

Ngaahi Totonu ‘a e kau Nofo totongi:

Fakatokanga ‘aho ‘e 3 ke Totongi ‘a e Nofoto pe koe Mavahe ki Tu’a (aka “Hiki”)

# ‘Oku feinga ho’o landlord ke tuli koe tu’unga ‘i he ‘ikai ke totongi ho’o nofo?

‘Oku fakangofua he’e State ke tuli ha tokotaha nofo totongi ‘oku ‘ikai totongi ‘ene nofo ‘aki hono ‘oatu ha “tohi fakatokanga” ‘i he ‘aho ‘e 3 ke totongi ‘a e nofo pe ko e mavahe ki tu’a (pe “hiki”). (CA Code of Civil Procedure §1161 2.) ‘Oku ‘iai ‘a e ‘aho ‘e tolu ‘a e tokotaha nofo totongi ke totongi ‘ene nofo ‘o ‘ikai lau kiai ‘a e gaahi ‘aho maloloo pe ko e faka’osinga ‘o e uike.

## Ko e Tohi Fakatokanga ‘Aho ‘e Tolu ke Totongi ‘a e Nofo pe ko e Mavahe kitu’a kuopau ke kau ai ‘eni:

* Ko e mahu’inga totonu ‘oku kuo pau ke totongi ‘i he taimi na’e fakahoko atu ai; ‘e ‘ikai ke toe lahi hake ‘a e mahu’inga ‘i he me’a ‘oku totonu keke totongi.
* Ko e feitu’u keke ‘alu ‘o totongi ai ho’o nofo, ko e ‘alu ha taha ‘o ‘ave pe li ‘i he meili pe fakahu ki he account (Tokanga ange – mahalo ‘e kehe ‘a e feitu’u mei he feitu’u anga maheni ‘oku fa’a totongi kiai ho’o nofo);
* Taimi ke totongi ai – Ko e ngaahi ‘aho moe taimi ke ‘ave ai ‘a e totongi kapau ‘oku ‘alu hangatonu pe ‘a e tokotaha koia.
* Fika telefoni mo e hingoa ‘o e tokotaha ke fetu’utaki kiai ki hano talanoa’i ‘o e totongi ‘oku fai.

## Ko e ha ho’o ngaahi fili, kapau ‘e ‘oatu ha tohi fakatokanga ‘i ha ‘aho ‘e tolu ke totongi ho’o nofo pea ka ‘ikai pea teke mavahe leva?

* Kapau ‘oku ‘iai ha pa’anga ‘oku ke mo’ua ke totongi, hanga ‘o totongi ‘o e nofo ‘i loto ‘i he ‘aho ‘e 3 ‘aia ‘oku fakamahino atu he’e fakatokanga;
* Kapau ‘oku ‘ikai ha pa’anga ‘oku ke mo’ua kiai, fekumi ki he ‘emau ngaahi tokoni fekau’aki mo e totongi ‘o e nofo mei he ‘emau ngaahi kautaha tokoni ki he nofo totongi mei he ngaahi kautaha fakalotofonua**;**
* Kapau ‘oke ma’u ‘a e pa’anga ‘oku fiema’u mai he’e landlord, ‘oku ‘ikai keke tui ‘oku ke mo’ua ‘aki ‘a e lahi ‘o e pa’anga ‘oku ‘eke he’e landlord, teke lava pe ‘o totongi ‘i he **“malumalu ‘o e fakafepaki,”** pea ke toki feinga leva keke ngaue’i he’ene ‘osi;
* Kapau ‘oku ‘ikai teke fiemalie ki he lahi ‘o e pa’anga ‘oku ‘eke’i pea tatau aipe pe ‘oku ‘ikai keke ma’u ‘a e mahu’inga koia pe ‘ikai teke fie totongi “malumalu ‘o e fakafepaki” ‘ave ha tohi pe email ki ho’o landlord ‘o fakakikihi’i ‘a e lahi ‘o e pa’anga ‘oku fiema’u keke totongi;
* ‘Oku *‘ikai* *temau* poupou’i keke puketu’u ‘a e pa’anga totongi ‘o e nofo kapau ‘oku ke ma’u iako ha *fa’ahing ‘uhinga,* ‘oku ‘iai pe ngaahi founga kehekehe kemo alea’i ai mo e landlord ‘aia he’ikai teke a’u ai ki ha tu’unga fakatu’utamaki ko e tuli.

