



San Francisco Residential Rent Stabilization and Arbitration Board

Twenty Years of Rent Board Annual Reports on Eviction Notices

Data From The Annual Eviction Reports Issued
From 1997 To 2017

Introduction

Pursuant to Section 37.6(j) of the Rent Ordinance, Chapter 37 of the San Francisco Administrative Code, the Residential Rent Stabilization and Arbitration Board (Rent Board) is required to report annually on the number of eviction notices it receives. The Rent Board fulfills this requirement by issuing the Annual Report on Eviction Notices (the Annual Eviction Report). The data in this report was compiled from the last twenty Annual Eviction Reports. Each yearly report includes data from March through the end of February of the following year. Thus, the first report included in this analysis contains data on eviction notices from March 1997 through February 1998, and the last of 20 reports contains data from March of 2016 through February 2017. The graphs in the following pages are generally represented using two time periods, 20 years and 10 years.

This report was produced at the request of the Rent Board Commission to illuminate trends that each Rent Board Annual Report on Eviction Notices does not cover, as each report only includes data for the year in question and the year prior. This report and all twenty of the Annual Eviction Reports can be obtained on the Rent Board's web site at sfrb.org.

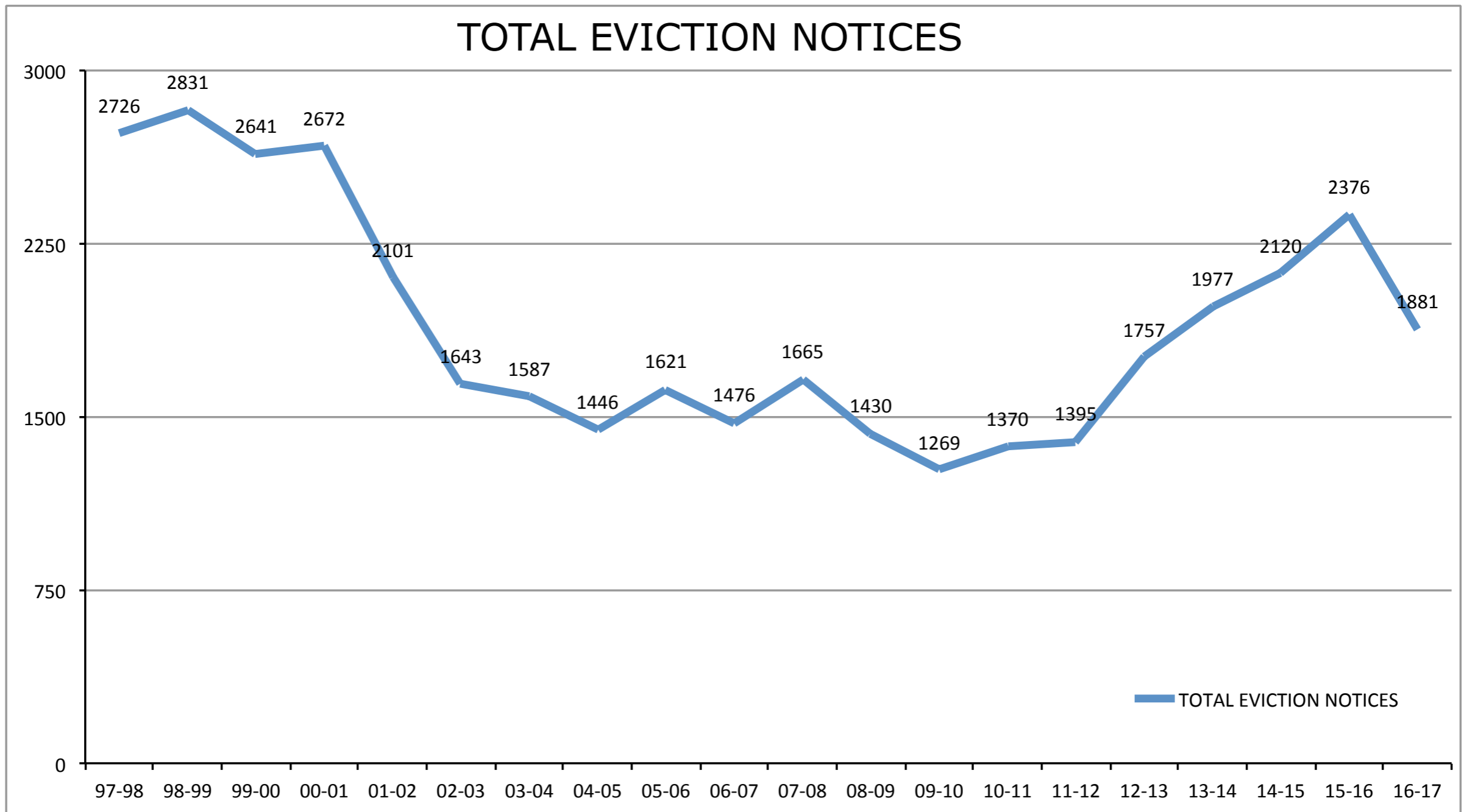
The San Francisco Rent Ordinance [SF Admin Code §37.9(c)] requires landlords to file a “copy of all notices to vacate except three-day notices to vacate or pay rent and a copy of any additional written documents informing the tenant of the grounds under which possession is sought shall be filed with the Board within 10 days following service of the notice to vacate.” The Rent Board reports on three-day non-payment of rent notices it receives, even though the filing of such notices is not legally required. Thus, the understanding is that most three-day non-payment of rent notices are not filed at the Rent Board.

