

## **Rent Board Memorandum**

**Date:** September 26, 2006  
**To:** To Interested Parties  
**From:** Delene Wolf, Executive Director  
**Re:** Annual Statistical Report, FY 2005-06

The following pages reflect the filings and activities at the Rent Board for the past fiscal year ending June 30, 2006. Overall, the number of petitions filed with the Board in FY05-06 increased 32% from 990 in FY04-05 to 1,307 in FY05-06. Much of the increase was due to the increased number of utility passthrough petitions filed in compliance with the recent requirement for Board approval of such passthroughs. Excluding utility passthrough petitions, the number of landlord and tenant petitions each increased by about 10%. Landlord and tenant appeals both decreased substantially.

Total eviction notices declined slightly, while the number of reports of alleged wrongful eviction increased by 25%. The number of units withdrawn from the rental market under the Ellis Act decreased from 480 to 454 units, but was still the third highest number recorded in a fiscal year since the Ellis Act was enacted in 1986.

Highlights of some of the tables are as follows (percentages as compared to last year):

+13%	Tenant Petitions
+51%	1.21 (Principal Place of Residence) Petitions
-21%	Master Tenant Overcharge
-1%	Capital Improvement Petitions
-14%	Operating and Maintenance Petitions
-1%	Eviction Notices
+25%	Allegations of Wrongful Evictions
-24%	Ellis Act Filings
-55%	Tenant Appeals
-37%	Landlord Appeals

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**Rent Board Annual Report**

Our services last year also included the following:

- 100,648 calls made to our 24-hour automated Info to Go information line;
- 13,002 calls handled by the counseling staff;
- 10,574 front counter visitors were served;
- 3,451,133 web pages were visited; and
- 18,334 calls made to the 24-hour fax back service.

This report can also be obtained using our fax back service by calling (415) 252-4660, and is also available on our website at [www.sfgov.org/rentboard](http://www.sfgov.org/rentboard) under “Statistics”.

Encl.

cc: Rent Board Commissioners

Rent Board Statistical Summary Page 2005-2006

MONTH	Table 1	Table 2	Table 3	Table 4		Table 5		Table 6		Table 7		Table 8	Table 9	Table 10		Table 11		Table 12		Table 13		Table 14	Table 15	Table 16	
	Tenant Petitions	Tenant Summary Petitions	Subtenant Overcharge Petitions	O&M/Comps Petitions	Units	Capital Improvement Petitions	Units	Landlord Extension Petitions	Units	Tenant in Occupancy Petitions	Units	Eviction Notices	Eviction Report	Tenant Appeals	Landlord Appeals Petitions	Units	Ellis Filings Petitions	Units	Costa Hawkins Petitions	Units	Tenant ADR	Landlord ADR	Utility Passthrough Petitions	Units	
July	50	5	0	1	1	16	51	0	0	5	5	160	31	10	3	4	14	57	4	4	4	1	2	243	
Aug.	41	0	1	4	10	11	57	1	1	8	8	128	42	4	4	5	8	30	3	3	3	2	11	229	
Sept.	57	5	2	1	17	10	71	3	4	6	6	130	45	2	4	4	6	17	4	4	1	0	10	338	
Oct.	44	0	3	0	0	13	38	2	2	4	4	138	42	4	3	3	7	31	10	10	4	2	8	84	
Nov.	43	2	1	4	18	10	106	1	1	6	6	99	35	10	1	1	5	11	2	2	3	1	23	241	
Dec.	40	1	1	5	68	17	51	1	1	6	6	92	37	6	6	6	5	20	2	2	3	1	35	934	
Jan.	101	3	0	1	2	19	62	1	1	2	2	126	31	4	4	4	9	58	2	2	3	1	6	35	
Feb.	58	2	0	2	32	8	11	1	2	4	4	104	30	6	1	1	4	12	2	2	1	0	29	282	
March	54	5	0	2	2	7	15	1	1	6	6	166	36	7	5	7	13	103	6	6	5	6	9	174	
April	52	4	0	4	12	15	36	1	12	4	4	118	39	15	4	6	12	42	2	2	0	2	14	506	
May	53	10	1	4	16	22	158	1	1	8	8	140	29	7	4	4	7	38	2	2	3	1	16	197	
June	63	3	2	2	5	16	51	5	7	6	6	135	48	5	6	36	10	35	4	4	4	1	65	1,483	
<b>TOTALS</b>	<b>656</b>	<b>40</b>	<b>11</b>	<b>30</b>	<b>183</b>	<b>164</b>	<b>707</b>	<b>18</b>	<b>33</b>	<b>65</b>	<b>65</b>	<b>1536</b>	<b>445</b>	<b>80</b>	<b>45</b>	<b>81</b>	<b>100</b>	<b>454</b>	<b>43</b>	<b>43</b>	<b>34</b>	<b>18</b>	<b>228</b>	<b>4746</b>	

## Rent Board Statistical Summary Page • Yearly Trend Fiscal Years 1979/80 - 1986/87

	FY 79-80		FY 80-81		FY 81-82		FY 82-83		FY 83-84		FY 84-85		FY 85-86		FY 86-87		
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	
	Tenant Petitions	2,257	2,257	2,832	2,832	2,218	2,218	1,155	1,155	1,273	1,273	1,153	1,153	1,181	1,181	1,059	1,059
Tenant Summary Pet.				A	162	162	641	641	413	413	417	417	291	291	184	184	
Landlord Petitions	76	426	69	B	311	233	1,205	472	3,113	146	747	49	352	94	804	77	889
Prop I Petitions																	
Landlord Sub Total:	76	426	69	311	233	1,205	472	3,113	146	747	49	352	94	804	77	889	
Capital Improvement								C	253	2,529	274	2,720	269	2,746	311	2,906	
Prop I Petitions																	
Landlord Extension														G	1		
Cap. Imp. Sub Total:									253	2,529	274	2,720	269	2,746	312	2,906	
<b>Total Petitions:</b>	<b>2,333</b>	<b>2,683</b>	<b>2,901</b>	<b>3,143</b>	<b>2,613</b>	<b>3,585</b>	<b>2,268</b>	<b>4,909</b>	<b>2,085</b>	<b>4,962</b>	<b>1,893</b>	<b>4,642</b>	<b>1,835</b>	<b>5,022</b>	<b>1,632</b>	<b>5,038</b>	
Tenant Appeals	52	52	71	71	56	56	69	69	157	157	88	88	175	175	174	174	
Landlord Appeals	47	210	117	521	126	430	112	329	96	288	106	710	124	455	149	442	
<b>Total Appeals</b>	<b>99</b>	<b>262</b>	<b>188</b>	<b>592</b>	<b>182</b>	<b>486</b>	<b>181</b>	<b>398</b>	<b>253</b>	<b>445</b>	<b>194</b>	<b>798</b>	<b>299</b>	<b>630</b>	<b>323</b>	<b>616</b>	
Eviction Notices														E	307		
Eviction Reports		F	516		739		724		892		949		884		M	680	
															5	5	
<b>Grand Total</b>	<b>2,432</b>		<b>3,605</b>		<b>3,534</b>		<b>3,173</b>		<b>3,230</b>		<b>3,036</b>		<b>3,018</b>		<b>2,942</b>		

Petitions were first accepted in June 1979

(A) Summary petitions were first accepted in April 1982 and previously appeared as Tenant petitions

(B) Rent law amended March 1982 to require landlords to apply for over guideline increases

(C) Capital improvements petitions were transferred from the Real Estate Department in October 1983.

(D) Prop. I petitions were first accepted in May 1995

(E) Eviction Notices were first accepted in March 1987

(F) Eviction Reports were first accepted in October 1980

(G) Landlord Extension petitions were first accepted in April 1987

(H) Tenant in Occupancy petitions were first accepted in June 2001

(I) Subtenant overcharge petitions were first accepted in February 2002

(J) Includes Prop I Cap. Imp. Decisions beginning FY 2003-2004

(K) ADR program began in October 2003

(L) Utility Passthrough petitions first accepted in November 2004

(M) Ellis petitions were first accepted in July 1986

## Rent Board Statistical Summary Page • Yearly Trend Fiscal Years 1987/88-1995/96

	FY 87-88		FY 88-89		FY 89-90		FY 90-91		FY 91-92		FY 92-93		FY 93-94		FY 94-95		FY 95-96	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Tenant Petitions	854		884		859		859		729		766		701		833		620	
Summary Petitions	100		104		99		94		71		73		90		103		126	
<b>Tenant Total:</b>	<b>954</b>	<b>954</b>	<b>988</b>	<b>988</b>	<b>958</b>	<b>958</b>	<b>953</b>	<b>953</b>	<b>800</b>	<b>800</b>	<b>839</b>	<b>839</b>	<b>791</b>	<b>791</b>	<b>936</b>	<b>936</b>	<b>746</b>	<b>746</b>
O&M/Comps Petitions	71	530	31	153	39	182	49	286	30	133	23	152	23	55	39	126	33	148
Tenant in Occupancy																		
Prop I Rent Petitions														D	23	34	44	50
<b>Landlord Sub Total:</b>	<b>71</b>	<b>530</b>	<b>31</b>	<b>153</b>	<b>39</b>	<b>182</b>	<b>49</b>	<b>286</b>	<b>30</b>	<b>133</b>	<b>23</b>	<b>152</b>	<b>23</b>	<b>55</b>	<b>62</b>	<b>160</b>	<b>77</b>	<b>198</b>
Capital Improvement	296	2,626	227	1,945	145	753	175	1,900	117	915	161	1,315	147	3,341	153	1,162	139	953
Prop I Petitions														D	6	10	18	35
Landlord Extension	5		5		1		5		5		1	1	3	7	7	67	2	2
<b>Cap. Imp. Sub Total:</b>	<b>301</b>	<b>2,626</b>	<b>232</b>	<b>1,945</b>	<b>146</b>	<b>753</b>	<b>180</b>	<b>1,900</b>	<b>122</b>	<b>915</b>	<b>162</b>	<b>1,316</b>	<b>150</b>	<b>3,348</b>	<b>166</b>	<b>1,239</b>	<b>159</b>	<b>990</b>
<b>Landlord Total:</b>	<b>372</b>	<b>3,156</b>	<b>263</b>	<b>2,098</b>	<b>185</b>	<b>935</b>	<b>229</b>	<b>2,186</b>	<b>152</b>	<b>1,048</b>	<b>185</b>	<b>1,468</b>	<b>173</b>	<b>3,403</b>	<b>228</b>	<b>1,399</b>	<b>236</b>	<b>1,188</b>
<b>Total Petitions</b>	<b>1,326</b>	<b>4,110</b>	<b>1,251</b>	<b>3,086</b>	<b>1,143</b>	<b>1,893</b>	<b>1,182</b>	<b>3,139</b>	<b>952</b>	<b>1,848</b>	<b>1,024</b>	<b>2,307</b>	<b>964</b>	<b>4,194</b>	<b>1,164</b>	<b>2,335</b>	<b>982</b>	<b>1,934</b>
Tenant Appeals	136	136	222	222	157	157	102	102	154	154	110	110	122	122	411	411	100	100
Landlord Appeals	175	694	133	263	106	237	98	164	71	121	71	121	82	313	68	147	61	109
<b>Total Appeals:</b>	<b>311</b>	<b>830</b>	<b>355</b>	<b>485</b>	<b>263</b>	<b>394</b>	<b>200</b>	<b>266</b>	<b>225</b>	<b>275</b>	<b>181</b>	<b>231</b>	<b>204</b>	<b>435</b>	<b>479</b>	<b>558</b>	<b>161</b>	<b>209</b>
Eviction Notices	1,298		1,537		1,472		1,380		1,249		974		965		1,068		1,354	
Eviction Reports	439		319		292		255		229		229		285		302		483	
Ellis Petitions	3	6	5	93	1	1	3	25	2	10	1	1	3	20	6	85	7	27
<b>Grand Total</b>	<b>3,377</b>		<b>3,467</b>		<b>3,171</b>		<b>3,020</b>		<b>2,657</b>		<b>2,409</b>		<b>2,421</b>		<b>3,019</b>		<b>2,987</b>	

