

KIRAYSTEYAASHA KHAASKA AH: XUQUUQDIINA OGAADA

Hantiilaha gurigayga ayaa raba in aan guriga ka baxo

Khusaysa: England

Juun 2026

Tan iyo maalintii 1st May 2026, hantiilaha gurigaaga ama wakaaladdaada kirayntu iminka ka dib kaama codsan karaan in aad baxdo iyagoo aanan ku siinin **ogaysiinta Qodobka 8** ee rasmiga ah waana in ay sabab sax ah u haystaan joojinta ama soo afjaridda kiraysiga gurigaaga.

Guri ka saarisayada **Qodobka 21**, ee aanan sabab u baahnayn, iminka waa laga **tirtiray** England. Weliba iminka ka dib ma jiraan muddooyin go'an, markaa haddii aadan rabin in aad baxdo, oo hantiilaha gurigaagu uusan ogaysiin kuu keenin, kiraysiga gurigaaga ayaa sii socon doona.

Sababaha sharci ahaan u rukhsaysan ogaysiinta **Qodobka 8** waxaa ka mid ah:

- hantiilaha ayaa raba in ay guriga iibiyaan ama ay u soo guuraan iyaga laftigooda ama xubin qoys oo u dhow
- lacago kiro ayaa adiga kugu maqan
- waxaad adigu la timid habdhaqan bulshada u daran

Waxaa jira labo nooc ah oo sal ah:

Wajib – haddii hantiilaha gurigaagu uu salka caddayn karo, maxkamaddu waxay soo saari doontaa amarka soo ceshiga guriga si loo bilaabo habsocodka adiga guriga lagaaga saarayo islamarka ay dhammaato muddada ogaysiintu.

Ikhiyaar – maxkamadda ayaa ikhiyaar u yeelan doonta in ay go'aamiso haddii salka loo isticmaalayo guri ka saaristu ay macquul tahay, oo ay habboon tahay in la bixiyo amarka soo ceshiga guriga.

Macluumaad dheeraad ah oo ku saabsan salalka caadi ahaan loo isticmaalo guri ka saarista ayaa ku jira shaxda hoose.

Ogaysiinta Qodobka 8 ayaa fashilmi karta haddii hantiilaha gurigaagu uu si sax ah u dhawri waayey dabaajigaaga. War dheeraad ah oo tan ku saabsan ka akhriso halkan: <https://www.generationrent.org/rights/my-landlord-hasnt-protected-my-deposit/>

Dhegeysiyada maxkamadda ee soo ceshiga guriga

Haddii hantiilaha gurigaagu uu maxkamadda tago si uu guriga kaaga saaro, waxaa la qaban doonaa 'dhegeysiga soo ceshiga guriga' (possession hearing). Waxaad tan ogaan doontaa marka lagu soo diro waraaqaha maxkamadda, oo ay ku jiraan:

- nuqullada foomamka 'dalbashada soo ceshiga guriga' (claim for possession)
- foomka difaaca
- taariikhda loo dhigay dhegeysigaaga maxkamadda

Foomka difaaca ayaa adiga fursad kuu siinaya in aad sharraxdo lacagaha kirada ee kugu maqan, haddiina aad khilaafsan tahay waxa uu hantiilaha gurigaagu ku qoray foomamka 'dalbashada soo ceshiga guriga'. Waxaa laga yaabaa in aad haysato dacwad dib liddi ugu ah (counterclaim) hantiilaha gurigaaga haddii ay iyagu seegeen in ay dib u hagaajiyaan guriga, dhawraan dabaajigaaga ama ay adiga ku kadeedeen. Haddii ay sidaas tahay, lacagta aad iyaga ku leedahay ayaa laga dhimi karaa lacagta ay adiga kugu leeyihiin.

Xaakinka ayaa dacwadda tuuri doona haddii aanay jirin sabab habboon in guriga lagaaga saaro. Waxay tani dhici kartaa haddii:

- hantiilaha gurigaagu uusan raacin nidaamka saxda ah
- hantiilaha gurigaaga ama wakiilkoodu ay u iman waayaan dhegeysiga
- aad adigu wada bixisay lacagihii kirada ee kugu maqnaa

Haddii xaakinku uu dacwadda tuuro, gurigaaga ayaa sii joogi kartaa. Haddii hantiiluhu uu rabo in ay guriga kaa saaraan, waxaa waajib ku noqon doonta in ay halkii ugu horraysay dib uga soo bilaabaan habsocodka maxkamadda.

Xaakinka ayaa dacwadda dib u dhigi kara haddii aad waddo bixinta kiradaada iyo lacag gaar ah oo aad ka bixiso lacagaha kugu maqan bil kaste. Iyadoo ku xiran nooca amarka la soo saaro, haddii aad xafidi weydo shuruudaha oo aad jebiso ama guriga ayaa lagaa saari doonaa ama hantiilaha gurigaaga ayaa u baahan doona in ay maxkamadda dib uga codsadaan.

