

March 30, 2006

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 2005 through February 2006, a total of 1,621 various evictions notices were filed with the Department. This figure includes 102 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 12.1% percent increase over the prior year's filings (1,446). The largest increases were in capital improvement evictions which increased by 110.9% to 97, nuisance which increased 50.7% to 342, breach of rental agreement evictions increased 39.3% to 294, and habitual late payment of rent evictions increased 20.4% to 59. The largest decreases were in demolish or remove from housing use which decreased 32.9% to 51, and owner or relative move-in eviction notices which decreased 19.6% to 259. Ellis (withdrawal of unit) eviction notices showed a small decrease of 2.1% in contrast with the previous year's increase of over 50%.

The list on the following page gives the total number of 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>
102	non-payment of rent	37.9(a)(1)
59	habitual late payment of rent	37.9(a)(1)
294	breach of rental agreement	37.9(a)(2)
342	committing a nuisance	37.9(a)(3)
30	illegal use of rental unit	37.9(a)(4)
0	failure to renew agreement	37.9(a)(5)
7	failure to permit landlord access	37.9(a)(6)
14	unapproved sub-tenant	37.9(a)(7)
259	owner or relative move-in	37.9(a)(8)
0	condo conversion sale	37.9(a)(9)
51	demolish or remove from housing use	37.9(a)(10)
97	capital improvement work	37.9(a)(11)
0	substantial rehabilitation	37.9(a)(12)
276	Ellis (withdrawal of unit)	37.9(a)(13)
0	lead remediation	37.9(a)(14)
49	roommate eviction	37.9(b)
41	other or no reason given	
1,621	Total Eviction Notices	

The number of notices filed this year shows an increase in the number of notices filed with the Department for the first time in several years. In 2005 there were 1,446 notices filed, in 2004 there were 1,587 notices filed, in 2003 there were 1,643 notices filed, in 2002, there were 2,101 notices filed, 2,675 notices were filed in 2001 and 2,641 were filed in 2000. Those just cause reasons experiencing the greatest fluctuation since last year are as follows (excluding categories for which we did not receive at least ten notices in both years):

<u>Just Cause Reason</u>	<u>2004/05</u>	<u>2005/06</u>	<u>Percent Increase/ Decrease</u>
Capital improvement	46	97	+110.9%
Nuisance	227	342	+50.7%
Breach of rental agreement	211	294	+39.3%
Habitual late payment of rent	49	59	+20.4%
Demolish or remove from housing use	76	51	-32.9%
Owner or relative move-in	322	259	-19.6%

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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 Tom Ammiano
Supervisor Bevan Dufty
Supervisor Chris Daly
Supervisor Ross Mirkarimi
Supervisor Sean Elsbernd
Supervisor Fiona Ma
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