The Ordinance provides 16 “just cause” reasons for which a tenant may be evicted, and one exception for landlords who reside in the same unit with their tenant. The filing of an eviction notice does not necessarily mean that an eviction actually took place. There are many possible outcomes after an eviction notice is served on a tenant, including but not limited to: that the issue was resolved and the tenant stayed in the unit; that the tenant moved out as a result of the notice; or that a formal eviction process was begun with the subsequent filing of an Unlawful Detainer lawsuit in Superior Court. It should be noted that the Rent Board has no data on how often tenants are displaced by landlords using any other method outside of employing the just causes defined in the Rent Ordinance or how often landlords do not file an eviction notice with the agency as required.

The San Francisco Rent Board is an agency of the City and County of San Francisco charged with regulating rents on covered units. The Rent Ordinance also defines the just causes for eviction. The agency regulates the rent on about 173,000 units, in addition to an unknown number of rental units that may be used residentially but lack permits for such use.

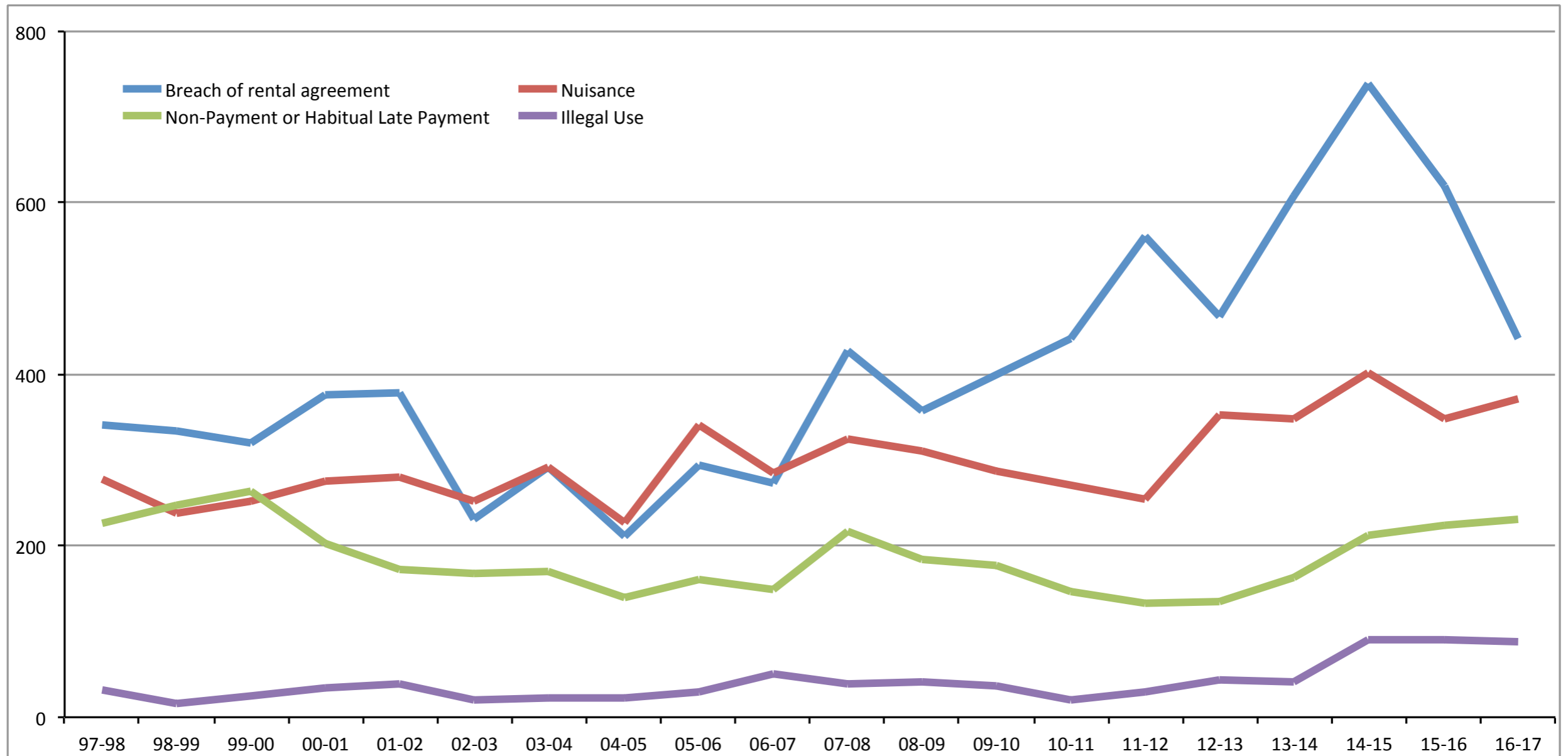
April 28, 2017

The Annual Eviction Report – Twenty Years



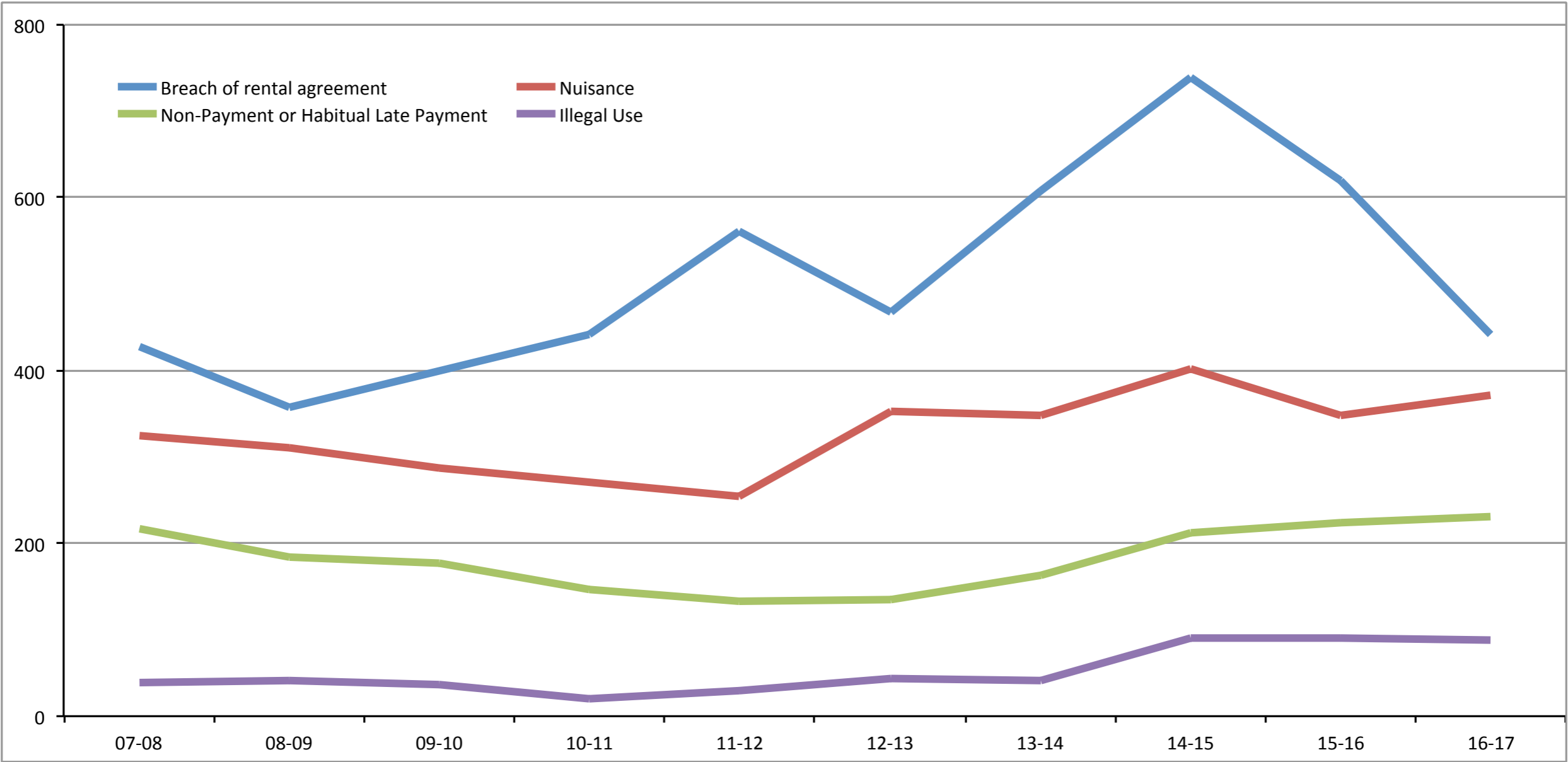
20 years of eviction notices filed with the department as reported in Rent Board Annual Report on Eviction Notices (the Annual Eviction Report). The notices here represent all notices received, including those that did not state a just cause. The Rent Board reports on three-day non-payment of rent notices it receives, even though the filing of such notices is not legally required.

20 years of notices for breach of rental agreement, nuisance, non-payment or habitual late payment of rent and illegal use