Hirgelinta guri ka saarista

Haddii maxkamaddu ay bixiso amarka soo ceshiga guriga, waxaa adiga lagu qaban doonaa muddo kale si aad guriga uga baxdo ka hor inta aanay hantiilaha u suurto galin in ay codsadaan in saraakiisha amarka fuliya ay hirgeliyaan guri ka saarista. Waa in ay adiga 2 toddobaad ka hor ku soo ogaysiiyaan taariikhda guri ka saarista.

Sababta guri ka saarista	Salka	Muddada Ogaysiinta	Shuruudaha dheeraadka ah
Hantiilaha ayaa raba in ay guriga u soo guuraan iyaga laftigooda ama xubin qoys, ama in ay iibiyaan	1, 1A	4 bilood	Wajib. Hantiilaha gurigaagu salalkan ama sababahan ma isticmaali karo 12ka bilood ee ugu horreeya kiraysiga gurigaaga.
Bixiyaha deynka guriga lagu gatay ayaa raba in loo soo celiyo guriga, ama hantiilaha ayaa dib u dhis ballaaran ku samaynaya guriga	2, 6	4 bilood	Wajib
Waxaad adigu tahay arday wax barta waqti buuxa oo ku nool aqal ay wadaagaan 2+ arday. Hantiilaha gurigaaga ayaa salkan isticmaali kara haddii guriga loogu baahan yahay koox arday cusub marka sanad dugsiyeedka cusub uu bilaabmayo.	4A	4 bilood	Wajib. La isticmaali karo oo keliya haddii ujeeddada ama qorshaha uu hantiiluhu ka leeyahay in uu salka isticmaalo ay ku jiraan heshiiska kiraysiga, oo kiraysiga lagu heshiiyey muddo ka yar lix bilood ka hor markii kiraysiga la bilaabay. Siyaado akhriso
Haddii hantiilaha gurigaaga laga qaaday baaritaan ku saabsanaa jebinta sharciga	6B	4 bilood	Wajib. Maxkamadda ayaa hantiilaha gurigaaga u sheegi karta in ay adiga magdhaw ku siiyaan
Waxaad adigu la timid habdhaqan bulshada u daran ama dembi ah	7A, 14	Hantiilaha ayaa islamarkaaba codsasho u diran kara maxkamadda	Wajib haddii kiraystaha dembi lagu helay ama ay jebiyeen amar muhiim ah; haddii kale, ikhiyaar
Adigu xaq uma lihid in aad guri kiraysato marka la raaco sharciga haajiraadda	7B	2 toddobaad	Wajib
Waxaa adiga kugu maqan lacago kiro ama si joogto ah ayaa kiradaada ula raagtaa	8, 10, 11	4 toddobaad	Wajib haddii lacagaha 3+ bilood ay kugu maqan yihiin marka la gaaro taariikhda maxkamadda; haddii kale ikhiyaar. Dhawrista kiraysteyaasha ay saamayso raagidda lacagta Gunnada Guud (Universal Credit).
Jebinta heshiiska kiraysiga, kharribaadda guriga/saabaanka, xadgudubka qoyska, rabshadda iyo qaska, ama bayaanka beenta ah si loo helo kiraysiga	12, 13, 14A, 14ZA, 15, 17	2 toddobaad	Ikhiyaar

Marka guri ka saaristu ay sharci darro tahay

Haddii hantiiluhu uusan haysanin saraakiisha amarka fuliya ee ay maxkamaddu magacaabtay si ay u hirgeliyaan guri ka saarista, oo ay isku dayaan in ay adiga kugu khasbaan in aad guriga ka baxdo ama ay qulfulka beddelaan, tani waa gaf dembi ah.

Hantiileyaasha ayaa mararka qaar isku daya in ay degganeyaasha ku khasbaan in ay guriga ka baxaan iyagoo isticmaala cabsigelin ama ka jara adeegyada tamarta ama biyaha ee guriga. Tani waa kadeedis welibana waa gaf dembi ah.

Kawnsalka xaafaddaada iyo Booliiska ayaa adiga ku taageeri kara oo wax qaban kara si ay uga hor tagaan kadeedista iyo guri ka saarista sharci darrada ah. Siyaado ka akhriso halkan

<https://ch1889.org/safer-renting>

Macluumaadka ku jira xaashidan xaqiiqadu waa sax waqtiga daabacaadda. Si aad gargaar dheeraad ah u hesho, booqo

www.generationrent.org/find_expert_advice

Waxaa laga yaabaa in aad heli karto talo sharciyeed iyo wakiil maxkamadeed oo bilaash ah haddii aad halis ugu jirto in uu gurigaagu kaa lumo marka aad eegto halkan:

<https://www.gov.uk/government/publications/housing-loss-prevention-advice-service-hlpas>