

"The best possible solution is to offer an extra security deposit that usually amounts to an extra half month's rent," says Lauren Leonardi, a Realtor with Keller Williams Gold Coast in Chicago. "This will protect the landlord if the dog or cat does any damage. Another option is to pay additional pet rent, which can be a win-win for both parties."

Renters who are eager to change move-in/move-out dates should communicate their desires early to a rental property owner, says Camp, who adds that "the sooner you even suspect the dates might not work, address them."

"Our policy with tenants who would like to break their leases and leave early is to offer them the opportunity to advertise and find a new tenant to replace them," Twombly says. "They can then tailor their move-out date with the new tenants directly."

Lastly, when it comes to avoiding an impending eviction, it's vital to learn the exact reason why, says Hedaya.

"The majority of the time, landlords only evict tenants when there is significant reason to do so, and eviction is generally the landlord's last resort," Hedaya says. "However, to delay this process, the renter should fix anything that is possible cause for the landlord leaning toward eviction. Another good course of action is to seek legal counsel, as an attorney would be able to provide assistance in determining the best alternative."

If you know the eviction is inevitable, you can try several stalling tactics, says Schorr.

"First, you can negotiate with the landlord for more time," he says. "Even when the tenant is facing a three-day notice, the landlord would much rather have an agreement from the tenant to move out on a certain date than risk going through the unlawful detainer process."

Alternatively, "the tenant can fight the unlawful detainer. This causes delay, as the landlord must then wait for the outcome from the court, which can take up to 20 days from the date the tenant files its answer," Schorr says.

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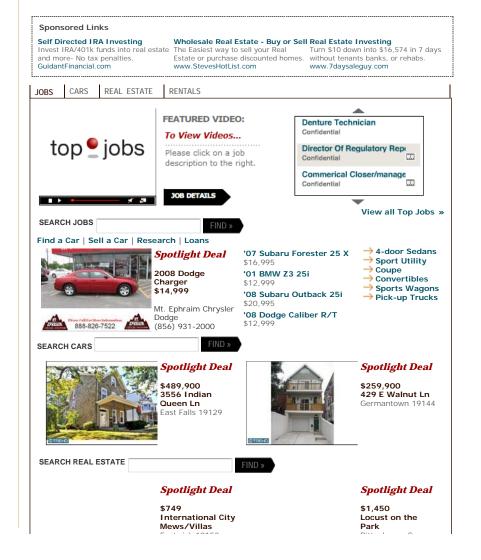
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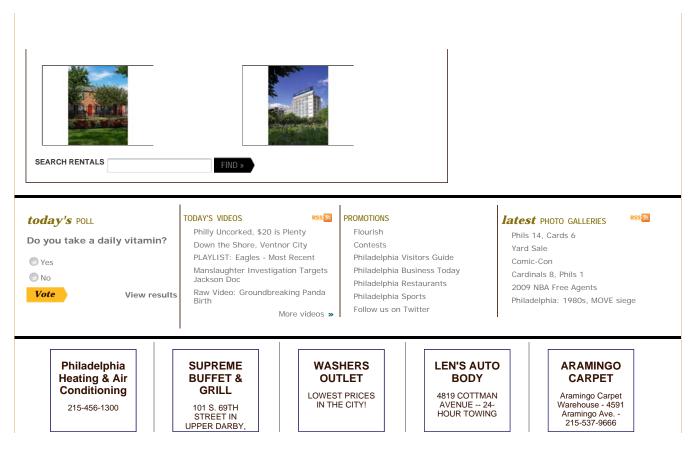
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