

On occasion you may be short of the money to pay your full rent on time. One way to deal with this is to discuss the problem with your landlord and try to get him/ her to accept a partial payment. Except in the unusual situation where your lease or rental agreement gives you the right to make a partial payments, the landlord is under no obligation to accept part of the rent on the due date along with your promise to catch up later.

Unfortunately, there is normally nothing to stop the landlord from accepting a partial rent payment on one day and serving you a three day notice to pay the rest or quit the next day. However, if you can get your landlord to specifically agree in writing that you can have a longer time to pay, the landlord is bound by that agreement.

Here is a sample agreement:

John Lewis, Landlord; and Betty Wong, Tenant, agree as follows:

1. That Betty Wong, has paid one-half of her \$500 rent for apartment #2 at 111 Billy street. Fair Oaks, CA on March 1, 2002, which is the date of the month that rent is due.
2. That John Lewis, agrees to accept all the remainder of the rent on or before March 25, 2001 and to hold off any legal proceeding to evict Betty Wong, until after that date.

Date

John Lewis, Landlord

Date

Betty Wong, Tenant