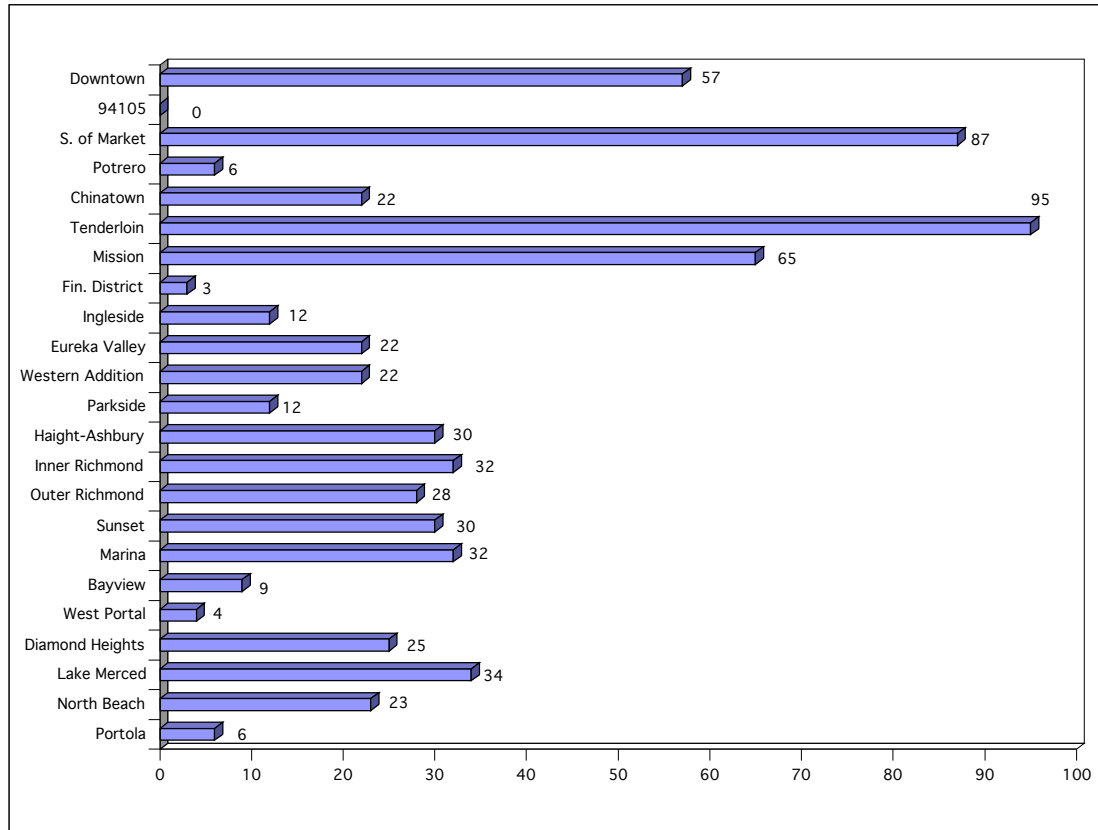
**Rent Board Statistical Summary Page • Yearly Trend Fiscal Years 1996/97-2002/03**

	FY 96-97		FY 97-98		FY 98-99		FY 99-00		FY 2000-2001		FY 2001-2002		FY 2002-2003	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Tenant Petitions	825		967		791		867		913		894		806	
Summary Petitions	191		177		207		222		152		85		43	
Subtenant Petitions											13		34	
Tenant Total:	<b>1,016</b>	<b>1,016</b>	<b>1,144</b>	<b>1,144</b>	<b>998</b>	<b>998</b>	<b>1,089</b>	<b>1,089</b>	<b>1,065</b>	<b>1,065</b>	<b>992</b>	<b>992</b>	<b>883</b>	<b>883</b>
O&M/Comps Petitions	59	343	85	244	79	358	120	3,458	107	3,177	55	244	37	213
Costa Hawkins													8	8
Tenant in Occupancy											93	93	45	45
Prop I Rent Petitions	18	24	14	19	2	2	1	1	6	6	4	4	3	4
Landlord Sub Total:	<b>77</b>	<b>367</b>	<b>99</b>	<b>263</b>	<b>81</b>	<b>360</b>	<b>121</b>	<b>3,459</b>	<b>113</b>	<b>3,183</b>	<b>152</b>	<b>341</b>	<b>93</b>	<b>270</b>
Capital Improvement	249	1,484	300	1,459	422	3,350	467	3,816	341	3,158	431	4,588	247	1,542
Prop I Petitions	18	25	11	14	31	42	18	29	16	26	4	4	1	1
Landlord Extension	7	16	11	19	9	20	8	21	22	43	21	32	13	16
Cap. Imp. Sub Total:	<b>274</b>	<b>1,525</b>	<b>322</b>	<b>1,492</b>	<b>462</b>	<b>3,412</b>	<b>493</b>	<b>3,866</b>	<b>379</b>	<b>3,227</b>	<b>456</b>	<b>4,624</b>	<b>261</b>	<b>1,559</b>
Landlord Total:	<b>351</b>	<b>1,892</b>	<b>421</b>	<b>1,755</b>	<b>543</b>	<b>3,772</b>	<b>614</b>	<b>7,325</b>	<b>492</b>	<b>6,410</b>	<b>608</b>	<b>4,965</b>	<b>354</b>	<b>1,829</b>
Total Petitions	<b>1,367</b>	<b>2,908</b>	<b>1,565</b>	<b>2,899</b>	<b>1,541</b>	<b>4,770</b>	<b>1,703</b>	<b>8,414</b>	<b>1,557</b>	<b>7,475</b>	<b>1,600</b>	<b>5,957</b>	<b>1,237</b>	<b>2,712</b>
Tenant Appeals	124	124	251	251	97	97	147	147	169	169	149	149	314	314
Landlord Appeals	71	191	57	148	74	133	89	144	68	232	54	82	69	234
Total Appeals:	<b>195</b>	<b>315</b>	<b>308</b>	<b>399</b>	<b>171</b>	<b>230</b>	<b>236</b>	<b>291</b>	<b>237</b>	<b>401</b>	<b>203</b>	<b>231</b>	<b>383</b>	<b>548</b>
Eviction Notices	2,291		2,836		2,730		2,762		2,535		1,788		1,486	
Eviction Reports	737		878		949		991		895		583		453	
Ellis Petitions	6	10	18	61	116	291	208	879	110	281	62	188	70	233
Grand Total	<b>4,596</b>		<b>5,605</b>		<b>5,507</b>		<b>5,900</b>		<b>5,334</b>		<b>4,236</b>		<b>3,629</b>	



**Table 1**  
**Tenant Petitions by Zip Code • 2005-2006**

Neighborhood	ZipCode	July Pet.	Aug. Pet.	Sept. Pet.	Oct. Pet.	Nov. Pet.	Dec. Pet.	Jan. Pet.	Feb. Pet.	March Pet.	April Pet.	May Pet.	June Pet.	Total Pet.
Downtown	(02)	1	2	9	2	5	4	9	4	6	7	2	6	57
S. of Market	(03)	5	5	1	5	8		46	4	4	1	2	6	87
94105	(05)													0
Potrero	(07)		1			2		1		1	1			6
Chinatown	(08)	1	2	5	2	1	2	5	2					22
Tenderloin	(09)	6	2	13	7	6	6	12	10	5	7	8	13	95
Mission	(10)	6	4	3	4	4	7	5	8	4	5	9	6	65
Fin. District	(11)		1							1		1		3
Ingleside	(12)	2	1			1	4			1	1	1	1	12
Eureka Valley	(14)	2	3	2	3		1	5	1	1	1	1	2	22
Western Addition	(15)	5		2	1		2		1	1	4	2	4	22
Parkside	(16)		1		1				5		1	2	2	12
Haight-Ashbury	(17)	3	1	3	5	2	2	3		4	1	3	3	30
Inner Richmond	(18)	1	4	2	3	3	4	1	2	1	5	5	1	32
Outer Richmond	(21)	4	1	2	3	1	2	1	6	2	1	2	3	28
Sunset	(22)	4	5	2		2	1	4		4	2	3	3	30
Marina	(23)	2		5		3	1	2	2	3	4	1	9	32
Bayview	(24)	2		1		1	2			2		1		9
West Portal	(27)			1		1		1			1			4
Diamond Heights	(31)	5	2	1	4	2		1	4	2	1	2	1	25
Lake Merced	(32)		5	1	3		1	3	4	7	4	6		34
North Beach	(33)	1		3	1	1	1	1	3	3	5	2	2	23
Portola	(34)		1	1				1	2				1	6
<b>TOTALS</b>		<b>50</b>	<b>41</b>	<b>57</b>	<b>44</b>	<b>43</b>	<b>40</b>	<b>101</b>	<b>58</b>	<b>54</b>	<b>52</b>	<b>53</b>	<b>63</b>	<b>656</b>





**Table 1A  
Tenant Petitions • Yearly Trend**

<b>MONTH</b>	<b>FY 81-82</b>	<b>FY 82-83</b>	<b>FY 83-84</b>	<b>FY 84-85</b>	<b>FY 85-86</b>	<b>FY 86-87</b>	<b>FY 87-88</b>	<b>FY 88-89</b>	<b>FY 89-90</b>	<b>FY 90-91</b>	<b>FY 91-92</b>	<b>FY 92-93</b>	<b>FY 93-94</b>	<b>FY 94-95</b>	<b>FY 95-96</b>
July	297	58	158	112	163	78	63	77	57	94	73	54	48	44	39
Aug.	256	50	110	100	127	62	98	116	58	68	67	65	65	98	55
Sept.	172	77	82	77	61	177	60	79	48	53	52	44	31	80	31
Oct.	190	70	58	73	89	83	91	71	37	58	48	80	45	80	47
Nov.	133	75	72	58	49	76	89	38	43	47	92	60	80	64	42
Dec.	208	126	103	70	79	65	78	49	54	60	41	74	71	82	54
Jan.	173	123	121	93	164	61	57	89	78	83	59	52	71	66	48
Feb.	232	105	158	92	93	82	55	66	112	80	46	66	53	75	51
March	253	148	140	141	115	99	83	54	83	72	76	68	54	69	90
April	164	103	72	139	84	72	64	89	80	71	72	64	81	62	55
May	62	103	115	102	63	124	70	91	120	70	51	92	41	67	59
June	78	117	84	96	94	80	46	65	89	68	52	47	61	46	49
<b>TOTALS</b>	<b>2,218</b>	<b>1,155</b>	<b>1,273</b>	<b>1,153</b>	<b>1,181</b>	<b>1,059</b>	<b>854</b>	<b>884</b>	<b>859</b>	<b>824</b>	<b>729</b>	<b>766</b>	<b>701</b>	<b>833</b>	<b>620</b>

<b>MONTH</b>	<b>FY 96-97</b>	<b>FY 97-98</b>	<b>FY 98-99</b>	<b>FY 99-00</b>	<b>FY 00-01</b>	<b>FY 01-02</b>	<b>FY 02-03</b>	<b>FY 03-04</b>	<b>FY 04-05</b>	<b>FY 05-06</b>	<b>FY 06-07</b>	<b>FY 07-08</b>	<b>FY 08-09</b>	<b>FY 09-10</b>	<b>FY 10-11</b>
July	58	72	67	76	59	55	59	67	60	50					
Aug.	99	61	88	71	81	67	70	50	76	41					
Sept.	42	53	84	70	59	46	70	50	49	57					
Oct.	71	84	49	73	125	119	58	77	39	44					
Nov.	42	48	52	67	78	58	57	30	46	43					
Dec.	71	71	67	62	62	78	83	52	52	40					
Jan.	92	87	49	100	66	83	65	40	49	101					
Feb.	72	72	62	85	57	63	106	61	39	58					
March	77	86	69	70	99	80	64	46	39	54					
April	76	69	73	48	100	106	55	44	58	52					
May	57	100	63	86	67	79	67	50	37	53					
June	68	164	68	59	60	60	52	47	35	63					
<b>TOTALS</b>	<b>825</b>	<b>967</b>	<b>791</b>	<b>867</b>	<b>913</b>	<b>894</b>	<b>806</b>	<b>614</b>	<b>579</b>	<b>656</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Table 1B  
Tenant Petitions • Yearly Trend