## Ko e ha ‘a e ngaahi founga ‘oku fa’a fehalaaki ai ‘a e ma’u ‘a e Landlord ki he lahi e totongi ho’o nofo?

Ko e lahi ‘o e totongi ho’o nofo ‘oku fiema’u keke totongi, mo e taimi ke totongi ai, ‘oku fa’a makatu’unga pe mei he aleapau ‘o e totongi, nofo, pe ‘i he tohi alea ngutu ‘i he vaha’a ‘o e landlord pea mo koe. Lau ho’o aleapau mo e landlord kapau ‘oku ‘iai ha’o ngaahi fehu’i, ko e tohi fakatokanga ki he ‘aho ‘e tolu tene tukupau atu ha mahu’inga totonu ‘aia he’ikai tene poupou’i ‘a e tuli. Ko e ni’ihi ‘o e ngaahi fehalaaki ‘a e landlord ‘oku fa’a hoko ‘i he fiema’u ‘o e totongi nofo kau ai:

* ‘Oku ‘ikai ha lekooti lelei ia ‘a e Landlord kiate koe ‘i he ni’ihi ho’o ngaahi totongi nofo kuo fai;
* ‘Oku ‘oatu he’e Landlord ha hiki ‘o e totongi nofo ta’e fakalao pea ‘oku ‘ikai ha’ane totonu kene tanaki ‘a e kotoa ‘o e mahu’inga ‘oku ne kouna koe kiai. Hange ko’eni, ko e kau nofo totongi ‘oku malu’i ia he’e *Tenant Protection Act* ‘aia ‘oku fakangatangata ‘a e lahi ‘o e hiki ‘e malava ke fakahoko he’e landlord ki he totongi nofo;
* ‘E malava ke fakakau atu he’e Landlord ‘a e fakalahi ki he totongi tomui, pe ha ngaahi totongi ta’e totonu, ‘i he tohi fakatokanga ‘i he ‘aho ‘e 3.
* ‘Oku ‘ikai fa’a fakahoko totonu he’e Landlord ‘a e ngaahi fakalelei’i ‘o e ngaahi maumau ‘i he tu’unga fakatu’utamaki ‘i ho nofo’anga ‘aia ‘e malava ke hoko ai hano fiema’u ke holoki hifo ‘a e lahi ‘o e totongi ho’o nofo kae ‘oua kuo fakahoko ‘a e fakalelei’i.

## Ko e ha ‘a e founga kuopau ke fai’aki he’e landlord ‘a hono ‘ave ‘o e tohi fakatokanga ki he ‘aho ‘e tolu?

‘Oku fakamafai’i he’e lao ‘a e landlord kene fakahoko ‘a e tohi fakatokanga ‘i he founga ko’eni:

1. ‘Ave hangatonu ‘e ha tokotaha ki he tokotaha nofo totongi; pe
2. ‘Alu ha tokotaha kehe ‘o ‘ave ha tatau ki he nofo’anga ‘o e tokotaha nofo totongi, pe fakapipiki ‘i he matapa pea to e li ha tatau ‘i he meili.

Fakatokanga’i ange ‘e tukunoa’i pe he’e Fakamaau ia ‘a e ngaahi palopalema fakatekinikale ‘i he founga hono ‘ave ‘o e fakatokanga, kehe pe ke ma’u he’e tokotaha nofo totongi ‘a e fakatokanga. Ko e to nounou ‘i he fakahoko fatongia ‘oku ‘ikai lava ke fai ha tuli.

