Assyrian - Topic 9
Ending a lease and bond claims

ܐܬܘܪܝܐ - ܡܕܪܬܐ ܕ 9
ܫܘܠܡܐ ܕܐܝܕ ܠܒܫ ܘܡܠܟܘܬܐ ܕܡܦܪܩܐ ܦܠܚܒ ܡܫܟܢܐ ܡܢ ܙܘܙܐ ܕܡܫܟܢܬܐ ܕܐܓܪܐ ܕܒܝܬܘܬܐ

ܐܝܡܢ ܕܐܢܬ ܒܥܐ ܦܢܝܐ ܐܝܠܗ ܕܒܝܬܐ ܒܐܓܪܐ (ܒܟܝܪܐ)، ܐܓܘܪܐ ܡܘܠܘܕܐ ܐܝܠܗ ܕܓܡܪܝ ܕܙܒܢܐ ܚܕ ܐܢܬ ܠܒܫ ܗܘ ܩܘܝܡܐ ܕ 6 ܝܪ̈ܚܐ ܐܘ 12 ܝܪ̈ܚܐ.

ܒܝ ܡܫܟܠܘܬܘܢ ܕܦܠܛܝܬܘܢ ܡܢܗ ܒܝܬܐ ܐܝܡܢ ܕܠܒܫ ܦܪܩܐ ܐܝܠܗ، ܐܓܪܐ ܕܡܥܝܢܝܬܘܢ ܠܐ ܡܫܟܠܘܬܘܢ، ܗܘ ܡܪܝܐ ܐܘ ܗܘ ܡܕܪܐ ܕܡܘܠܟܢܐ ܒܟܬܝܒܬܐ ܠܐ ܒܨܘܪܐ ܡܢ 14 ܝܘܡ̈ܢܐ ܡܢ ܩܕܡ ܕܦܠܛܝܬܘܢ ܡܢܗ ܒܝܬܐ.

ܐܢܫܘܬܐ ܐܝܠܗ ܕܡܗܘܢܐ ܡܢܝܢܐ ܠܗܘܢ ܦܫܘܛܐ ܐܝܡܢ ܕܒܥܝܐ ܗܘܝ ܕܦܠܛܝܬܘܢ ܡܢܗ ܒܝܬܐ.

ܫܡܝܫܘܢ ܣܒܪܐ ܐܢܫܘܬܐ ܕܡܗܘܢܐ ܗܘ ܓܘܪܘܬܘܢ، ܘܡܗܘܢܝ ܠܗ ܦܫܘܛܐ ܐܝܡܢ ܕܡܗܘܢܐ ܦܫܝܛܗ ܡܣܘܪܐ ܐܘ ܡܘܡܝܢܐ ܠܐܝܕܝܗܝ.

## ܡܘܕܝ ܒܝ ܒܥܐ ܗܘܝ ܕܦܠܛܝܬܘܢ ܩܕܡܐ ܡܢ ܒܝܬܐ ܒܐܓܪܐ؟

ܡܢ ܒܬܪ ܕܠܒܫ ܦܪܩܐ ܐܝܠܗ، ܗܘܐ ܗܘܝ ܕܐܓܪܝܬܘܢ ܕܙܒܢܐ ܚܕ ܚܕ ܠܒܫ ܚܕܬܐ ܒܝ ܒܟܝܢܐ ܗܘܝ ܕܦܠܛܝܬܘܢ ܩܕܡܐ ܡܢ ܒܝܬܐ ܒܐܓܪܐ — ܐܝܢܐ ܠܝܬ ܐܝܠܗ ܐܢܫܘܬܐ ܕܡܓܒܝܬܘܢ، ܐܝܠܗ ܐܘ ܐܝܬ ܡܫܟܢ.

ܒܝ ܠܐ ܡܕܝܥܠܘܬܘܢ ܕܙܒܢܐ ܚܕ ܚܕ ܠܒܫ ܚܕܬܐ ܘܒܥܐ ܗܘܝ ܕܦܠܛܝܬܘܢ ܡܢܗ ܒܝܬܐ — ܐܓܪܐ ܕܡܥܝܢܝܬܘܢ ܠܐ ܡܫܟܠܘܬܘܢ، ܗܘ ܡܪܝܐ ܐܘ ܗܘ ܡܕܪܐ ܕܡܘܠܟܢܐ ܒܟܬܝܒܬܐ ܠܐ ܒܨܘܪܐ ܡܢ 21 ܝܘܡ̈ܢܐ ܡܢ ܩܕܡ ܕܦܠܛܝܬܘܢ ܡܢܗ ܒܝܬܐ.

ܐܓܪܐ ܕܦܪܥܝܬܘܢ ܠܗ ܐܓܪܐ ܕܒܝܬܐ ܥܕ ܕ 21 ܝܘܡ̈ܢܐ ܦܪܩܐ ܐܢܐ.

## ܡܘܕܝ ܒܝ ܦܠܛܝܬܘܢ ܡܢܗ ܒܝܬܐ ܡܢ ܩܕܡ ܕܠܒܫ ܦܪܩܐ ܐܝܠܗ؟

ܒܥܡܠܐ ܗܘܝ ܠܫܘܪܪܐ ܕܠܒܫܘܬܘܢ.