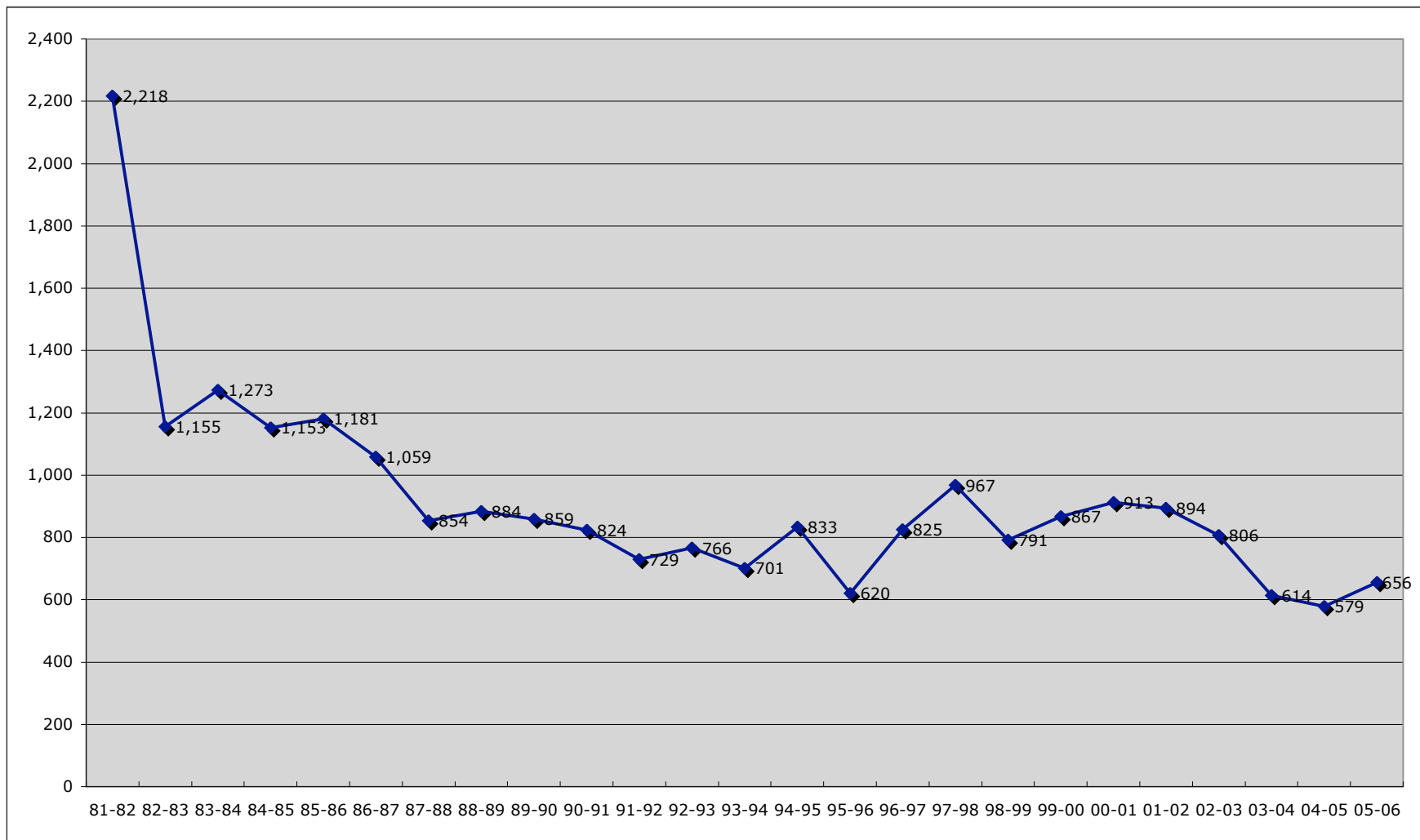
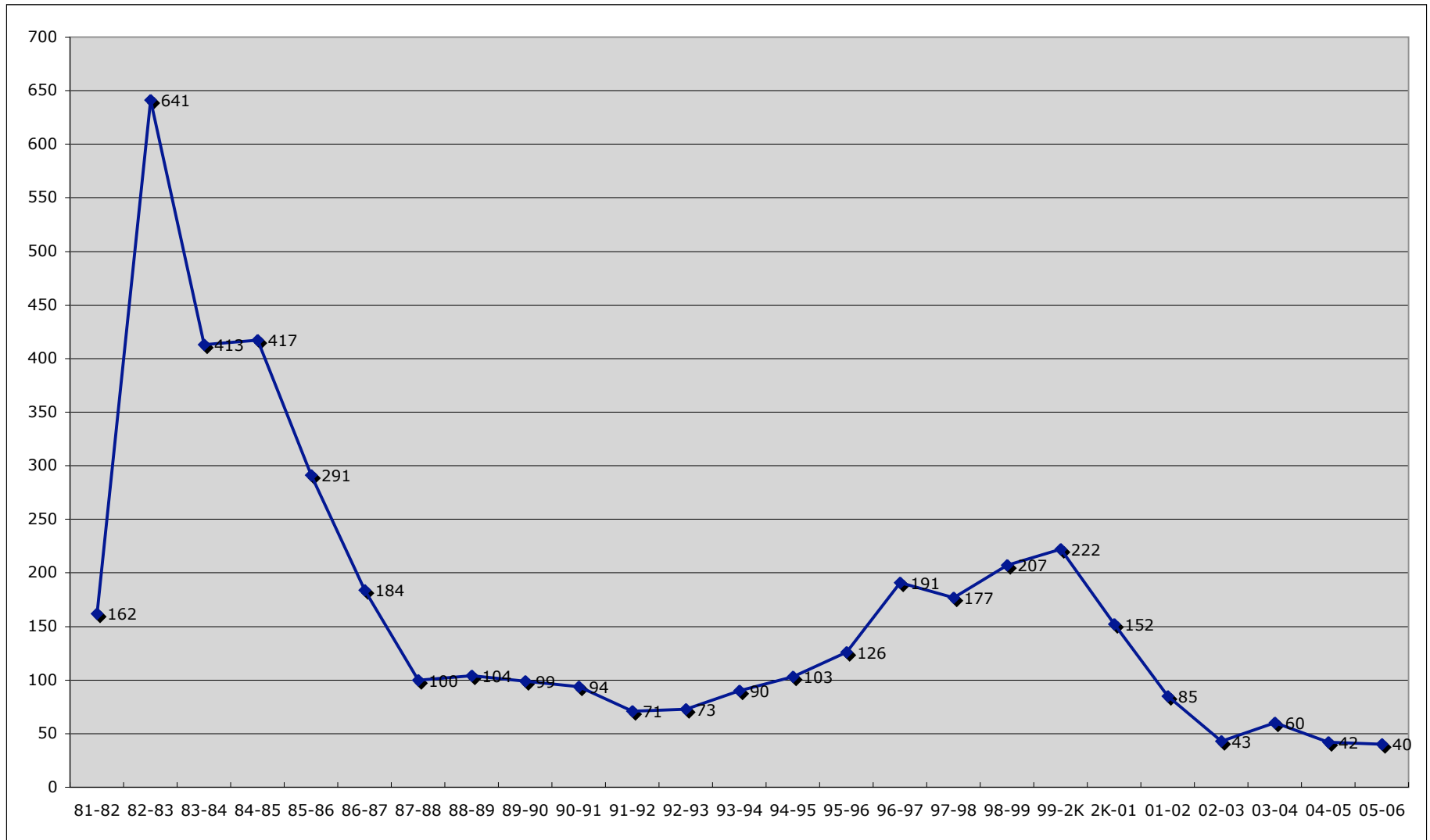




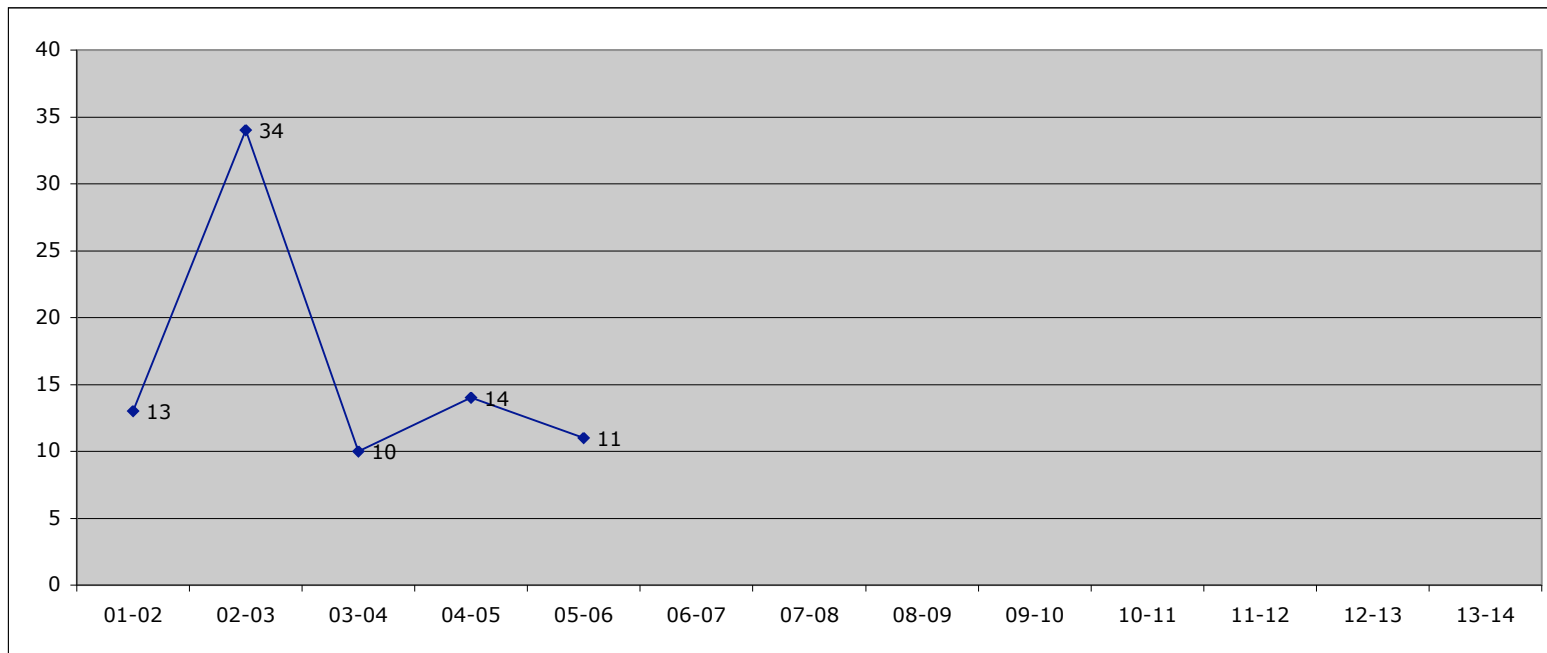
Table 2A  
Summary Petitions • Yearly Trend