## ‘E fefe kapau ‘e tali he’e landlord ‘eku totongi nofo ka kuo ‘osi ‘a e ‘aho ‘e tolu?

Kapau ‘e tali he’e landlord ho’o totongi nofo hili ‘a e ‘aho ‘o e fakatokanga, ‘e malava heni ke to’o pe fakata’e’aonga’i ‘a e fakatokanga, ‘e fiema’u leva ha tohi fakatokanga fo’ou ki he ‘aho ‘e tolu moha mahu’inga fo’ou.

## Ko e ha a e me’a ‘e hoko kapau he’ikai teu totongi ‘a e nofo ‘i loto ‘i he ‘aho ‘e tolu?

He’ikai lava ke fakamalohi’i koe ‘e ha landlord keke hiki ta’e ‘iai ha tohi tu’utu’uni mei he fakamaau’anga. ‘E kamata leva ke fai he’e landlord ‘a e “(puke fakamalohi ta’e fakalao)” he’ikai ke fakamalohi’i koe keke mavahe kae ‘oua ke ma’u mai ha tohi taki mei fakamaau’anga. ‘E fa’a kamata he’e landlord ha faka’ilo ki he fakamaau’anga ha “Fakamalohi’i Ta’efakalao” (tuli) kapau he’ikai teke totongi ‘a e nofo ‘a ia ‘oku fiema’u atu. Ka hili pe ho’o ma’u ‘a e pepa mei he fakamaau’anga telefoni leva ki he **Launga moe Faka’ilo-Fakamalohi Ta’e fakalao** kuo pau keke tali kiai ‘i loto ‘i he **‘aho ‘e nima (5) ‘oe ngaahi ‘aho ‘o e hopo** ‘akiha’o fai ha tohi ‘o tali ki he fakamaau’anga (‘oku fa’a ui ko e “Tali”). ‘Oku ke toe lava foki ‘o kole ke to’o ‘a e ngaahi totongi ‘a e fakamaau’anga kapau ‘oku ‘ikai teke malava keke totongi ‘a e mahu’inga ki hono fakahu atu ho’o kole. (lootonga ni ‘oku $225). Kapau teke fakahu atu kei taimi ho’o tali ki he fakamaau’anga, ‘e ‘ai leva ho ‘aho ki he hopo hili ‘a e uike ‘e tolu ‘o ‘ikai vave ange ai, pea ‘iai mo ha faingamalie ke fai ha fealea’aki ki ha felotoi pe ko e o ki he fakamaau.

Kapau he’ikai teke fakahu atu ha’o tali ‘i loto ‘i he ‘aho ‘e nima mei he taimi na’e tufa atu, ‘e fakamaau’i leva ko e ‘oku ke halaia, ‘a ia ko hono ‘uhinga ‘oku ke halaia ‘o ‘ikai hao faingamalie keke fai ha fakamatala ma’au ‘i he fakamaau’anga. Kapau teke halaia ‘i he me’a ni ko ho fo’ui pe hili ‘a e hopo pe ko ha felotoi kuo ke maumau’i ‘a e aleapau, ‘e fokotu’u leva he’e Sheriff ‘i he matapa ‘a e **Fakatokanga ke Mavahe** ‘a ia ‘e ‘oatu ha uike ‘e taha keke mavahe ai kitu’a. Kapau he’ikai teke mavahe ‘i he ‘aho kuo tu’utu’uni atu, ‘e ‘alu atu leva ‘a e Sheriff ‘o *taki koe kitu’a* mei ho nofo’anga pea ‘e fetongi leva ‘a e ngaahi loka. Teke toki fealea’aki koe mo e landlord ki ha taimi keke toki ‘ave ‘a e toenga ho’o ngaahi naunau ‘oku ‘i ai.

# KI HA FIEMA’U TOKONI KI HA FAKAMALOHI TA’E FAKALAO, TELEFONI KI HE LEGAL AID’S HOUSING INTAKE LINE

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A person holding a bottle

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Ko e lava lelei 'a e ngaue ki hono liliu tu'unga 'i he fengaue'aki mo e Community Legal Services 'i East Palo Alto