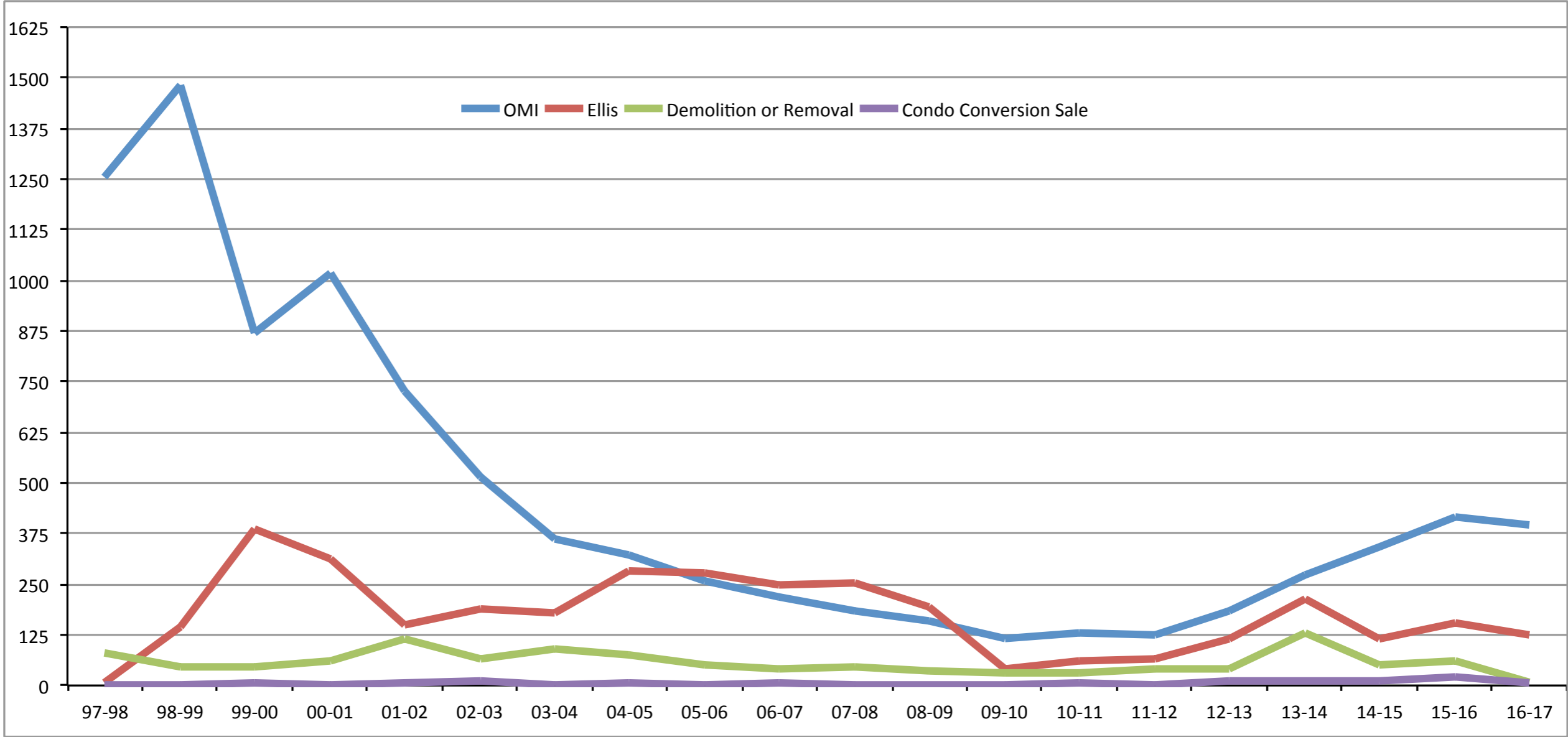
Eviction notices filed in the past twenty years for breach of rental agreement [37.9(a)(2)], Nuisance [37.9(a)(3)], non-payment or habitual late payment of rent [37.9(a)(1)], and illegal use [37.9(a)(4)].

10 years of eviction notices for breach of rental agreement, nuisance, non-payment or habitual late payment of rent and illegal use