ܡܕܝܢܝܬܘܢ ܗܘ ܡܪܝܐ ܐܘ ܗܘ ܡܕܪܐ ܕܡܘܠܟܢܐ ܐܝܟ ܟܠܦܐ ܕܐܝܠܝܐ ܡܘܡܝܢ ܒܠܗ.

ܐܠܦܐ ܕܦܠܚܐ ܗܒܪܬܐ ܡܥܘܢܝܬܘܢ، ܕܐܝܬ ܒܥܝܐ ܗܘܝ ܡܢ ܦܪܥܬܐ ܕܐܓܪܐ ܕܒܝܬܐ ܥܕ ܕܡܪܝܐ ܐܘ ܡܕܪܐ ܕܡܘܠܟܢܐ ܡܘܡܟܢܐ ܐܝܠܗ ܚܕ ܐܓܘܪܐ ܚܕܬܐ.

ܐܦ ܙܐ ܐܠܦܐ ܕܦܪܥܝܬܘܢ ܠܗܘܢ ܡܦܪܩܐ ܘܕܝܢܐ ܕܡܫܟܢܬܐ ܕܐܝܕ ܐܓܘܪܐ ܚܕܬܐ — ܗܘ ܟܘܠܗ ܐܓܪܐ ܕܒܝܬܐ، ܒܢܝܢܐ ܘܦܘܪܥܢܐ ܕܡܕܥܢܘܬܐ ܕܒܝܬܐ ܒܐܓܪܐ ܣܒܪܐ ܐܝܟ ܐܚܪܬܐ.

ܐܝܢܐ ܒܝ ܠܒܫܘܬܘܢ ܒܥܢܝܐ ܐܝܠܗ ܚܕ ‘break fee’ (ܟܠܦܘܬܐ ܕܦܘܪܥܢܐ ܕܡܫܟܢܬܐ ܕܠܒܫ)، ܒܐܝܢܘܬܐ ܥܡ ܦܪܥܝܬܘܢ، ܠܐ ܐܢܐ ܟܠܦܘܬܐ ܒܢܘܦܐ ܕܡܦܪܩܐ ܘܕܝܢܐ.

ܐܓܪܐ ܕܡܕܪܐ ܕܡܘܠܟܢܐ ܐܓܪܐ ܕܡܟܠܝܣ ܚܕ ܐܓܘܪܐ ܚܕܬܐ ܐܝܟ ܟܠܦܐ ܕܐܝܠܝܐ ܡܘܡܝܢ ܒܠܗ.

ܚܕܟܡܐ ܐܢܫܐ ܩܝܡܐ ܗܘܝ ܕܦܪܥܝܬܘܢ ܠܗ ܠܒܫܘܬܘܢ، ܡܩܕܡ ܕܝܬܒܝܗ ܦܪܩܐ ܐܝܠܗ ܕܐܝܟ ܦܪܥܬܐ ܕܡܦܪܩܐ ܘܕܝܢܐ.

ܗܘ ܦܘܫܩܐ:

- ܒܝ ܒܥܡܠܐ ܗܘܝ ܕܡܫܬܝܐ ܗܘܝ ܠܗ ܚܕ ܒܝܬܐ ܕܡܘܕܪܢܐ ܬܘܠܦܢܐ ܕܘܟܡܐ
- ܒܝ ܡܬܥܘܝܐ ܗܘܝ ܠܗ ܒܝܬܐ ܕܡܫܡܫܬܐ ܕܣܒܐ ܠܡܒܝܪܐ ܒܥܝܢܐ
- ܒܝ ܐܝܬܠܘܬܘܢ ܚܕ Apprehended Violence Order (AVO) (ܦܘܩܕܢܐ ܕܡܟܠܝܬܐ ܕܥܘܠܐ ܒܬܘܠܢܝܐ) ܕܡܣܘܒܠ ܕܐܝܕ ܦܪܘܩܐ ܕܥܡܐ ܫܪܝܐ ܠܗ ܒܝܬܐ
- ܒܝ ܡܕܪܐ ܕܡܘܠܟܢܐ ܒܥܝܐ ܕܡܙܒܢܝܗ ܒܝܬܐ ܘܠܐ ܗܘܐ ܡܘܕܥܢܘܬܘܢ ܐܝܡܢ ܕܡܥܒܕܠܘܬܘܢ ܕܙܒܢܐ ܚܕ ܠܒܫ.

ܚܕ ܠܒܫ ܩܝܢܐ ܕܦܠܚ ܣܒܝܠܐ ܒܟܠ ܥܕܢܐ ܕܗܘܢܐ ܒܝ ܦܕܘܡܐ ܡܕܪܐ ܕܡܘܠܟܢܐ ܘܐܓܘܪܐ ܡܘܠܘܕܐ ܐܢܐ.

