayaa ku weydiin karta in aad bixio macluumaadka damiin (guarantor). Waxay tani noqon kartaa qof aad saaxiibbo tihiin ama qaraabo oo ay waajib ku noqon doonto in ay kirada bixiyaan haddii aad bixin weydo.

Ogsoonow in hantiileyaasha iyo wakaaladaha kiraynta ay waajib ku tahay in ay buuxiyaan xeerar gaar ah oo ku toosan kiraysiyada cusub.

- Iyagu ma codsan karaan kirada dhowr bilood si ay u oggolaadaan kiraysi cusub.
- Xayaysiiska qoran (internetka, laanta gudaheeda, ku jira iimayl, iwm) waa in lagu qeexo kirada, oo hantiilaha ama wakaaladdu ma aqbali karaan kiro tan ka badan.
- Iyagu ma takoori karaan kiraysteyaasha qaata dheefaha ama lacagaha cayrta ama carruur leh.
- Waxay iyagu codsan karaan dabaaji guriga lagu xajiyo oo u dhigma ilaa kirada hal toddobaad marka ay tixgelinayaan codsashadaada kiraysiga waana in ay tan kuu soo celiyaan haddii aadan bixinin macluumaad marin habaabin ah ama aadan la noqonin codsashadaada adigoo aanan sabab fiican haysanin.
- Waa in ay fursad kuu siiyaan in aad bixiso dabaaji kiraysi oo u dhigma ugu badnaan kirada shan toddobaad (kiraysiyada intooda ugu badan). Haddii laguugu baaqo “fursad dabaaji la'aan” oo lagu bixiyo kharash taas ka yar, ogsoonow in tan aanan lagu soo celinayn waxaana weli waajib kugu noqon karta in aad bixiso kharashaadka dhammaadka kiraysiga..
- Waa in ay iyagu ku siiyaan heshiis qoran oo aad saxiixdo oo kan laguma dejin karo taariikhda dhammaadka kiraysiga.