

**Lub Tsev Tu Plaub-ntug Loj Superior Court
hauv xeev California, Lub Nroog Sacramento**

**Carol Miller Justice Center
Unlawful Detainer Court**
301 Bicentennial Circle, Room 300
Sacramento, CA 95826

Public Line: (916) 875-7746

Yog xav paub ntau koj mus tshawb nyeem ntau nyob rau hauv:

Sacramento Superior Court: www.saccourt.com

Department of Consumer Affairs: www.dca.ca.gov

Judicial Council's Self-Help Center: www.courtinfo.gov

Lub tsev Tu Plaub-ntug Loj Superior Court hauv xeev California, lub nroog Sacramento muaj lus ua tsaug rau lub tsev Judicial Council hauv xeev California uas tau muab kev txhawb pab thiab thov ua tsaug ntau tshaj plaws rau tus Commissioner Esther Castellanos uas tau sau tsab ntawv no tawm los.



Lub Tsev Tu Plaub-ntug Loj Superior
Court hauv xeev California, Lub Nroog
Sacramento



**LUB TSEV TU-PLAUB NTUG HAIS
TXOG KEV SIB FOOB NTAWM COV
TSWV-TSEV THIAB COV NEEG XAUJ-
TSEV (Unlawful Detainer Court):
NWS TXOJKEV KHIIV HAUJLWM**

Rev. 03/04/03

Cov plaub ntug hais txog teebmeem ntawm cov tswv-tsev thiab cov neeg xauj-tsev (“unlawful detainer”) feem ntau yog hais txog cov kev sib ntiab tawm mus ntawm vj-tse (“eviction”). Tus tswv tsev (landlord) yuavtsum tau txais ntawv tom tsev tu-plaub tuaj, nws thiaj muaj cai mus ntiab tus neeg xauj tsev tawm tau hauv nws lub tsev mus. Tus tswv tsev muaj cai mus thov kom tus neeg xauj tsev tawm mus tabsis tus tswv tsev tsis muaj cai ciali mus muab lub ntsuas phoo xauv qhov rooj pauv tshiab.



LUS CIM:

9A. Yog tias kuv yog tus neeg xauj-tsev nyob...

Yog tias kuv hais swb, nws yuav muaj dabtsis tshwm sim rau kuv?

Yog koj hais swb, tus tswv-tsev muajcai mus thov kom lub tsev tu-plaub ua daim ntawv khoom koj them cov nyiaj ntiav tsev, them tus nqi ntiav neeg hais-plaub (*attorney*) thiab tus nqi siv hauv tsev tu-plaub. Tus tswv-tsev muajcai hais kom cov tub ceev-xwm tuaj ncab koj tawm hauv lub tsev. Yog koj tsis nkagsiab zoo txog tsev tu-plaub daim ntawv, koj yuavtsum maj mus thov kev pab ntawm cov neeg paub txog txojcai.

Yog tias kuv hais swb, kuv yuavtsum tshais tawm mus sai npaum lcas tomqab ntawm hnuv hais plaub tag?

Tus tub ceev-xwm yuav ceebtom qhia rau koj (yuav nqa tsab ntawv tuaj rau koj losyog xa tuaj rau ntawm lub tsev koj nyob). Koj muaj tsib (5) hnuv tomqab ntawm hnuv txais tsab ntawv tag los tshais tawm.

9B. Yog tias kuv yog tus tswv-tsev, yuav muaj dabtsi tshwm sim rau kuv yog tias kuv hais swb?

Yog tias koj yog tus tswv-tsev thiab koj hais swb, tus neeg xauj-tsev muajcai nyob twjywm rau hauv koj lub tsev. Tejzaum nws tseem muajcai mus thov kom lub tsev tu-plaub tawm daim ntawv pomzoo kom koj them tagrho cov nqi ntiav kws hais-plaub thiab nqi siv hauv lub tsev tu-plaub. Yog koj tsis nkag siab txog tsev tu-plaub txojkev phua-txim losyog koj txojcai, koj yuavtsum maj mus ntsib cov neeg paub txog tus kevcai.