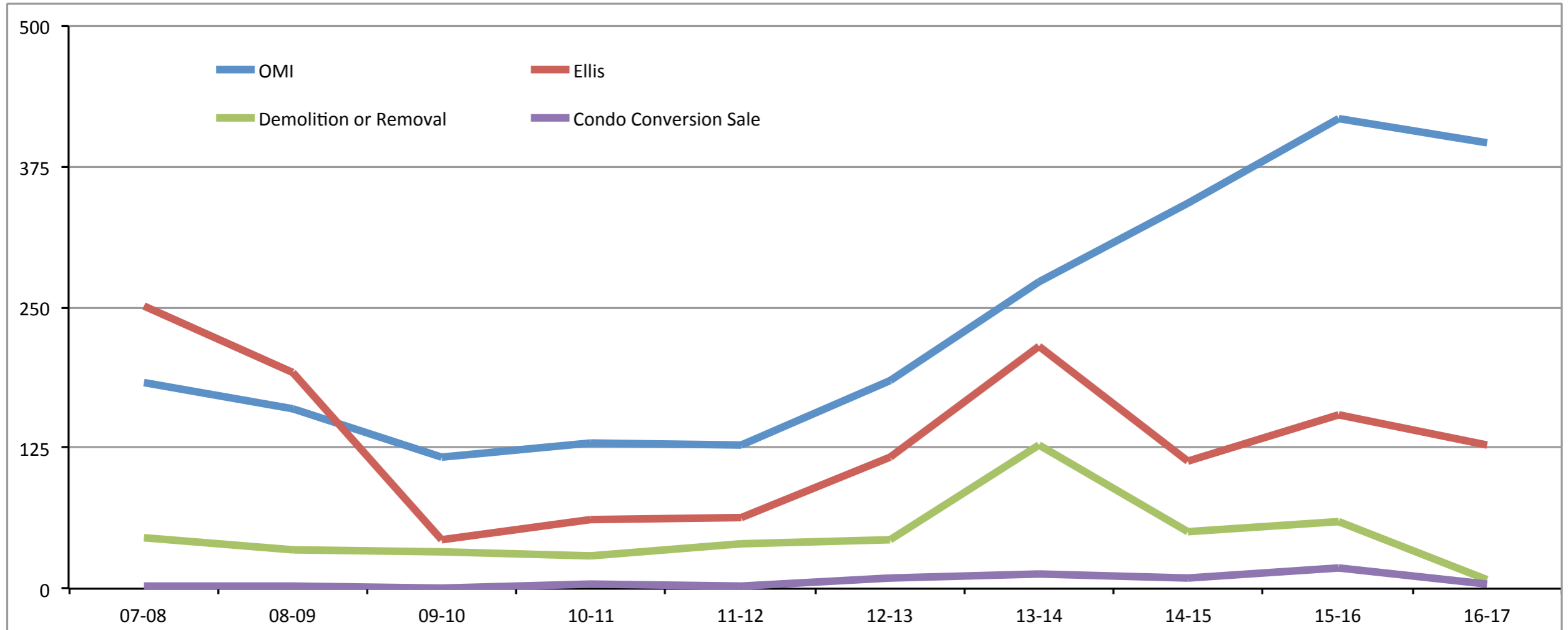
Eviction notices filed in the past ten years for breach of rental agreement [37.9(a)(2)], Nuisance [37.9(a)(3)], non-payment or habitual late payment of rent [37.9(a)(1)], and illegal use [37.9(a)(4)].

Twenty years of eviction notices for owner/relative move-in, Ellis Act, demolish or remove from housing use and condo conversion sale



