

KIRAYSTEYAASHA KHAASKA AH: XUQUUQDIINA OGAADA

Maxaan anigu samayn karaa haddii hantiilaha gurigaygu uu rabo in ay kirada kordhiyaan?

Khusaysa: England
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Hantiilaha gurigaaga ayaa kiradaada hal jeer keliya kordhin kara 12kii bilood waana in ay isticmaalaan ogaysiinta Qodobka 13, weliba loo yaqaanno Foomka 4A, iyagoo ogaysiinta ku siinaya labo bilood ka hor inta aanay kiradaadu kordhin. Iyagu kirada ma kordhin karaan 12ka bilood ee ugu horreeya kiraysiga.

Marka aad is hortaagi karto kirada:

- Waxaa kuu suuroobi karta in aad ka xaajooto kiro ka hoosaysa waxa uu hantiiluhu codsado. Hantiilaha gurigaaga ayaa si aanan rasmi ahayn kuugu sheegi kara in ay qorshaynayaan in ay kirada kordhiyaan ka hor inta aanay keenin Qodobka 13 laakiin korodhka kirada ayaa la beddeli karaa ama dib loo dhigi karaa marka ay qoraal ugu heshiiyaan kiraystaha iyo hantiiluhu.
- Kiraysteyaasha ayaa xaq u leh in ay is hortaagaan ogaysiinta Qodobka 13 ee rasmiga ah marka ay tagaan Maxkamadda gaarka ah ee Darajada Koowaad (First-Tier Tribunal), taasoo dejin doonta kirada ku salaysan waxa uu hantiiluhu filan karo in ay guriga ka helaan, haddii ay ku kireeyaan suuqa furan. Maxkamadda gaarka ah ayaa u baahan doonta in ay codsashada hesho ka hor taariikhda ay hirgalayso kirada qorshaysani.

Kirada diiwaangashan:

Haddii aad leedahay kiraysi xeer lagu nidaamiyo – caadi ahaan mid bilaabmay ka hor sanadkii 1989 – waxaa laga yaabaa in aad leedahay kiro diiwaangashan (registered rent). Waa in heshiiskaaga kiraysiga ay ku jirto sida dib loogu eegi doono kirada iyo goorta. Waxaa tan mararka qaar lagu magacaabaa ‘kirada caddaaliga ah’ (fair rent). Booqo www.gov.uk/private-renting/changes-to-a-regulated-tenancy si aad u hesho macluumaad dheeraad ah.

10 tallaabo oo aad qaadayso haddii hantiilaha gurigaaga ama wakaaladda kirayntu ay rabaan in ay kirada kor u qaadaan:

- Islamarkaaga ha u jawaabin. Hubi xaaladda aad ka taagan tahay wadaxaajoodka.
- Hubi haddii aad haysato macluumaadka xiriirka hantiilaha gurigaaga. Wakaaladaha kiraynta waxaa sharci ahaan waajib ku ah in ay adiga ku siiyaan magaca iyo cinwaanka hantiilaha haddii aad qoraal ku codsato.

- Waa maxay kirada ay codsanayaan? Miyay taasi ka badan tahay waxa lagu xayaysiinayo guryaha la mid ah ee u dhow? Qoro kuwa ka qiime jaban kirada la soo bandhigay ama la soo jeediyey. Waxaad weliba ogaan kartaa sida ay kiradaadu ugu dhiganto marka aad halkan eegto <https://lha-direct.voa.gov.uk/>
- Miyaa taas la awoodi karaa? Haddii kirada la kordhiyo, miyaad halis ugu jirtaa in lacag lagugu yeesho? Kirada waxaa loo arkaa mid la awoodi karo oo la bixin karo haddii ay ka yar tahay saddex meelood hal meel dakhligaaga.
- Miyaad soo ahayd kirayste lagu kalsoon yahay, miyaanad si fudud u guuri kartaa? Ku hanjibidda in aad guriga ka baxdo ayaa ah tallaabada ugu xoog badan ee aad ku gorgortami karto. Hantiilaha gurigaaga ayaanan rabin in ay halis iska saaraan kirayste aanay garanayn, gaar ahaan marka ay u baahan doonaan in ay lacag ka bixiyaan xayaysiiska guriga oo ay seegaan kirada dhowr toddobaad oo ay daboolaan kharashaadka kiraysiga cusub.
- Haddii aad iyaga ka codsatay in ay hawlo dib u hagaajin qabtaan oo aanay kuwaas samaynin ama ay ku qaadatay waqti aanan macquul ahayn, markaa ma habboona in aad adigu lacag dheeraad ah ka bixiso karti la'aanta ama xirfad la'aanta. Iyaga tan xasuusi oo hubi in aad haysato nuqullada farriimaha iimayl/sawirrada waxyaabaha kharriban si aad u tusto haddii ay caddayn u baahdaan.
- Sidee ayay adiga kuugu faa'iidayn doontaa kirada dheeraadka ahi? Liis ku qor waxyaabaha habboon in ay ku bixiyaan lacagtaas dheeraadka ah: kaarbadyo cusub, kulayliye shidaal fiican, hagaajinta badhanka daarista shooladda iwm.
- Iminka oo aad xoojisay xaaladdaada, la xiriir hantiilaha gurigaaga. U sheeg in aad u baahan doonto in aad guriga ka baxdo haddii ay kirada kordhiyaan oo u kala sheeg sababaha liis kuugu qoran ee ay ku habboon tahay in ay sideeda ku daayaan.
- Hantiilaha ayaa diidi kara in ay dib uga fiirsadaan. Haddii ay tani dhacdo codso in meelo lagu wanaajiyo.
- Hantiilaha ayaa kuula soo noqon kara baaq liddi ku ah. Diyaar u ahow in aad meel dhexe la gaarto – oo ugu jawaab codsiga in waxyaabo lagu qabto.

