

May 29, 2001

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 2000 through February 2001, a total of 2,675 various evictions notices were filed with the department. This figure includes 109 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 1.3% percent increase over the prior year's filings.

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.

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| <u>Number</u> | <u>Reason</u>                       | <u>Ordinance Section</u> |
|---------------|-------------------------------------|--------------------------|
| 109           | non-payment of rent                 | 37.9(a)(1)               |
| 94            | habitual late payment of rent       | 37.9(a)(1)               |
| 377           | breach of rental agreement          | 37.9(a)(2)               |
| 276           | committing a nuisance               | 37.9(a)(3)               |
| 35            | illegal use of rental unit          | 37.9(a)(4)               |
| 6             | failure to renew agreement          | 37.9(a)(5)               |
| 11            | failure to permit landlord access   | 37.9(a)(6)               |
| 22            | unapproved sub-tenant               | 37.9(a)(7)               |
| 1018          | owner or relative move-in           | 37.9(a)(8)               |
| 1             | condo conversion sale               | 37.9(a)(9)               |
| 62            | demolish or remove from housing use | 37.9(a)(10)              |
| 97            | capital improvement work            | 37.9(a)(11)              |
| 5             | substantial rehabilitation          | 37.9(a)(12)              |
| 314           | Ellis (withdrawal of unit)          | 37.9(a)(13)              |
| 1             | lead remediation                    | 37.9(a)(14)              |
| 137           | roommate eviction                   | 37.9(b)                  |
| 107           | other or no reason given            |                          |
| <b>2,675</b>  | <b>Total Eviction Notices</b>       |                          |

As a matter of comparison, last year (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>2000/01</u> | <u>1999/01</u> | <u>Percent Increase/<br/>Decrease</u> |
|---------------------------------|----------------|----------------|---------------------------------------|
| Non-payment of rent             | 109            | 171            | -57%                                  |
| Unapproved sub-tenant           | 22             | 180            | -718%                                 |
| Owner-Occupied                  | 1018           | 869            | +17%                                  |
| Demolish/remove unit            | 62             | 44             | +41%                                  |
| Capital improvement (temporary) | 97             | 25             | +288%                                 |
| Ellis eviction                  | 314            | 384            | -18%                                  |

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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.  
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Supervisor Matt Gonzalez  
Supervisor Tony Hall  
Supervisor Mark Leno  
Supervisor Sophie Maxwell  
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