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**Residential Rent Stabilization
and Arbitration Board**

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EXECUTIVE DIRECTOR

March 11, 2014

Angela Calvillo
Clerk of the Board
Board of Supervisors, Room 244
1 Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Rent Board Annual Report on Eviction Notices

Dear Ms. Calvillo:

Pursuant to Section 37.6(j) of the Rent Ordinance, Chapter 37 of the San Francisco Administrative Code, the Rent Board is providing its annual report on the number of eviction notices filed with the Department. During the period from March 1, 2013 through February 28, 2014, a total of 1,977 eviction notices were filed with the Department. This figure includes 80 notices given due to failure to pay rent, which are not required to be filed with the Department. The number of notices filed with the Department this year represents a 13% increase from last year's total filings of 1,757. The largest increase was in demolish or remove from housing use eviction notices which increased from 43 to 128 notices. Ellis withdrawal of unit notices increased from 116 to 216 notices. Capital improvement eviction notices increased from 25 to 37 notices and owner/relative move-in eviction notices increased from 185 to 273 notices.

The list on the following page gives the total number of eviction notices filed with the Department, the stated reason for the eviction and the applicable Ordinance section.

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<u>Number</u>	<u>Reason</u>	<u>Ordinance Section</u>
80	non-payment of rent	37.9(a)(1)
84	habitual late payment of rent	37.9(a)(1)
607	breach of rental agreement	37.9(a)(2)
349	committing a nuisance	37.9(a)(3)
42	illegal use of rental unit	37.9(a)(4)
8	failure to renew agreement	37.9(a)(5)
9	failure to permit landlord access	37.9(a)(6)
17	unapproved sub-tenant	37.9(a)(7)
273	owner/relative move-in	37.9(a)(8)
13	condo conversion sale	37.9(a)(9)
128	demolish or remove from housing use	37.9(a)(10)
37	capital improvement work	37.9(a)(11)
6	substantial rehabilitation	37.9(a)(12)
216	Ellis (withdrawal of unit)	37.9(a)(13)
0	lead remediation	37.9(a)(14)
0	development agreement	37.9(a)(15)
0	good samaritan	37.9(a)(16)
49	roommate eviction	37.9(b)
67	other or no reason given	
1,977	Total Eviction Notices	

The increase or decrease since last year for each just cause (excluding categories for which the Department did not receive at least ten notices in both years) is as follows:

<u>Just Cause Reason</u>	<u>2012/13</u>	<u>2013/14</u>	<u>Percent Decrease/ Increase</u>
Demolish or remove from housing use	43	128	+298%
Ellis withdrawal of unit	116	216	+86%
Capital improvement	25	37	+48%
Owner/relative move-in	185	273	+48%
Habitual late payment	59	84	+42%
Breach of rental agreement	468	607	+30%
Roommate eviction	41	49	+20%
Unapproved sub-tenant	15	17	+13%
Nuisance	352	349	-1%
Illegal use of rental unit	44	42	-5%
Failure to permit landlord access	16	9	-44%

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During the period March 1, 2013 - February 28, 2014, tenants filed a total of 482 Reports of Alleged Wrongful Eviction with the Rent Board. Of the 482 total reports, 100 reports specifically objected to no-fault evictions, and 8 of these 100 reports involved children under the age of 18, with 7 reports relating to evictions occurring during the school term.

This eviction report can also be found on our web site under "Statistics", under the link entitled "Annual Eviction Report." A monthly breakdown of all eviction filings by category is also enclosed with this report. Please call me at 252.4650 should you have any questions concerning this report.

Very truly yours,



Delene Wolf
Executive Director
Rent Stabilization and
Arbitration Board

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**Residential Rent Stabilization and Arbitration Board
City & County Of San Francisco**

Annual Eviction Notice Report

3/1/2013 Through 2/28/2014

	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Jan</u>	<u>Feb</u>	<u>Total</u>
No-Pay	2	5	10	5	7	8	8	5	7	8	6	9	80
Late Pay	9	7	5	7	7	8	7	2	3	9	9	11	84
Breach	53	45	46	45	49	52	56	76	39	46	46	54	607
Nuisance	32	25	31	28	18	38	33	38	24	27	23	32	349
Illegal	3	3	7	4	3	4	0	2	4	2	4	6	42
Agreement.	1	2	0	4	0	1	0	0	0	0	0	0	8
Access	1	0	1	1	2	0	0	0	0	4	0	0	9
Sub	2	1	3	2	2	1	0	2	0	2	2	0	17
Own-Occ	18	35	30	29	41	20	21	22	9	16	10	22	273
Condo	0	1	0	3	0	1	1	4	1	1	0	1	13
Demol	8	8	7	7	4	6	7	70	2	3	3	3	128
CI	4	2	11	1	1	3	3	1	1	2	3	5	37
Rehab	3	3	0	0	0	0	0	0	0	0	0	0	6
W-Draw	7	16	26	5	18	19	22	22	14	46	1	20	216
Roommate	1	3	4	4	6	4	2	2	3	3	4	13	49
Lead	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	5	5	3	4	5	4	5	7	2	4	8	7	59
Development	0	0	0	0	0	0	0	0	0	0	0	0	0
Good Sam End	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	149	161	184	149	163	169	165	253	109	173	119	183	1977