**Table 3**  
**Subtenant Overcharge Petitions • Yearly Trend**

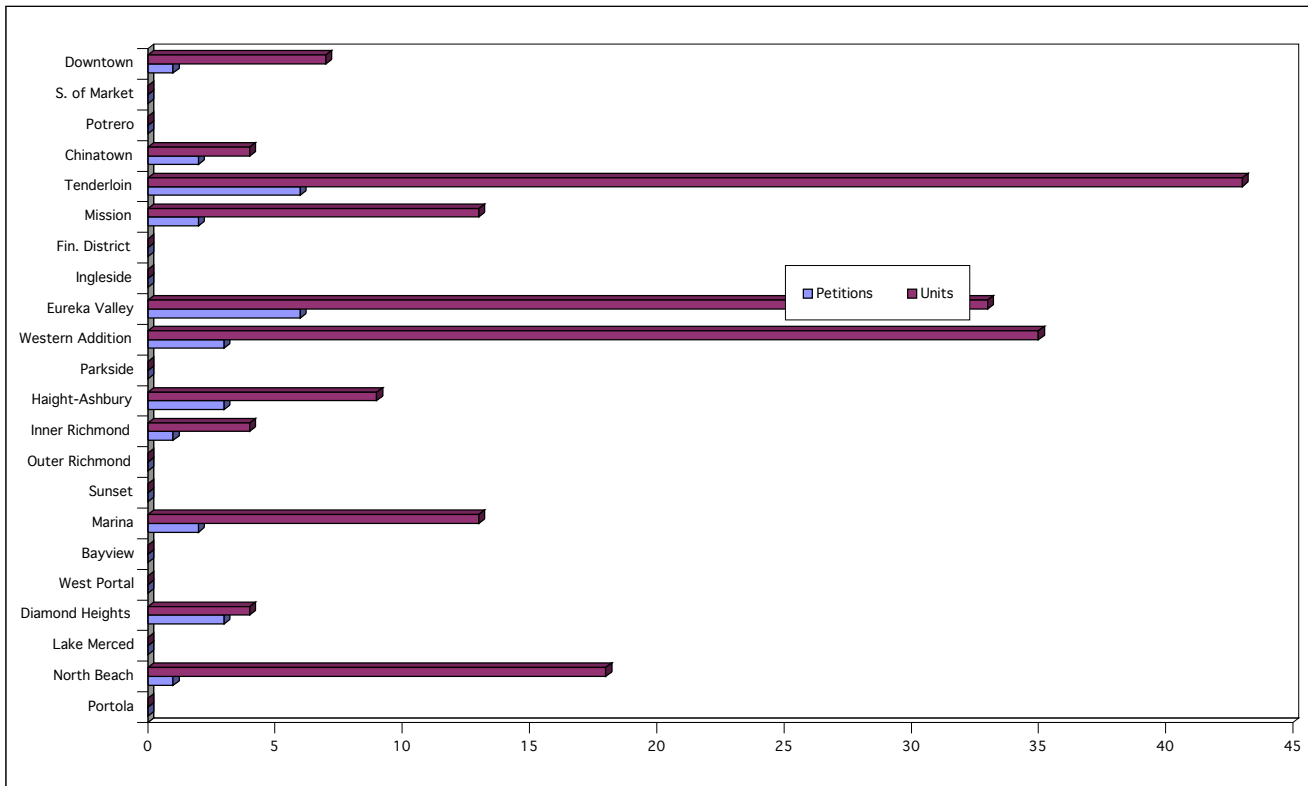
MONTH	FY 01-02	FY 02-03	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14
July		3	1	1	0								
Aug.		3	0	0	1								
Sept.		5	0	1	2								
Oct.		2	1	2	3								
Nov.		2	0	1	1								
Dec.		2	0	1	1								
Jan.		4	1	2	0								
Feb.	3	2	2	0	0								
March	3	2	1	2	0								
April	2	3	1	2	0								
May	2	4	1	0	1								
June	3	2	2	2	2								
<b>TOTALS</b>	<b>13</b>	<b>34</b>	<b>10</b>	<b>14</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

\*Petitions first accepted August 2001



**Table 4  
Landlord O&M/Comps Petitions by Zip Code 2005-2006**

Neighborhood	ZipCode	July		Aug.		Sept.		Oct		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)			1	7																				1	7	
S. of Market	(03)																									0	0
Potrero	(07)																									0	0
Chinatown	(08)											1	3					1	1							2	4
Tenderloin	(09)			1	1					1	1			1	2	1	26					2	13			6	43
Mission	(10)									2	13															2	13
Fin. District	(11)																									0	0
Ingleside	(12)																									0	0
Eureka Valley	(14)	1	1	1	1	1	17					1	12							1	1			1	1	6	33
Western Addition	(15)									1	4	1	31							1	0					3	35
Parkside	(16)																									0	0
Haight-Ashbury	(17)											1	4							1	4	1	1			3	9
Inner Richmond	(18)																							1	4	1	4
Outer Richmond	(21)																									0	0
Sunset	(22)																									0	0
Marina	(23)															1	6			1	7					2	13
Bayview	(24)																									0	0
West Portal	(27)																									0	0
Diamond Heights	(31)			1	1																					3	4
Lake Merced	(32)																									0	0
North Beach	(33)											1	18													1	18
Portola	(34)																									0	0
<b>TOTALS</b>		<b>1</b>	<b>1</b>	<b>4</b>	<b>10</b>	<b>1</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>18</b>	<b>5</b>	<b>68</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>32</b>	<b>2</b>	<b>2</b>	<b>4</b>	<b>12</b>	<b>4</b>	<b>16</b>	<b>2</b>	<b>5</b>	<b>30</b>	<b>183</b>



**Table 4A - part 1**  
**Landlord O&M/Comps Petitions • Yearly Trend (FY 1980/81-1999/2000)**

MONTH	Total 80-81		Total 81-82		Total 82-83		Total 83-84		Total 84-85		Total 85-86		Total 86-87		Total 87-88		Total 88/89		Total 89-90		Total 90-91		Total 91-92		Total 92-93			
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit		
July	4	39	7	58	59	433	30	178	4	32	10	79	7	39	10	136	2	15	3	14	7	72	4	11	2	4		
Aug.	4	20	4	21	40	193	32	140	4	22	7	61	12	206	5	41	1	7	3	13	3	14	3	16	2	3		
Sept.	4	16	7	13	66	700	48	307	1	3	3	25	5	20	5	31	4	17	5	15	3	17	0	0	1	1		
Oct.	2	12	9	47	28	74	4	7	4	22	7	31	7	67	4	53	1	1	2	13	1	8	3	11	3	8		
Nov.	9	41	5	21	22	183	2	2	3	11	6	26	1	59	1	1	1	1	1	1	1	1	1	1	4	16	1	3
Dec.	6	22	6	46	26	148	3	7	4	18	6	126	6	21	8	83	3	7	1	9	7	65	2	2	2	4		
Jan.	4	9	12	68	52	267	4	4	8	91	4	109	3	15	4	43	1	1	7	49	4	18	1	1	2	17		
Feb.	6	23	10	20	33	206	7	21	4	28	9	45	2	18	5	9	2	5	1	6	7	23	2	13	2	50		
March	8	17	39	28	27	191	5	34	5	39	8	83	8	206	4	17	2	9	3	8	5	20	3	40	2	29		
April	9	51	40	165	34	259	6	20	4	10	9	89	9	60	9	49	1	12	3	10	7	23	4	7	0	0		
May	7	24	36	138	24	266	4	15	4	29	13	49	7	106	8	19	7	49	6	34	2	21	3	9	5	12		
June	6	37	58	380	61	193	1	12	4	47	12	81	10	72	8	48	6	29	4	10	2	4	1	7	1	21		
<b>TOTALS</b>	<b>69</b>	<b>311</b>	<b>233</b>	<b>1,205</b>	<b>472</b>	<b>3,113</b>	<b>146</b>	<b>747</b>	<b>49</b>	<b>352</b>	<b>94</b>	<b>804</b>	<b>77</b>	<b>889</b>	<b>71</b>	<b>530</b>	<b>31</b>	<b>153</b>	<b>39</b>	<b>182</b>	<b>49</b>	<b>286</b>	<b>30</b>	<b>133</b>	<b>23</b>	<b>152</b>		

(A) Rent law amended March 1982 to require landlords to apply for over guideline increases

MONTH	Total 93-94		Total 94-95				Total 95-96				Total 96-97				Total 97-98				Total 98-99				Total 99-2000			
	Pet.	Units	Prop I*		Prop I		Prop I		Prop I		Prop I		Prop I		Prop I		Prop I		Prop I							
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	0	0	2	2			7	40	3	3	6	10	2	2	4	6	0	0	5	18	0	0	7	59	0	0
Aug.	1	1	1	3			1	1	4	7	7	23	1	2	6	10	3	3	5	11	0	0	6	39	0	0
Sept.	1	1	1	8			3	6	6	6	3	3	1	1	6	8	1	3	12	34	0	0	4	8	0	0
Oct.	2	2	1	12			1	2	7	7	6	9	3	3	5	20	2	4	8	40	0	0	10	80	0	0
Nov.	3	7	1	2			0	0	7	7	5	13	2	4	5	20	3	3	4	20	0	0	8	45	0	0
Dec.	1	3	0	0			2	14	4	6	6	11	3	5	9	19	5	6	7	42	0	0	5	28	0	0
Jan.	4	6	6	27			2	10	4	5	6	19	2	2	9	14	0	0	7	20	0	0	5	15	1	1
Feb.	2	10	1	1			4	6	0	0	4	11	0	0	9	39	0	0	4	16	0	0	8	68	0	0
March	2	7	1	1			3	10	2	2	3	12	1	2	7	17	0	0	7	70	1	1	4	19	0	0
April	2	2	5	30			3	4	2	2	5	35	1	1	5	10	0	0	10	32	0	0	49	2,962	0	0
May	2	7	11	28	7	10	5	34	5	5	4	191	0	0	7	34	0	0	4	9	0	0	5	39	0	0
June	3	9	9	12	16	24	2	21	0	0	4	6	2	2	13	47	0	0	6	46	1	1	9	96	0	0
<b>TOTALS</b>	<b>23</b>	<b>55</b>	<b>39</b>	<b>126</b>	<b>23</b>	<b>34</b>	<b>33</b>	<b>148</b>	<b>44</b>	<b>50</b>	<b>59</b>	<b>343</b>	<b>18</b>	<b>24</b>	<b>85</b>	<b>244</b>	<b>14</b>	<b>19</b>	<b>79</b>	<b>358</b>	<b>2</b>	<b>2</b>	<b>120</b>	<b>3,458</b>	<b>1</b>	<b>1</b>

(B) Prop I comps petitions first accepted May 1995

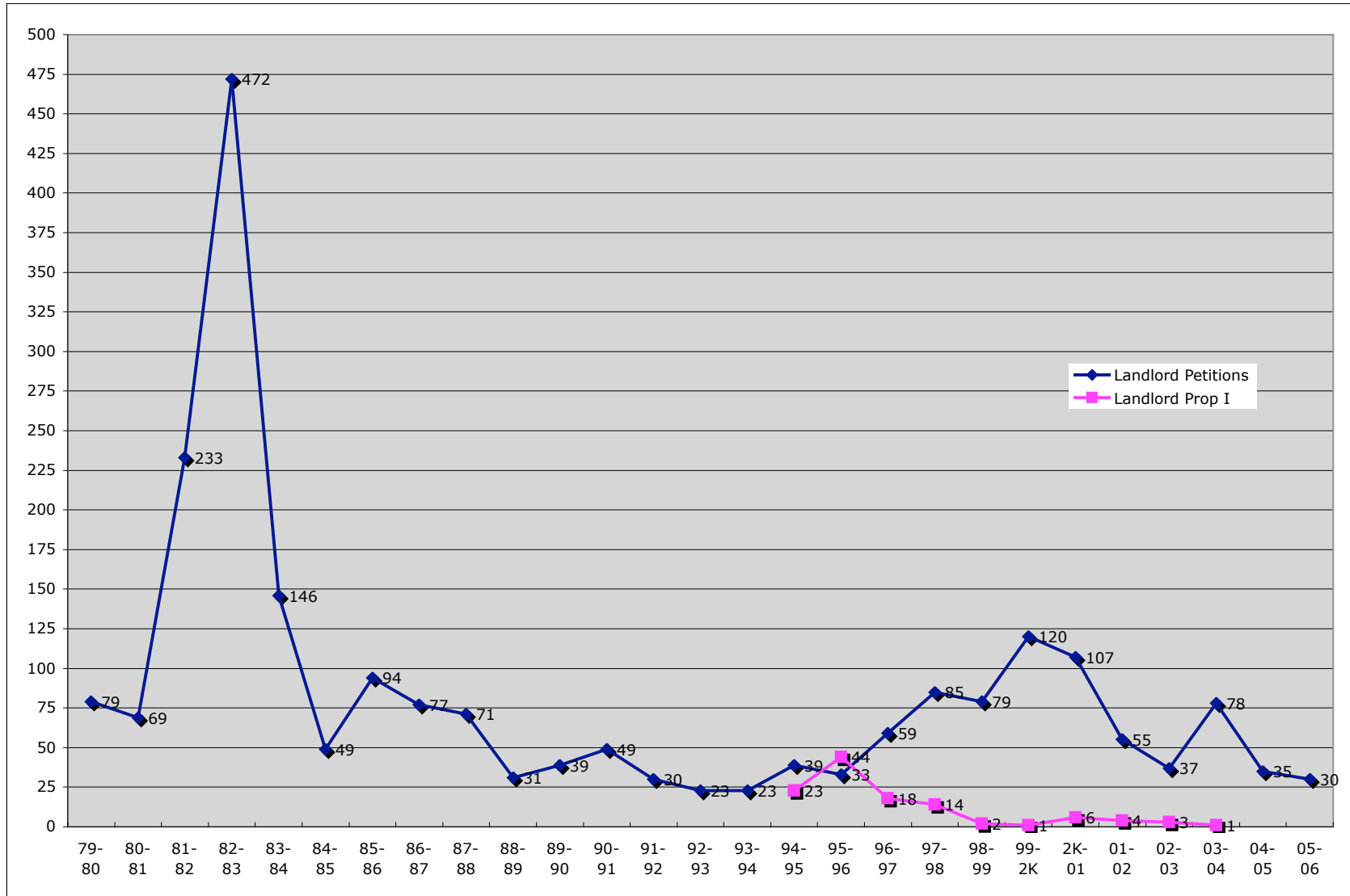
**Table 4A - part 2**  
**Landlord O&M/Comps Petitions • Yearly Trend (FY 2000/01-2005/06)**