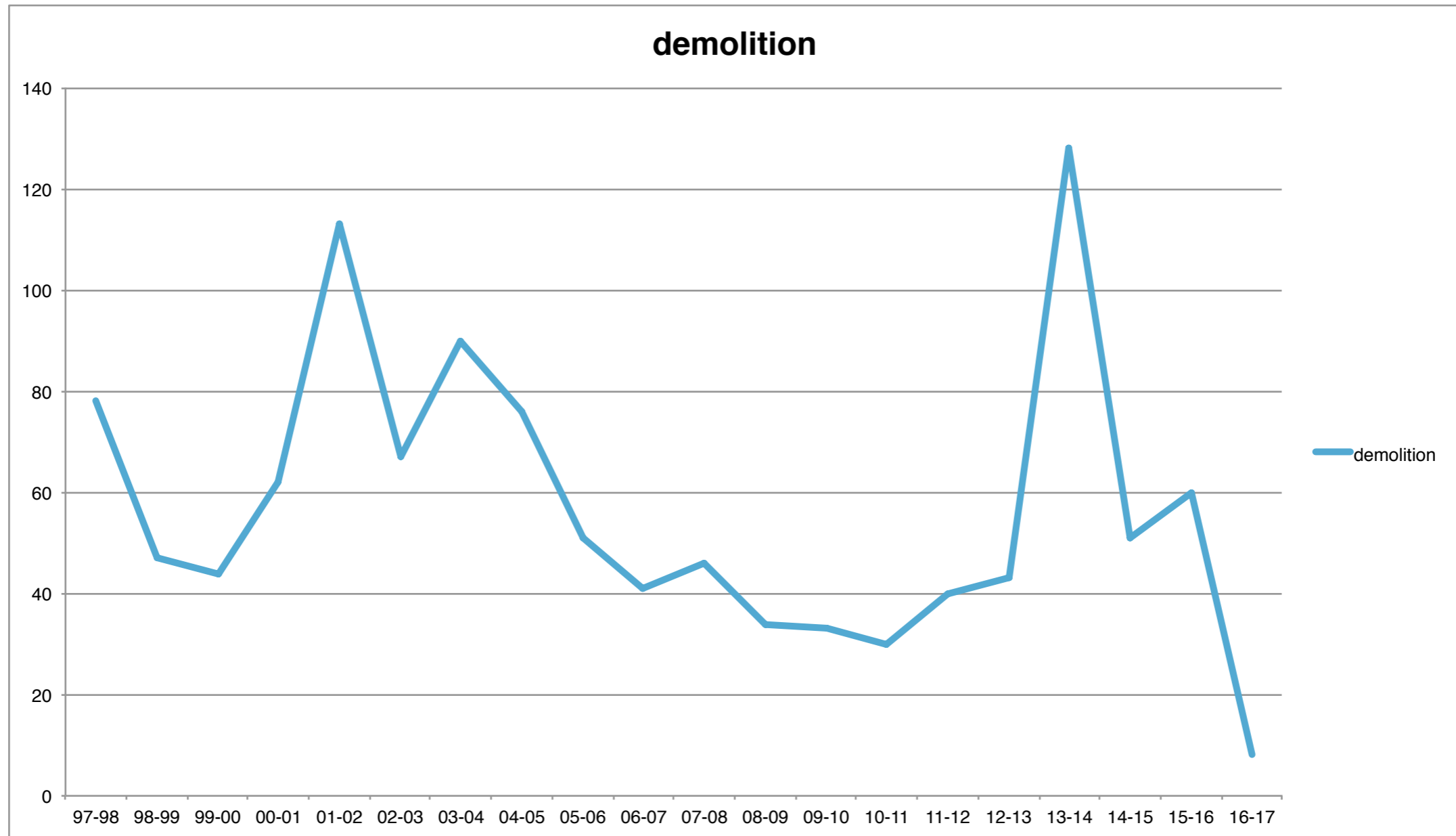
Eviction notices filed in the past twenty years for owner/relative move-in [37.9(a)(8)], Ellis (withdrawal of unit) [37.9(a)(13)], demolish or remove from housing use [37.9(a)(10)], and condo conversion sale [37.9(a)(9)].

Ten years of eviction notices for owner/relative move-in, Ellis Act, demolish or remove from housing use and condo conversion sale



Eviction notices filed in the past ten years for owner/relative move-in [37.9(a)(8)], Ellis (withdrawal of unit) [37.9(a)(13)], demolish or remove from housing use [37.9(a)(10)], and condo conversion sale [37.9(a)(9)].

Twenty years of eviction notices to demolish or remove from housing use



Eviction notices filed in the past twenty years to demolish or otherwise permanently remove the unit from housing use [37.9(a)(10)].