

March 18, 2002

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 2001 through February 2002, a total of 2,101 various evictions notices were filed with the department. This figure includes 108 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 22%% percent decrease over the prior year's filings (2,675). The largest declines were in owner occupancy evictions, 292, or a 29% decrease and Ellis evictions, which declined by 170, a 54% decrease.

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

Page 2
Rent Board Annual Eviction Report

<u>Number</u>	<u>Reason</u>	<u>Ordinance Section</u>
108	non-payment of rent	37.9(a)(1)
64	habitual late payment of rent	37.9(a)(1)
379	breach of rental agreement	37.9(a)(2)
280	committing a nuisance	37.9(a)(3)
39	illegal use of rental unit	37.9(a)(4)
2	failure to renew agreement	37.9(a)(5)
9	failure to permit landlord access	37.9(a)(6)
20	unapproved sub-tenant	37.9(a)(7)
726	owner or relative move-in	37.9(a)(8)
6	condo conversion sale	37.9(a)(9)
113	demolish or remove from housing use	37.9(a)(10)
44	capital improvement work	37.9(a)(11)
10	substantial rehabilitation	37.9(a)(12)
148	Ellis (withdrawal of unit)	37.9(a)(13)
0	lead remediation	37.9(a)(14)
108	roommate eviction	37.9(b)
45	other or no reason given	
2,101	Total Eviction Notices	

As noted earlier, there were 2,675 notices filed with the department last year. In 1999/2000, there were 2,641 notices filed with the department and for 1998/99, a total 2,878 notices filed. Those just cause reasons experiencing the greatest fluctuation since last year are as follows:

<u>Just Cause Reason</u>	<u>2001/02</u>	<u>2000/01</u>	<u>Percent Increase/ Decrease</u>
Owner-Occupied	726	1018	-29%
Demolish/remove unit	113	62	+45%
Capital improvement (temporary)	44	97	-55%
Ellis eviction	148	318	-54%

Page 3
Rent Board Annual Eviction Report

Please call me at 252.4648 should you have any questions concerning this report.

Very truly yours,

Joseph P. Grubb
Executive Director
Rent Stabilization and
Arbitration Board

cc: Mayor Willie L. Brown, Jr.
Supervisor Tom Ammiano
Supervisor Chris Daly
Supervisor Matt Gonzalez
Supervisor Tony Hall
Supervisor Mark Leno
Supervisor Sophie Maxwell
Supervisor Jake McGoldrick
Supervisor Gavin Newsom
Supervisor Aaron Peskin
Supervisor Gerardo Sandoval
Commissioner Khin Mai Aung
Commissioner Larry B. Becker
Commissioner David G. Gruber
Commissioner Frederick Hobson
Commissioner Anthony Justman
Commissioner Merrie Turner Lightner
Commissioner Polly Marshall
Commissioner Neveo Mosser
Commissioner Bartholomew Murphy
President Sharon Wasserman
Library Documents Dept.