Nws muaj tsib them kev uantej yuav ntiab tus neeg tawm:

1. Tus tswv-tsev yuavtsum sau **daim ntawv ceebtom (*written notice*)** rau tus neeg xauj-tsev paub tias xav kom nws tshais tawm mus losyog kom nws xaiv saib yuav them tus nqi xauj-tsev los yuav tshais tawm mus.
2. Yog tias tus neeg xauj-tsev tseem tsis ua raws ib yam li ces thaum ntawd, **tus tswv-tsev mam koj nws mus foob**. Txojkev foob no hu ua "*Unlawful Detainer*." Tus tswv-tsev mam ua daimntawv "*Complaint*" mus foob rau tom tsev tu-plaub, uas yog sau cov ntsiab lus uas tim lcas thiab muab tus neeg xauj-tsev ntiab tawm.
3. **Tus neeg xauj-tsev ua tsab ntawv Teb** rooj plaub. Tsab ntawv no hu ua "*An Answer*." Nws yog ib daim ntawv tsocai rau tus neeg xauj-tsev tuaj piav txog cov ntsiab lus ntawm nws yuavtsum tsis txhob raug ntiab tawm. Nws yuavtsum xa tsab ntawv Teb (*Answer*) no mus rau lub tsev tu-plaub.
4. Thaum txog sibhawm **hais-plaub (*trial*)**, tus kws txiav-txim losyog pab neeg caw tuaj phua lub txim (*jury*) yuav yog cov los txiav-txim.
5. **Yog tus neeg xauj-tsev hais swb, nws yuavtsum tawm hauv lub tsev mus**. Yog nws tsis zoosiab tawm mus, tub ceev-xwm mam tuaj ncab nws tawm hauv lub tsev mus.

Txojkev hais plaub txog kev sib foob ntawm cov tswv-tsev thiab cov neeg xauj-tsev "*Unlawful Detainer*" yog ib txoj hais tiav sai heev thiab tsis muaj lub caij ntau rau tus neeg xauj-tsev tau los teb li.

**TXOJKEV MAJ-CEEV MUS NTSIB COV KWS LIJ-CHOJ
YOG IB TXOJ UAS TSEEMCEEV HEEV.**

1. Kuv puas yuavtsum tau ib tug kws lij-choj?

Nws yuav pab tau koj ntau, yog koj muaj tus kws lij-choj vim tias cov kevcai hais plaub cov heev thiab txojkev hais plaub los nyuab heev.



2. Yuav ua lidas yog kuv tsis muaj nyiaj ntiav tus kws lij-choj?

Lub tsev tu-plaub yuav tsis npaj kws lij-choj (kws hais-plaub) rau koj. Yog koj tsis muaj nyiaj ntiav tus kws hais-plaub, koj yuav tau mus hais koj xwb losyog mus nug tus neeg ua haujlwm hauv lub tsev tu-plaub kom muab cov npe kws hais-plaub pheej yig rau koj.

3A. Yog tias kuv yog tus neeg xauj-tsev...

Kuv yuavtsum xub ua zaj twg uantej?

Yog koj tau raug foob vim koj tsis ua rawsli txojcai - Unlawful Detainer thiab koj xav kom lub tsev tu-plaub pab txiav-txim saib koj puas tsim nyog raug ntiab ntawm mus, koj yuavtsum mus ua daim ntawv Teb xa mus **tsis pub dhau tsib (5) hnuv** tomqab ntawm koj "tau txais" tsab ntawv foob-the Complaint.

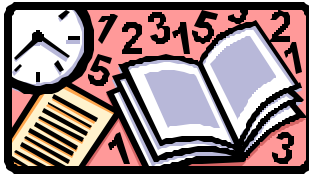
8. Yuav muaj dabtsi tshwm siv rau hnuv hais plaub (*the trial*)?

- Tus neeg khiav haujlwm –clerk- yuav hu npe los xyuas saib cov neeg tuaj hais plaub puas tuaj tau txog.
- Tus neeg khiav haujlwm yuav thov kom ob tog:
 - Tsa-te saum ntuj (*take an oath*).
 - Muab cov ntaub-ntawv sib pauv saib puas yuav muaj kev haumxeeb.
 - Sib tham saib puas yuav muaj kev haumxeeb.
- Tog neeg xa lus tuaj foob yuav xub hais uantej. Yog lino, tus tswv-tsev yuav xub tau hu cov neeg povthawj thiab muab cov ntaub-ntawv povthawj los qhia.
- Tus neeg xauj-tsev muajcai nug tau tus tswv-tsev cov neeg povthawj.
- Tomqab ntawd tag, tus neeg xauj-tsev yuav hu nws cov neeg povthawj.
- Tus tswv-tsev muajcai nug tau tus neeg xauj-tsev cov neeg povthawj.
- Tus kws txiav-txim mamli los phua lub txim.