MONTH	Total 2000-01				Total 01-02				Total 02-03				Total 03-04				Total 04-05		Total 05-06		Total 06-07		Total 07-08		Total 08-09			
	Pet.	Units	Prop I	Prop I	Pet.	Units	Prop I	Prop I	Pet.	Units	Prop I	Prop I	Pet.	Units	Prop I	Prop I	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	3	16	0	0	4	20	0	0	8	48	1	2	4	10	0	0	(D) 2	11	1	1								
Aug.	4	54	1	1	4	20	1	1	0	0	0	0	2	2	0	0	2	6	4	10								
Sept.	1	4	0	0	1	4	0	0	0	0	0	0	2	8	0	0	2	13	1	17								
Oct.	3	10	1	1	9	45	1	1	5	10	0	0	2	27	0	0	3	7	0	0								
Nov.	2	2	2	2	7	32	0	0	2	3	0	0	47	1,647	0	0	2	6	4	18								
Dec.	8	53	0	0	6	33	1	1	6	18	0	0	2	3	0	0	1	1	5	68								
Jan.	54	2,779	0	0	4	4	0	0	2	3	0	0	2	15	0	0	4	9	1	2								
Feb.	3	25	0	0	6	26	1	1	3	22	1	1	4	6	1	1	4	25	2	32								
March	6	61	0	0	3	13	0	0	5	85	1	1	2	5	0	0	1	1	2	2								
April	5	41	0	0	3	26	0	0	1	1	0	0	1	46	0	0	0	0	4	12								
May	6	39	1	1	5	11	0	0	2	2	0	0	5	13	0	0	11	36	4	16								
June	12	93	1	1	3	10	0	0	3	21	0	0	5	19	0	0	3	8	2	5								
<b>TOTALS</b>	<b>107</b>	<b>3,177</b>	<b>6</b>	<b>6</b>	<b>55</b>	<b>244</b>	<b>4</b>	<b>4</b>	<b>37</b>	<b>213</b>	<b>3</b>	<b>4</b>	<b>78</b>	<b>1,801</b>	<b>1</b>	<b>1</b>	<b>35</b>	<b>123</b>	<b>30</b>	<b>183</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

(D) Includes any Prop I comps petitions beginning FY 04-05

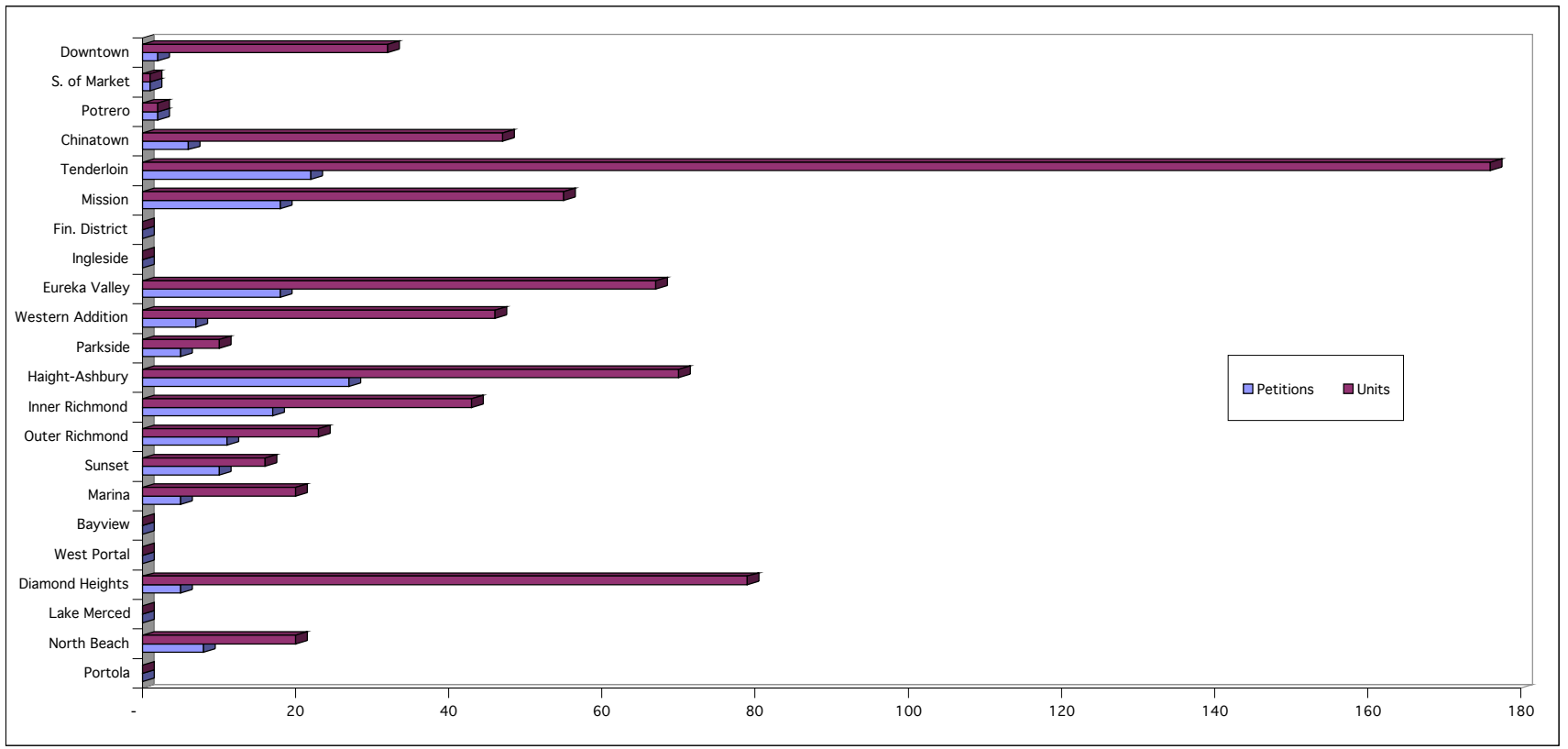


Table 4B  
 Landlord Petitions (Operating and Maintenance Expense and Comps) • Yearly Trend



**Table 5  
Capital Improvement Petitions by Zip Code • 2005-2006**

Neighborhood	ZipCode	July		Aug.		Sept.		Oct		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)			1	27																		1	5	2	32	
S. of Market	(03)																						1	1	1	1	
Potrero	(07)							1	1													1	1	2	2		
Chinatown	(08)	1	6			2	38	1	1											1	1	1	1	6	47		
Tenderloin	(09)			3	17	1	3	2	13			5	20	1	2					2	6	7	100	1	15	22	176
Mission	(10)	3	4	1	1					1	12	3	6	3	13	1	3	2	2			2	11	2	3	18	55
Fin. District	(11)																									0	0
Ingleside	(12)																									0	0
Eureka Valley	(14)	1	4			1	17	4	12	2	10	4	10	1	6	1	1	1	2	1	2	1	1	1	2	18	67
Western Addition	(15)	1	4	1	4	1	3	1	4			1	4	1	6							1	21			7	46
Parkside	(16)											1	2							4	8					5	10
Haight-Ashbury	(17)	4	14	2	3	1	1			4	6	1	4	3	7	1	1			5	15	3	7	3	12	27	70
Inner Richmond	(18)	1	1	1	2							1	3	5	15	2	2	2	8			2	4	3	8	17	43
Outer Richmond	(21)			1	2	2	7	4	7					1	1			1	2	1	3			1	1	11	23
Sunset	(22)	2	3	1	1					2	7					1	1	1	1	2	2	1	1			10	16
Marina	(23)	1	8			1	1							2	8							1	3			5	20
Bayview	(24)																									0	0
West Portal	(27)																									0	0
Diamond Heights	(31)									1	71			1	1	1	1					2	6			5	79
Lake Merced	(32)																									0	0
North Beach	(33)	2	7			1	1					1	2	1	3	1	2					1	3	1	2	8	20
Portola	(34)																									0	0
<b>TOTALS</b>		<b>16</b>	<b>51</b>	<b>11</b>	<b>57</b>	<b>10</b>	<b>71</b>	<b>13</b>	<b>38</b>	<b>10</b>	<b>106</b>	<b>17</b>	<b>51</b>	<b>19</b>	<b>62</b>	<b>8</b>	<b>11</b>	<b>7</b>	<b>15</b>	<b>15</b>	<b>36</b>	<b>22</b>	<b>158</b>	<b>16</b>	<b>51</b>	<b>164</b>	<b>707</b>



**Table 5A - part 1**  
**Capital Improvement Petitions • Yearly Trend Fiscal Years 1983/84 - 2000/01**

MONTH	Total 83-84		Total 84-85		Total 85-86		Total 86-87		Total 87-88		Total 88-89		Total 89-90		Total 90-91		Total 91-92		Total 92-93		Total 93-94		Total 94-95 Prop I*					
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July			15	124	17	242	30	269	33	245	18	167	11	35	14	53	8	58	15	64	5	12	17	171				
Aug.			27	184	19	198	17	51	23	131	28	347	6	17	20	340	19	131	12	65	16	405	17	83				
Sept.			36	473	29	367	40	849	36	806	12	39	19	142	15	74	8	18	4	14	11	31	14	109				
Oct.	30	352	20	177	21	204	33	250	18	99	15	67	7	28	15	64	9	106	11	30	4	57	17	54				
Nov.	22	68	24	145	23	203	15	78	38	261	15	110	8	23	9	39	3	17	19	328	13	46	7	43				
Dec.	21	167	24	165	16	270	30	221	30	227	13	81	16	76	12	161	4	11	8	20	6	47	8	46				
Jan.	39	307	11	144	20	109	23	118	21	140	20	179	19	72	13	70	11	41	13	53	27	1,253	4	10				
Feb.	26	157	20	304	22	181	27	265	15	114	27	182	11	78	15	65	6	40	11	100	22	452	1	8				
March	43	966	33	483	32	435	23	190	23	191	23	403	13	62	15	616	15	79	34	518	6	21	30	379				
April	23	123	20	195	25	241	23	208	15	110	19	148	10	69	14	165	8	30	13	45	19	799	12	75				
May	19	144	23	149	24	166	30	279	27	165	11	55	8	84	17	172	16	336	10	37	7	138	13	57	2	3		
June	30	245	21	177	21	130	20	128	17	137	26	167	17	67	16	81	10	48	11	41	11	80	13	127	4	7		
<b>TOTALS</b>	<b>253</b>	<b>2,529</b>	<b>274</b>	<b>2,720</b>	<b>269</b>	<b>2,746</b>	<b>311</b>	<b>2,906</b>	<b>296</b>	<b>2,626</b>	<b>227</b>	<b>1,945</b>	<b>145</b>	<b>753</b>	<b>175</b>	<b>1,900</b>	<b>117</b>	<b>915</b>	<b>161</b>	<b>1,315</b>	<b>147</b>	<b>3,341</b>	<b>153</b>	<b>1,162</b>	<b>6</b>	<b>10</b>		

Capital improvements petitions were transferred from the Real Estate Department in October 1983.

