

March 20, 2007

Gloria L. Young  
Clerk of the Board  
Board of Supervisors, Room 244  
1 Carlton B. Goodlett Place  
San Francisco, CA 94102

Re: Annual Report on Eviction Notices

Dear Ms. Young:

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, 2006 through February 28, 2007, a total of 1,476 eviction notices were filed with the Department. This figure includes 83 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 an 8.9% decrease over the prior year's total filings of 1,621, and is about the same as the prior year's total of 1,446 filings. The largest decrease was in capital improvement eviction notices which decreased by 32.0% to 66. Owner or relative move-in eviction notices decreased by 15.1% to 220, and Ellis withdrawal of unit eviction notices showed a decrease of 10.9% to 246 notices. The largest increases were in illegal use of rental unit notices which increased by 66.7% to 50, and unapproved sub-tenant notices which increased by 64.3% to 23.

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>
83	non-payment of rent	37.9(a)(1)
66	habitual late payment of rent	37.9(a)(1)
274	breach of rental agreement	37.9(a)(2)
285	committing a nuisance	37.9(a)(3)
50	illegal use of rental unit	37.9(a)(4)
0	failure to renew agreement	37.9(a)(5)
17	failure to permit landlord access	37.9(a)(6)
23	unapproved sub-tenant	37.9(a)(7)
220	owner or relative move-in	37.9(a)(8)
4	condo conversion sale	37.9(a)(9)
41	demolish or remove from housing use	37.9(a)(10)
66	capital improvement work	37.9(a)(11)
5	substantial rehabilitation	37.9(a)(12)
246	Ellis (withdrawal of unit)	37.9(a)(13)
0	lead remediation	37.9(a)(14)
46	roommate eviction	37.9(b)
50	other or no reason given	
<b>1,476</b>	<b>Total Eviction Notices</b>	

Those just cause reasons experiencing the greatest fluctuation since last year are as follows (excluding categories for which the Department did not receive at least ten notices in both years):

<u>Just Cause Reason</u>	<u>2005/06</u>	<u>2006/07</u>	<u>Percent Increase/ Decrease</u>
Illegal use of rental unit	30	50	+66.7%
Unapproved sub-tenant	14	23	+64.3%
Capital improvement	97	66	-32.0%
Demolish or remove from housing use	51	41	-19.6%
Nuisance	342	285	-16.7%
Owner or relative move-in	259	220	-15.1%
Ellis withdrawal of unit	276	246	-10.9%

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This report can also be found on our web site under "Statistics", Annual Eviction Report. A monthly breakdown of filings by category is also enclosed. 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

cc: Mayor Gavin Newsom  
Supervisor Aaron Peskin  
Supervisor Michela Alioto-Pier  
Supervisor Tom Ammiano  
Supervisor Chris Daly  
Supervisor Bevan Dufty  
Supervisor Sean Elsbernd  
Supervisor Ed Jew  
Supervisor Sophie Maxwell  
Supervisor Jake McGoldrick  
Supervisor Ross Mirkarimi  
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