Is hortaagidda korodhka kirada ee lala tago Maxkamadda gaarka ah ee Darajada Koowaad

- Haddii aad heshiis wada gaari weydaan, oo hantiiluhu kuu keeno ogaysiinta Qodobka 13 oo lagu soo bandhigo kiro aad u aragto in ay xad dhaaf u sarraayso, waxaa kuu suuroobi karta in aad taas is hortaagto oo aad maxkamadda gaarka ah la tagto. Maxkamadda gaarka ah ee Darajada koowaad ayaa go'aamin doonta sicirka suuqa ee habboon in la adeegsado.
- Si aad codsasho ugu dirato maxkamadda gaarka ah, waxaad u baahan doontaa in aad codsato go'aaminta kirada suuqa adigoo isticmaalaya Foomka Rents 1. Waxaa jirta **khidmad dhan £47** oo la bixiyo.
- Fadlan ogsoonow in maxkamadda gaarka ahi ay go'aamin doonto haddii korodhka kiradu uu “xad dhaaf” yahay iyadoo ku eegta kirooyinka laga qaado kiraysiyada cusub ee xaafadda maxalliga. Markaa, haddii aad ku nooshahay guri labo qol oo hurdo leh oo xaaladdisu meeldhexaad iska fiican tahay, waxay kaas ku eegi doonaan guryaha kale ee qiyaasta iyo xaaladda la mid ah ee dhawaan laga kireeyey ama lagu xayaysiinayo xaafaddaada maxalliga.

Marka aad codsanayso go'aaminta, hubi in aad bixiso caddaynta:

- Klrooyinka lagu xayaysiinayo xaafadda maxalliga
- Hawlaha wanaajinta ee aad ka qabatay guriga, xataa alaabta guriga lagu isticmaalo ee ay adiga khasab kugu noqotay in aad keenato, iyo
- Xaaladda liidata ee gurigaaga, xataa Cabbirka Waxtarka Tamarta (Energy Efficiency Rating) ee hooseeya

Maxkamadda gaarka ah ayaa badi sicir dhimis ka bixin doonta xaaladaha liita ama hawlaha wanaajinta ee uu kiraystuhu qabtay. Tan ayaa sabab u noqon karta in maxkamadda gaarka ahi ay samayso baaritaan oo/ ama ay qabato dhegeysi, laakiin waxaad u baahan doontaa in aad codsashadaada ku bixiso sababaha tan loo samaynayo.

Hantiilaha gurigaaga ayaa loo diri doonaa nuqulka codsashadaada waxaana loo qaban doonaa 28 maalmood si ay u soo jawaabaan. Waxaa ka dib adiga lagu qaban doonaa 14 maalmood si aad hantiilaha ugu jawaabto.

Sababtoo ah Sharciga Xuquuqda Kiraysteyaasha (Renters Rights Act), maxkamadda gaarka ah uma suuroobi doonto in ay adiga kugu dallacdo wax ka badan wixii uu hantiilaha gurigaagu codsaday. Waxaa tan ka mid ah xaaladaha marka ay kirada qorshaysani weli ka yar tahay guryaha la mid ah ee ku yaalla xaafaddaada. Maxaa dheer, haddii kiro cusub la go'aamiyo, waxaa tan iminka la hirgelin doonaa laga bilaabo taariikhda go'aaminta Maxkamadda gaarka ah, halkii dib looga soo bilaabi lahaa ogaysiintii hantiilaha gurigaaga. Haddii aad is hortaagi weydo kirada qorshaysan, kirada cusub waxaa lagaa sugi doonaa laga bilaabo taariikhda ku qoran ogaysiinta hantiilaha.

Macluumaad dheeraad ah oo ku saabsan Maxkamadda gaarka ah ayaa laga heli karaa halkan:
<https://www.citizensadvice.org.uk/housing/renting-privately/during-your-tenancy/challenging-a-rent-increase/>

Haddii la hirgeliyo kordhinta kirada ee aadan awoodi karin

Si taxaddar leh uga fikir fursadaha adiga kuu yaalla ka hor inta aadan bixinin ogaysiinta aad guriga kaga baxayso. Haddii aad dakhli hoosayso ama qaadato dheefo waxaa laga yaabaa in aad hesho Dheefta Ijaarka (Housing Benefit) ama taageerada kirada ee lagu helo Gunnada Guud (Universal Credit). Haddii aad go'aansato in aad guriga ka guurto, hubi in aad heshay meel cusub oo aad ku noolaato ka hor inta aadan bixin, ama gargaar weydiiso kawnsalka maxalligaaga haddii aadan heli karin guri cusub oo aad awoodi karto. Waxaa laga yaabaa in aadan gargaar ka heli karin kawnsalka xaafaddaada haddii aad ka baxdo guri aad lacagtiisa awoodi karto.

Isuxireyaal caawin leh

Foomka Rents I:

<https://www.gov.uk/guidance/apply-for-a-market-rent-determination>

Waxaad fahmi kartaa waxa aad awoodi karto marka aad isticmaasho agabka miisaaniyadda (budgeting tool) ee Latalinta Muwaadiniinta (Citizens Advice):

<https://www.citizensadvice.org.uk/debt-and-money/budgeting/budgeting/work-out-your-budget/>

Kawnsalka xaafaddaada ka hel halkan:

<https://www.gov.uk/find-local-council>

Hubi haddii aad gargaar heli karto si aad u bixiso kiradaada:

<https://www.citizensadvice.org.uk/housing/renting-privately/private-renting/get-help-with-renting-costs/>