\* Prop I capital improvement petition effective May 1995

MONTH	Total 95-96				Total 96-97				Total 97-98				Total 98-99				Total 99-2000				Total 2000-01					
	Prop I		Prop I		Prop I		Prop I		Prop I		Prop I		Prop I		Prop I		Prop I		Prop I		Prop I					
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	6	16	3	13	18	97	1	1	23	66	2	2	34	323	0	0	35	274	2	2	63	647	1	1		
Aug.	7	19	1	1	26	136	2	3	18	54	0	0	26	229	1	3	35	320	2	4	35	208	1	2		
Sept.	15	82	2	4	19	69	3	3	23	97	0	0	42	483	5	7	33	146	2	3	32	145	1	3		
Oct.	6	23	4	8	27	182	2	3	38	191	3	4	37	198	3	5	39	310	5	8	50	294	2	2		
Nov.	19	297	2	2	16	125	3	7	30	187	1	1	36	429	0	0	31	165	0	0	61	1,048	3	6		
Dec.	12	60	2	3	14	73	1	1	25	121	0	0	31	199	3	3	57	495	0	0	19	133	2	2		
Jan.	10	80	1	1	11	52	0	0	20	79	0	0	31	155	1	1	50	496	1	1	14	57	3	4		
Feb.	30	176	0	0	8	19	2	3	39	233	0	0	43	235	4	4	34	271	1	3	25	153	0	0		
March	6	44	0	0	37	230	2	2	21	50	1	1	51	363	3	5	43	291	5	8	27	311	3	6		
April	11	61	1	1	30	199	2	2	20	81	1	1	34	388	4	6	33	421	0	0	6	107	0	0		
May	12	55	1	1	26	166	0	0	17	111	3	5	29	234	3	3	33	213	0	0	5	24	0	0		
June	5	40	1	1	17	136	0	0	26	189	0	0	28	114	4	5	44	414	0	0	4	31	0	0		
<b>TOTALS</b>	<b>139</b>	<b>953</b>	<b>18</b>	<b>35</b>	<b>249</b>	<b>1,484</b>	<b>18</b>	<b>25</b>	<b>300</b>	<b>1,459</b>	<b>11</b>	<b>14</b>	<b>422</b>	<b>3,350</b>	<b>31</b>	<b>42</b>	<b>467</b>	<b>3,816</b>	<b>18</b>	<b>29</b>	<b>341</b>	<b>3,158</b>	<b>16</b>	<b>26</b>		

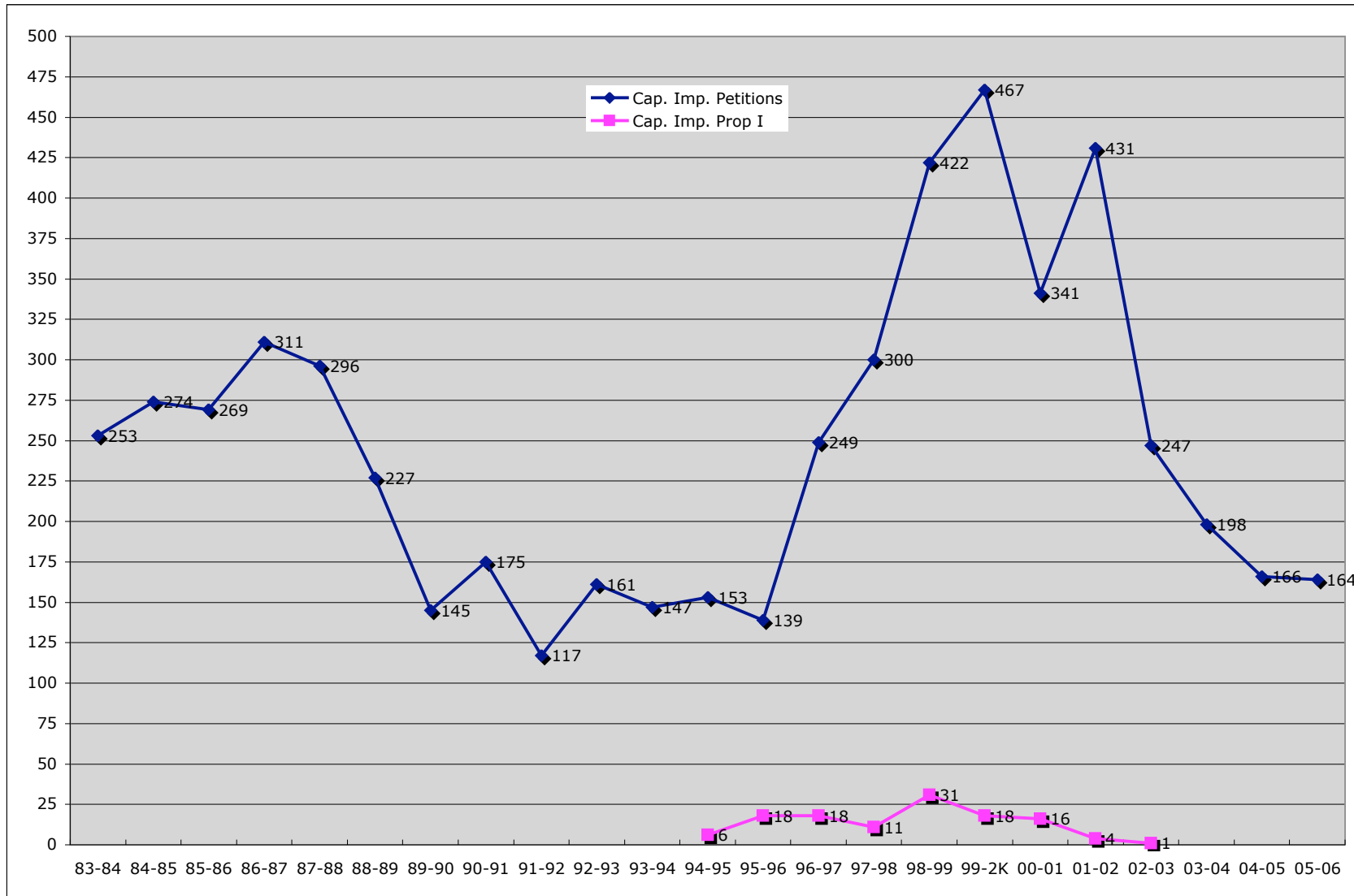
Table 5A - part 2

Capital Improvement Petitions • Yearly Trend Fiscal Years 2001/02 - 2005/06

MONTH	Total 01-02				Total 02-03				Total 03-04		Total 04-05		Total 05-06		Total 06-07		Total 07-08		Total 08-09		Total 09-10		Total 10-11	
	Prop I		Prop I		Prop I		Prop I		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units																
July	2	12	0	0	24	155	0	0	<sup>A</sup> 14	36	14	61	16	51										
Aug.	13	44	0	0	29	150	0	0	18	73	8	46	11	57										
Sept.	32	906	0	0	16	70	1	1	25	63	13	225	10	71										
Oct.	89	698	0	0	25	73	0	0	16	104	13	85	13	38										
Nov.	58	809	0	0	36	293	0	0	18	94	8	20	10	106										
Dec.	36	243	0	0	32	327	0	0	25	862	7	17	17	51										
Jan.	29	780	1	1	13	70	0	0	8	52	21	57	19	62										
Feb.	45	301	0	0	23	143	0	0	22	177	19	74	8	11										
March	24	138	1	1	10	21	0	0	10	36	12	44	7	15										
April	46	306	1	1	6	14	0	0	12	93	21	59	15	36										
May	38	210	1	1	14	61	0	0	18	46	15	62	22	158										
June	19	141	0	0	19	165	0	0	12	55	15	158	16	51										
<b>TOTALS</b>	<b>431</b>	<b>4,588</b>	<b>4</b>	<b>4</b>	<b>247</b>	<b>1,542</b>	<b>1</b>	<b>1</b>	<b>198</b>	<b>1,691</b>	<b>166</b>	<b>908</b>	<b>164</b>	<b>707</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

(A) Includes Prop I Capital Improvement Petitions beginning FY 03-04

Table 5B  
Capital Improvement Petitions • Yearly Trend

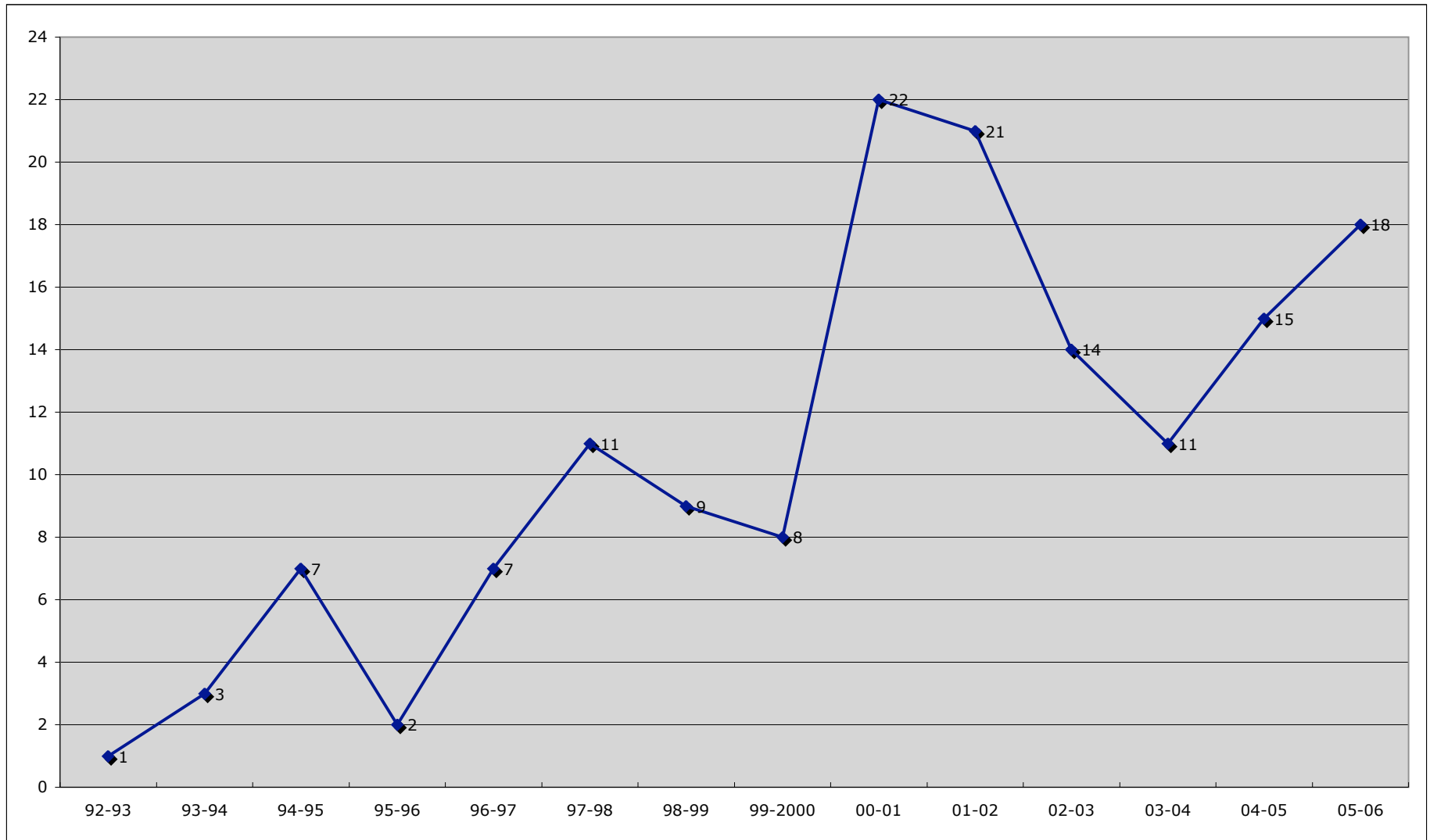


**Table 6**  
**Landlord Extension of Time Petitions by Zip Code • 2005-2006**

Neighborhood	ZipCode	July		Aug.		Sept.		Oct		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total		
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	
Downtown	(02)																									0	0	
S. of Market	(03)																										0	0
Potrero	(07)																										0	0
Chinatown	(08)																										0	0
Tenderloin	(09)			1	1			1	1											1	12					3	14	
Mission	(10)					1	1							1	1	1	2	1	1					1	1	5	6	
Fin. District	(11)																										0	0
Ingleside	(12)																										0	0
Eureka Valley	(14)									1	1																1	1
Western Addition	(15)																					1	1				1	1
Parkside	(16)																										0	0
Haight-Ashbury	(17)											1	1												3	3	4	4
Inner Richmond	(18)					1	2																		1	3	2	5
Outer Richmond	(21)					1	1																				1	1
Sunset	(22)								1	1																	1	1
Marina	(23)																										0	0
Bayview	(24)																										0	0
West Portal	(27)																										0	0
Diamond Heights	(31)																										0	0
Lake Merced	(32)																										0	0
North Beach	(33)																										0	0
Portola	(34)																										0	0
<b>TOTALS</b>		<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>4</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>12</b>	<b>1</b>	<b>1</b>	<b>5</b>	<b>7</b>	<b>18</b>	<b>33</b>	