6. Kuv yuav tsum npaj dabtsi rau hnuv mus hais plaub?

- **Npaj cov ntaub ntawv** povthawj, xwsli daim ntawv Coglus Xauj-tsev, cov tshv nyiaj uas raug khij tawm (*cancelled*), cov ntawv txais nyiaj, cov ntawv xa nyiaj, cov duab, ntaub-ntawv ceebtoom losyog ntawv sau tawm mus.
- **Muab cov ntawv luam** tagrho txhua daim xa mus rau tus kws txiav-txim thiab tus tswv-tsev. Koj yuavtsum khaws daim zoo cia thiab luam yam tsawg ob daim cia.
- **Sau txhua yam ib qais rau ib qais** cov ntsiab lus koj xav hais tseg.
- **Ceebtoom** qhia lub hnuv, lub caij thiab chaw nyob tsev tu-plaub rau koj cov neeg povthawj kom paub. Yog koj tus neeg povthawj tsis kam tuaj ua povthawj rau koj, koj yuav tau mus thov tsev tu-plaub daim ntawv khoo (*have witnesses subpoenaed*) nws kom tuaj.



7. Kuv yuav ua lics yog kuv tsis paub lus Askiv?

Lub tsev tu-plaub tsis npaj neeg txhais-lus rau koj. Koj yuav tau coj ib tug phoojywg losyog neeg txheeb-ze tuaj pab koj txhais-lus losyog koj yuav tau ntiav ib tug neeg txhais-lus. Koj mus nqa daim npe-ntawv cov neeg txhais-lus tau nyob ntawm lub rooj txais qhua *public counter* ntawm chav tsev Unlawful Detainer.

Kuv yuav mus ua tsab ntawv Teb (Answer) nyob qhov twg?

Koj mus ua tsab ntawv no nyob rau ntawm lub tsev *The Carol Miller Justice Center*, nyob 301 Bicentennial Circle, Sacramento, CA 95826. Tus neeg ua haujlwm *clerk* mamli muab daim ntawv rau koj sau thiab kos npe. Koj yuavtsum them tus nqi ntawv tag uantej lawv yuav txais koj tsab ntawv Teb (Answer) no xa mus.

TSIS TXHOB UA SIAB QEEB

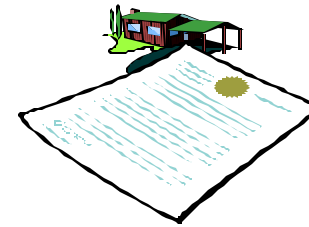
Yuav muaj teebmeem dabtsi yog kuv tsis ua tsab ntawv Teb xa mus?

Yog koj tsis ua tsab ntawv teb xa mus rau lub caij tsib (5) hnuv uas teem tseg, koj yuav tsis muajcai tuaj hais koj cov lus. Lawv yuav ciali txiav-txim rawsli tias koj tsis tuaj hnuv ntawd kiag.



3B. Yog tias kuv yog tus tswv-tsev, kuv yuavtsum xub ua zaj twg uantej?

- Yog tias koj yog tus tswv-tsev es koj xavkom koj tus neeg xauj-tsev tawm mus, koj yuavtsum tau ua rawsli cov cai ntaub-ntawv qhia paub (*notice requirements*).
- Yog tus neeg xauj-tsev tsis kam tshais tawm mus losyog tsis ua rawsli koj daim ntawv ceebtoom rau nws, koj mamli mus foob ntiab nws tawm (*file an Unlawful Detainer*).
- Koj yuavtsum tau sau cov ntsiab lus uas koj xav kom nws tshais tawm rau hauv tsab ntawv foob koj xa tuaj tom tsev tu-plaub.
- Koj yuavtsum them tus nqi ua ntawv, uantej koj tsab ntawv foob yuav raug xa tawm mus.



4. Kuv yuav ua licas yog kuv them tsis tau tus nqi foob no?

Neb ob tog, txawm yuav yog tus tswv-tsev losyog tus neeg xauj-tsev muajcai mus ua daim ntawv "thov them tus nqi foob (*Fee waiver*)" thiab thov kom tsis them tus nqi ua cov ntawv xa mus foob losyog ntawv Teb rovqab.

5. Tshuav dabtsi ntawm kuv yuav ua ntxiv thiab?

Tomqab ntawm tus neeg xauj-tsev tuaj ua tsab ntawv Teb tag, tus tswv-tsev yuavtsum mus teem hnuv tuaj hais plaub kom tsis pub dhau nees-nkaum (20) hnuv tomqab. Koj yuav tau txais tsab ntawv teem lub hnuv tuaj hais plaub hauv cov ntawv xa tuaj.