## ܕܐܒ ܙܘܙܐ ܕܚܘܒܐ ܥܡ ܦܠܚܒ ܡܘܕܝܥܐ ܩܐܠܘܬܘܢ؟

ܐܢܗܘܢ ܦܪܥܝܐ ܗܘܝ ܙܘܙܐ ܕܚܘܒܐ ܒܟܠܦܘܬܐ ܕܐܓܪܐ ܒܠܗ ܚܕ ܐܓܪܐ ܕܒܝܬܐ ܗܘ 4 ܫܒܘܥܐ ܐܝܡܢ ܕܡܥܒܕܠܘܬܘܢ ܕܙܒܢܐ ܚܕ ܠܒܫ.

ܐܓܪܐ ܕܒܠܗ ܟܠܦܘܬܐ ܕܙܘܙܐ ܕܚܘܒܐ ܦܠܚܐ ܡܘܕܝܥܬܐ ܩܐܠܘܬܘܢ ܒܝ ܐܢܗܘܢ ܥܒܝܕܗ ܗܘܝ ܒܝܬܐ ܐܝܟ ܕܒܗܘܐ ܐܝܡܢ ܕܡܥܘܕܠܘܬܘܢ، ܐܝܟܘ — ܘܠܝܬ ܗܘܝ ܕܫܬܩܐ ܙܘܙܐ ܗܘ ܡܕܪܐ ܕܡܘܠܟܢܐ.

ܡܪܝܐ ܐܘ ܡܕܪܐ ܕܡܘܠܟܢܐ ܥܡ ܢܣܒܝܠܗ ܒܝܬܐ ܗܘ ܐܝܟܐ ܐܝܬ ܐܣܪܬܐ ܡܢ ܒܬܪ ܕܦܠܛܝܐ ܗܘܝ ܡܢܗ.

ܐܫܘܪܐ ܕܐܝܬܢܘܬܐ (condition report) ܥܡ ܦܠܚ ܡܘܦܩܢܐ ܠܣܘܢܝܐ ܒܝ ܐܝܬ ܣܘܪܕܐ ܐܘ ܒܝ ܚܕ ܡܥܕܒ ܗܒܫܐ ܐܝܠܗ ܕܦܠܚ ܡܘܡܝܢܐ.

ܐܓܘܪܐ ܠܝܬ ܐܢܐ ܙܡܒ ܗܘ ܣܘܪܕܐ ܕܝܬܐܢܐ ܐܝܠܗ ܡܢ ܡܦܠܚܢܘܬܐ ܝܘܡܢܝܬܐ، ܐܝܟ ܦܘܠܚܐ ܕܡܚܠܒܢܐ ܒܠܝܐ ܐܘ ܫܠܝܐ ܒܠܝܐ.

ܒܝ ܥܒܝܕܠܘܬܘܢ ܠܒܝܬܐ ܢܣܐܝܐ ܐܘ ܐܝܟ ܣܒܪܐ ܐܘܪܚ ܒܕܪܐ — ܐܠܦܐ ܕܒܠܝܘܬ ܘܙܘܙܝܗܘܢ ܕܚܘܒܐ ܠܐ ܦܠܚܒ ܡܘܕܝܥܐ.

ܒܠܘܒܘܢ ܡܢ ܡܪܝܐ ܐܘ ܡܕܪܐ ܕܡܘܠܟܢܐ ܕܡܠܒܠܗ ܦܘܪܡ ܕ Claim for refund of bond money ܘܐܢܗܘܢ ܒܐܝܬܘܬܘܢ، ܡܫܕܪܐ ܗܘܝ ܠܗ ܗܘ Fair Trading.

ܒܝ ܐܢܗܘܢ ܠܝܬ ܗܘܝ ܡܛܝܢܐ ܕܡܘܫܕܪܝܬܘܢ ܥܡ ܡܪܝܐ ܐܘ ܡܕܪܐ ܕܡܘܠܟܢܐ، ܒܠܘܒܘܢ ܡܥܕܪܢܘܬܐ ܡܢ Tenants Advice and Advocacy Services (TAAS) (ܬܠܡܝܕܐ ܕܡܠܟܐ ܘܕܡܥܕܪܢܘܬܐ ܕܐܓܘܪܐ).

ܐܘ ܩܝܢܐ ܗܘܝ ܕܡܠܟܝܬܘܢ ܗܘܝ ܡܢ Tribunal ܕܥܒܕ ܣܒܪܐ ܡܫܟܠܬܐ.

ܗܘ ܒܘܕ ܙܘܕܐ ܡܘܕܥܢܘܬܐ ܒܘܗ ܙܕܩܐ ܘܡܫܬܐܠܢܘܬܐ ܕܐܓܘܪܐ، ܡܫܝܕܘܢ ܠܒܘܩܐ ܕ Fair Trading ܚܕ ܒܚܒܐ ܕܐܝܢܛܪܢܝܛ www.fairtrading.nsw.gov.au ܐܘ ܡܩܪܝܬܘܢ ܚܕ ܛܠܝܦܘܢ ܡܢܝܢܐ 13 32 20.

ܒܝ ܣܢܝܩܐ ܗܘܝ ܠܚܕ ܡܬܪܓܡܢܐ، ܡܩܪܝܬܘܢ ܚܕ ܡܢܝܢܐ 13 14 50.