Table 6B  
Landlord Extension of Time Petitions • Yearly Trend

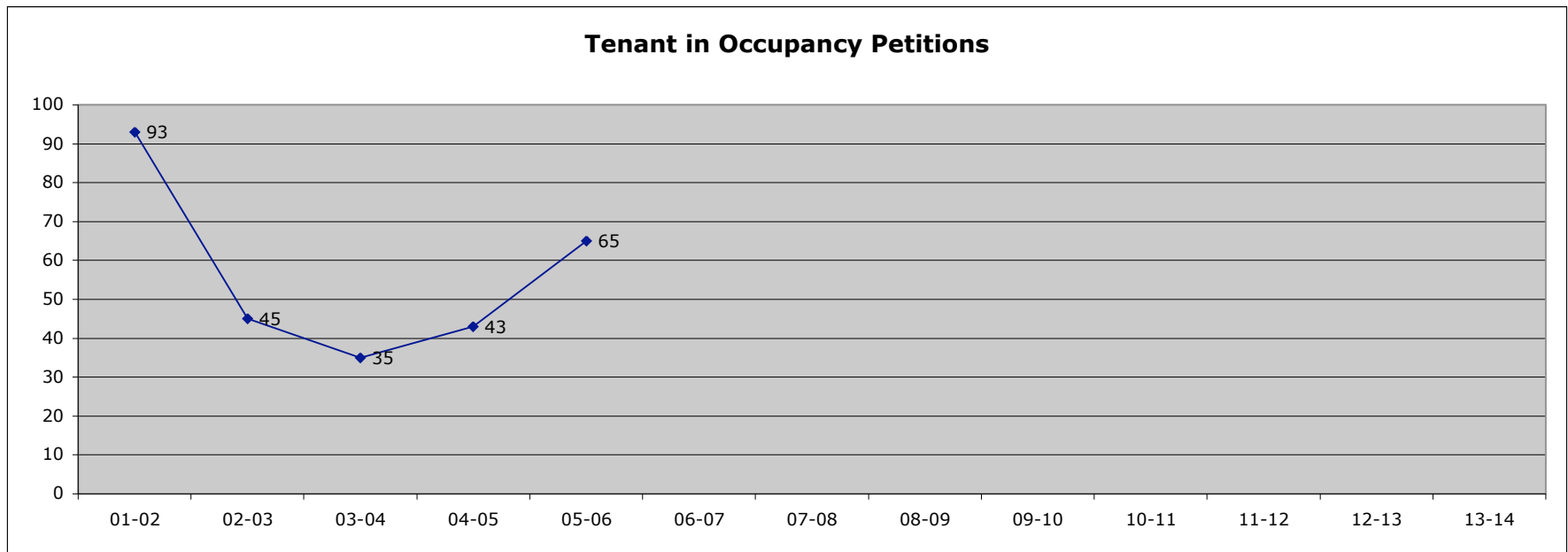




**Table 7  
 Tenant in Occupancy Petitions (Regulation 1.21)**

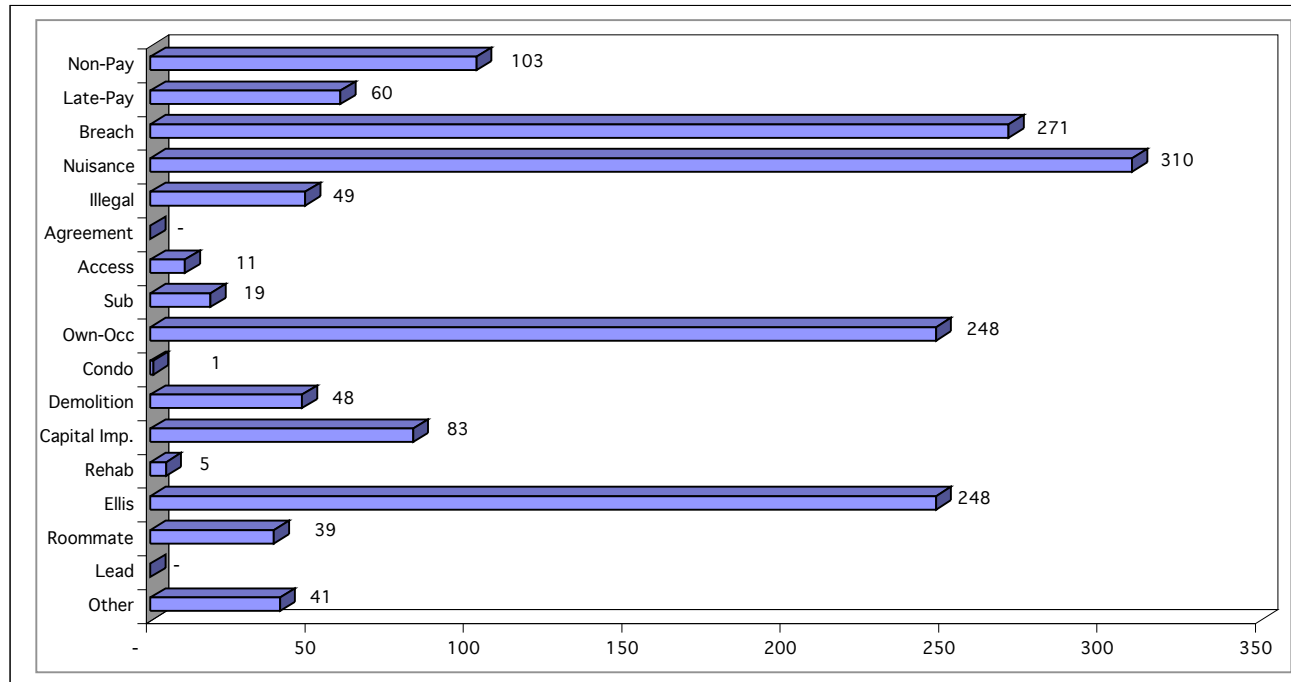
MONTH	FY 01-02		FY 02-03		FY 03-04		FY 04-05		FY 05-06		FY 06-07		FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12		FY 12-13		FY 13-14	
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit
July	9	9	10	10	3	3	2	2	5	5																
Aug.	14	14	1	1	3	3	7	7	8	8																
Sept.	7	7	4	4	3	3	2	2	6	6																
Oct.	9	9	4	4	2	2	6	6	4	4																
Nov.	9	9	3	3	1	1	4	4	6	6																
Dec.	6	6	1	1	3	3	1	1	6	6																
Jan.	4	4	1	1	3	3	2	2	2	2																
Feb.	7	7	4	4	4	4	1	1	4	4																
March	3	3	2	2	2	2	8	8	6	6																
April	11	11	4	4	6	6	4	4	4	4																
May	10	10	3	3	1	1	3	3	8	8																
June	4	4	8	8	4	4	3	3	6	6																
<b>TOTALS</b>	<b>93</b>	<b>93</b>	<b>45</b>	<b>45</b>	<b>35</b>	<b>35</b>	<b>43</b>	<b>43</b>	<b>65</b>	<b>65</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

\*Effective Date of Legislation: June 5, 2001



**TABLE 8  
Annual Eviction Notices • 2005-2006**

MONTH	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	March	April	May	June	Total
Non-Pay	8	4	8	8	5	7	15	18	9	6	4	11	103
Late-Pay	4	5	12	2	2	5	1	9	7	4	4	5	60
Breach	30	29	20	27	17	20	14	22	25	17	24	26	271
Nuisance	30	27	29	34	26	17	29	21	19	16	33	29	310
Illegal	4	6	3	1	3	1	1	2	19	2	3	4	49
Agreement	0	0	0	0	0	0	0	0	0	0	0	0	0
Access	0	0	2	1	1	0	0	0	3	1	1	2	11
Sub	0	2	1	2	2	1	1	0	6	0	1	3	19
Own-Occ	31	22	27	17	18	18	21	11	17	27	22	17	248
Condo	0	0	0	0	0	0	0	0	0	0	1	0	1
Demolition	6	2	3	5	5	3	6	1	2	4	7	4	48
Capital Imp.	7	3	8	13	5	7	14	3	6	6	6	5	83
Rehab	0	0	0	0	0	0	0	0	4	1	0	0	5
Ellis	37	23	6	25	5	9	14	9	44	27	28	21	248
Roommate	1	2	3	2	5	3	5	6	3	3	4	2	39
Lead	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	2	3	8	1	5	1	5	2	2	4	2	6	41
<b>TOTALS</b>	<b>160</b>	<b>128</b>	<b>130</b>	<b>138</b>	<b>99</b>	<b>92</b>	<b>126</b>	<b>104</b>	<b>166</b>	<b>118</b>	<b>140</b>	<b>135</b>	<b>1,536</b>



**Table 8A**  
**Annual Eviction Notices • Yearly Trend**

MONTH	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-2K	2K-01	01-02	02-03	03-04	04-05	05-06
Non-Pay	130	175	107	123	137	96	101	133	125	132	142	143	150	111	109	89	114	86	103
Late-Pay	80	53	98	88	60	72	50	40	49	85	100	101	93	86	57	65	62	49	60
Breach	9	90	204	183	158	136	133	104	172	290	327	344	327	398	329	236	274	246	271
Nuisance	185	207	231	227	205	215	159	204	236	247	258	247	278	256	283	247	285	274	310
Illegal	0	6	16	9	11	11	15	9	53	16	17	24	32	27	41	18	25	21	49
Agreement	71	21	18	17	114	3	0	0	0	0	2	4	6	2	2	1	0	0	0
Access	5	11	8	12	13	8	5	11	1	0	18	12	14	9	6	9	4	5	11
Sub	40	28	74	96	40	34	12	25	34	67	90	168	84	30	4	13	11	15	19
Own-Occ	522	564	545	469	356	293	344	361	481	1075	1410	1200	937	991	594	422	364	288	248
Condo				1	0	0	0	0	1	1	1	0	6	5	5	7	3	7	1
Demolition	0	4	14	13	13	12	12	33	36	53	77	39	43	84	88	94	73	66	48
Capital Imp.	76	149	47	30	30	10	33	8	18	53	44	24	80	58	47	64	69	70	83
Renab	67	114	16	13	13	1	4	7	10	38	35	26	14	7	8	2	0	1	5
Ellis	26	18	3	4	4	0	0	0	0	3	12	206	440	274	83	115	228	330	248
Roommate	7	15	24	38	38	10	20	30	49	71	119	104	146	130	94	73	57	49	39
Lead	80	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	7	0
Other		82	67	57	57	73	77	104	103	160	194	90	110	69	37	31	30	40	41
<b>TOTALS</b>	<b>1298</b>	<b>1537</b>	<b>1472</b>	<b>1380</b>	<b>1249</b>	<b>974</b>	<b>965</b>	<b>1069</b>	<b>1368</b>	<b>2291</b>	<b>2846</b>	<b>2732</b>	<b>2761</b>	<b>2538</b>	<b>1787</b>	<b>1486</b>	<b>1599</b>	<b>1554</b>	<b>1536</b>

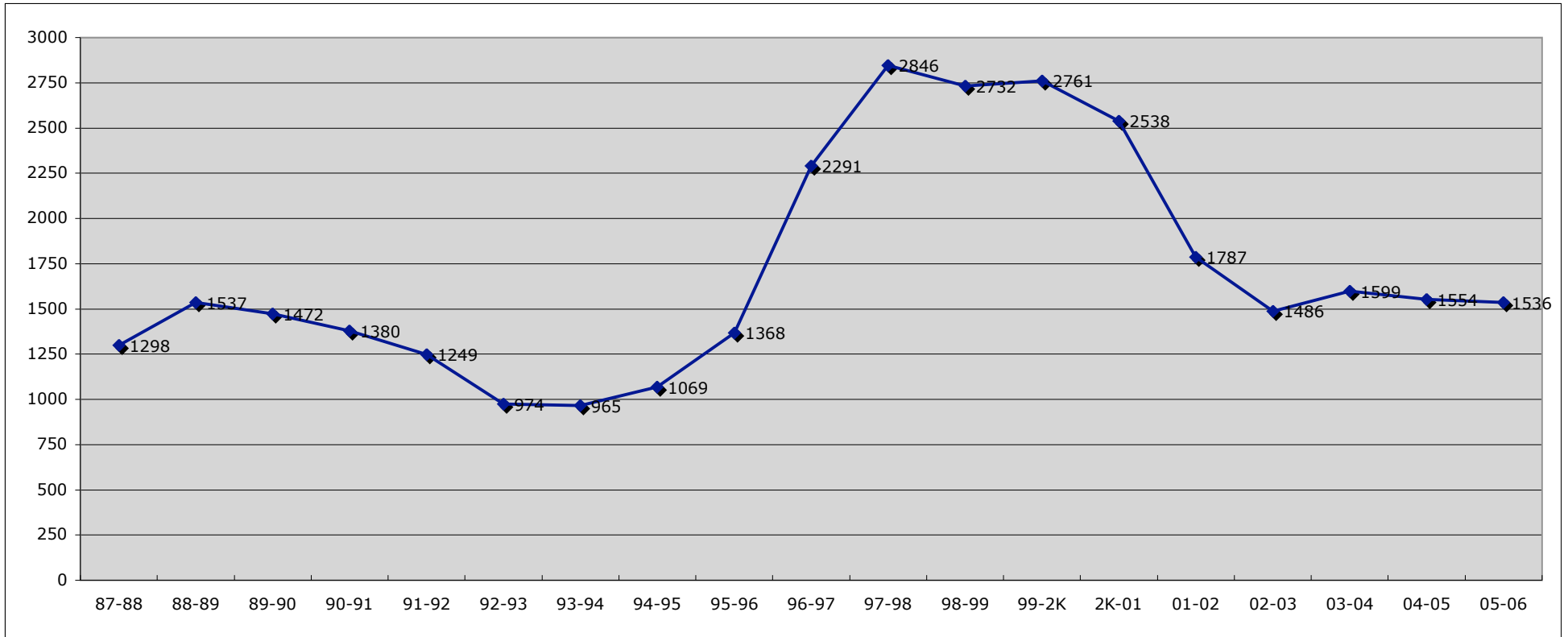
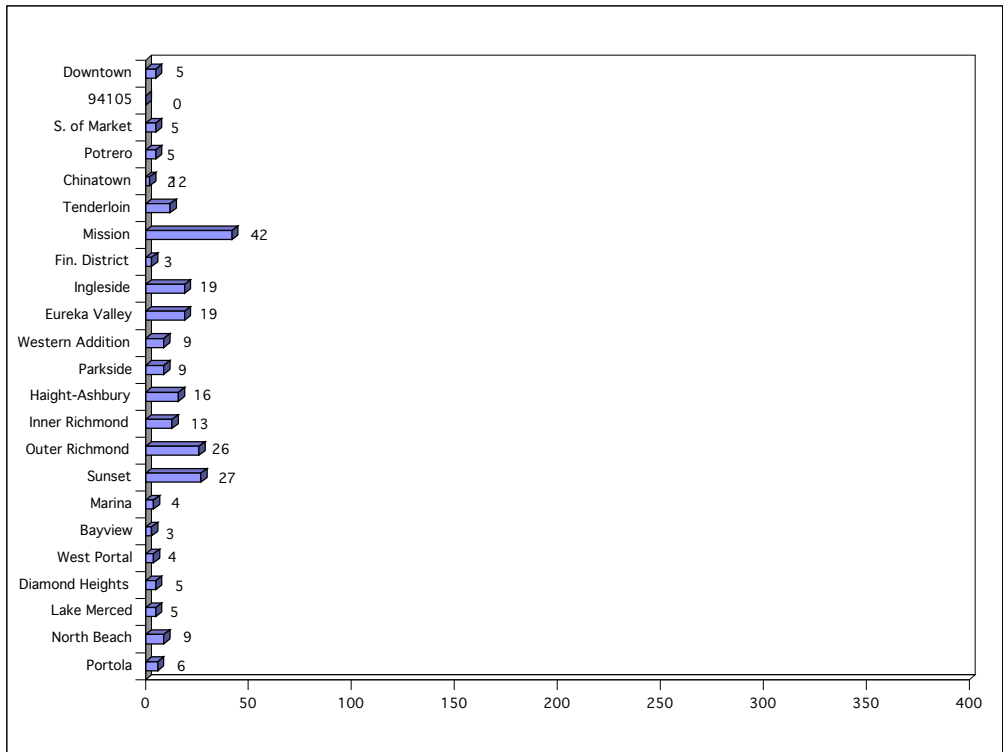


Table 8B

Annual OMI Eviction Notices by Zip Code • 2005-2006

Neighborhood	ZipCode	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb	March	April	May	June	Total
Downtown	(02)				1			1			1		2	5
S. of Market	(03)	2										1		5
94105	(05)													0
Potrero	(07)	2		1						1	1			5
Chinatown	(08)											1	1	2
Tenderloin	(09)	1		1			2	1		2	3	2		12
Mission	(10)	7	3	5	2	3	2	4	2	4	6	2	2	42
Fin. District	(11)				2						1			3
Ingleside	(12)		4	3		1	1		1		3	4	2	19
Eureka Valley	(14)	2	2	4		2	1		1	4	1		2	19
Western Addition	(15)	1	2			1	1	2		2				9
Parkside	(16)	2	2		1	1			1			1	1	9
Haight-Ashbury	(17)	1	2	4	2	1	1	1	1	1	1		1	16
Inner Richmond	(18)	2	2		2	1		3		1	1	1		13
Outer Richmond	(21)	3	2	1	1	4	3	2	1	2	4	3		26
Sunset	(22)	4	3	2	4	2	3	5			1		3	27
Marina	(23)						2					1	1	4
Bayview	(24)			1								2		3
West Portal	(27)								2		1	1		4
Diamond Heights	(31)	1		1			1					1	1	5
Lake Merced	(32)					2	1	1			1			5
North Beach	(33)	3		2	1				1			1	1	9
Portola	(34)			2	1			1	1			1		6
<b>TOTALS</b>		<b>31</b>	<b>22</b>	<b>27</b>	<b>17</b>	<b>18</b>	<b>18</b>	<b>21</b>	<b>11</b>	<b>17</b>	<b>27</b>	<b>22</b>	<b>17</b>	<b>248</b>

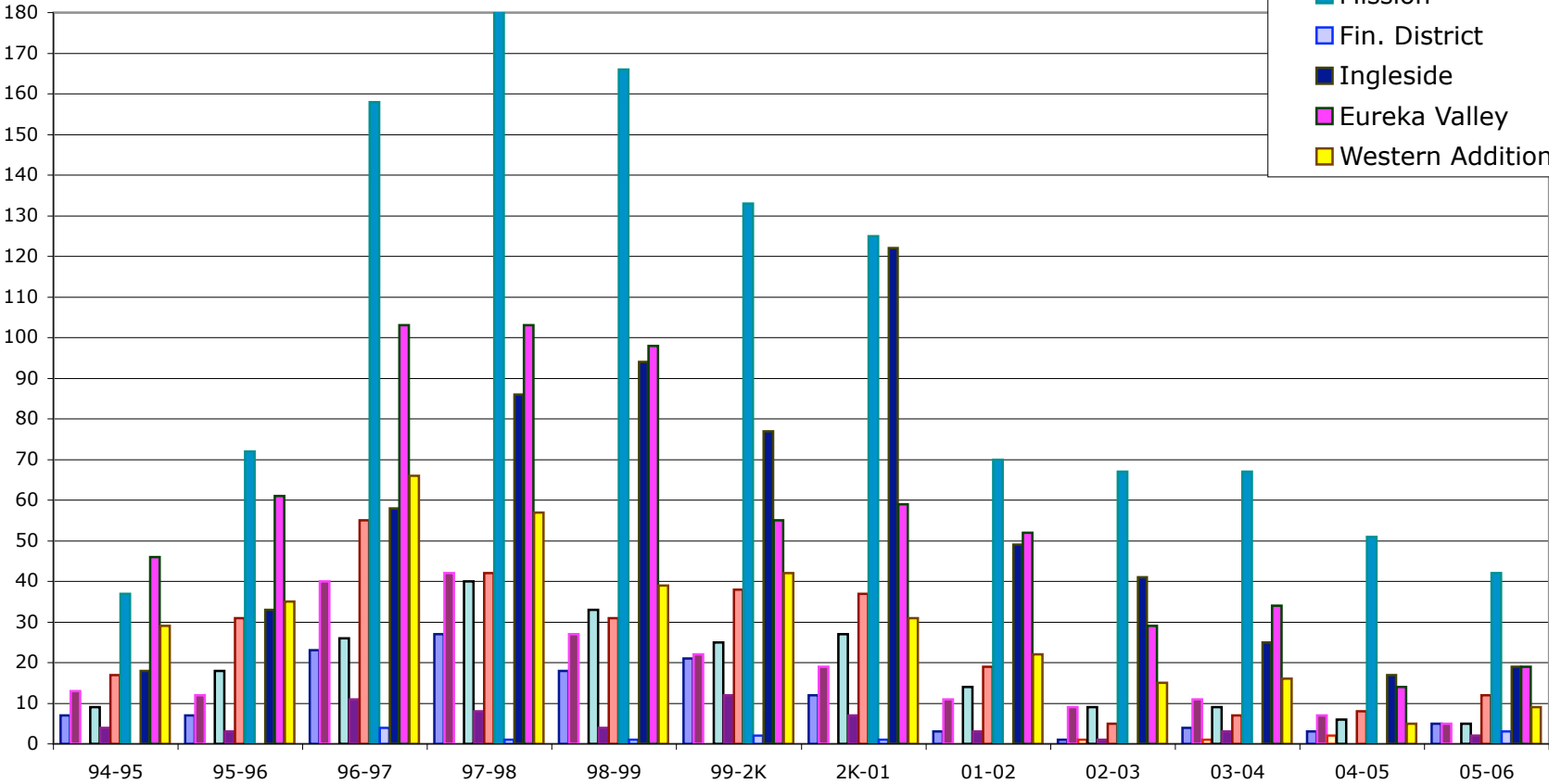


**Table 8C**  
**OMI Eviction Notices • Yearly Trend by Zip Code**

Neighborhood	ZipCode	94-95	95-96	96-97	97-98	98-99	99-2K	2K-01	01-02	02-03	03-04	04-05	05-06	Totals
Downtown	(02)	7	7	23	27	18	21	12	3	1	4	3	5	131
S. of Market	(03)	13	12	40	42	27	22	19	11	9	11	7	5	218
94105	(05)								0	1	1	2	0	4
Potrero	(07)	9	18	26	40	33	25	27	14	9	9	6	5	221
Chinatown	(08)	4	3	11	8	4	12	7	3	1	3	0	2	58
Tenderloin	(09)	17	31	55	42	31	38	37	19	5	7	8	12	302
Mission	(10)	37	72	158	217	166	133	125	70	67	67	51	42	1205
Fin. District	(11)			4	1	1	2	1	0	0	0	0	3	12
Ingleside	(12)	18	33	58	86	94	77	122	49	41	25	17	19	639
Eureka Valley	(14)	46	61	103	103	98	55	59	52	29	34	14	19	673
Western Addition	(15)	29	35	66	57	39	42	31	22	15	16	5	9	366
Parkside	(16)	15	8	38	50	62	60	51	21	22	17	15	9	368
Haight-Ashbury	(17)	26	39	100	156	109	54	41	28	31	29	27	16	656
Inner Richmond	(18)	23	25	96	101	61	61	77	62	34	22	14	13	589
Outer Richmond	(21)	28	21	56	97	69	65	58	40	24	23	34	26	541
Sunset	(22)	23	35	72	103	133	91	118	89	45	30	21	27	787
Marina	(23)	25	29	48	84	49	23	23	17	11	18	17	4	348
Bayview	(24)	1	2	9	11	43	31	33	20	17	7	3	3	180
West Portal	(27)	2	1	11	28	12	10	12	2	9	8	5	4	104
Diamond Heights	(31)	10	15	36	58	44	35	35	22	20	8	10	5	298
Lake Merced	(32)	2	4	7	19	13	15	13	6	3	5	9	5	101
North Beach	(33)	20	23	35	38	51	27	40	4	12	5	7	9	271
Portola	(34)	6	7	22	42	43	38	50	40	16	15	13	6	298
<b>TOTALS</b>		<b>361</b>	<b>481</b>	<b>1074</b>	<b>1410</b>	<b>1200</b>	<b>937</b>	<b>991</b>	<b>594</b>	<b>422</b>	<b>364</b>	<b>288</b>	<b>248</b>	<b>8370</b>

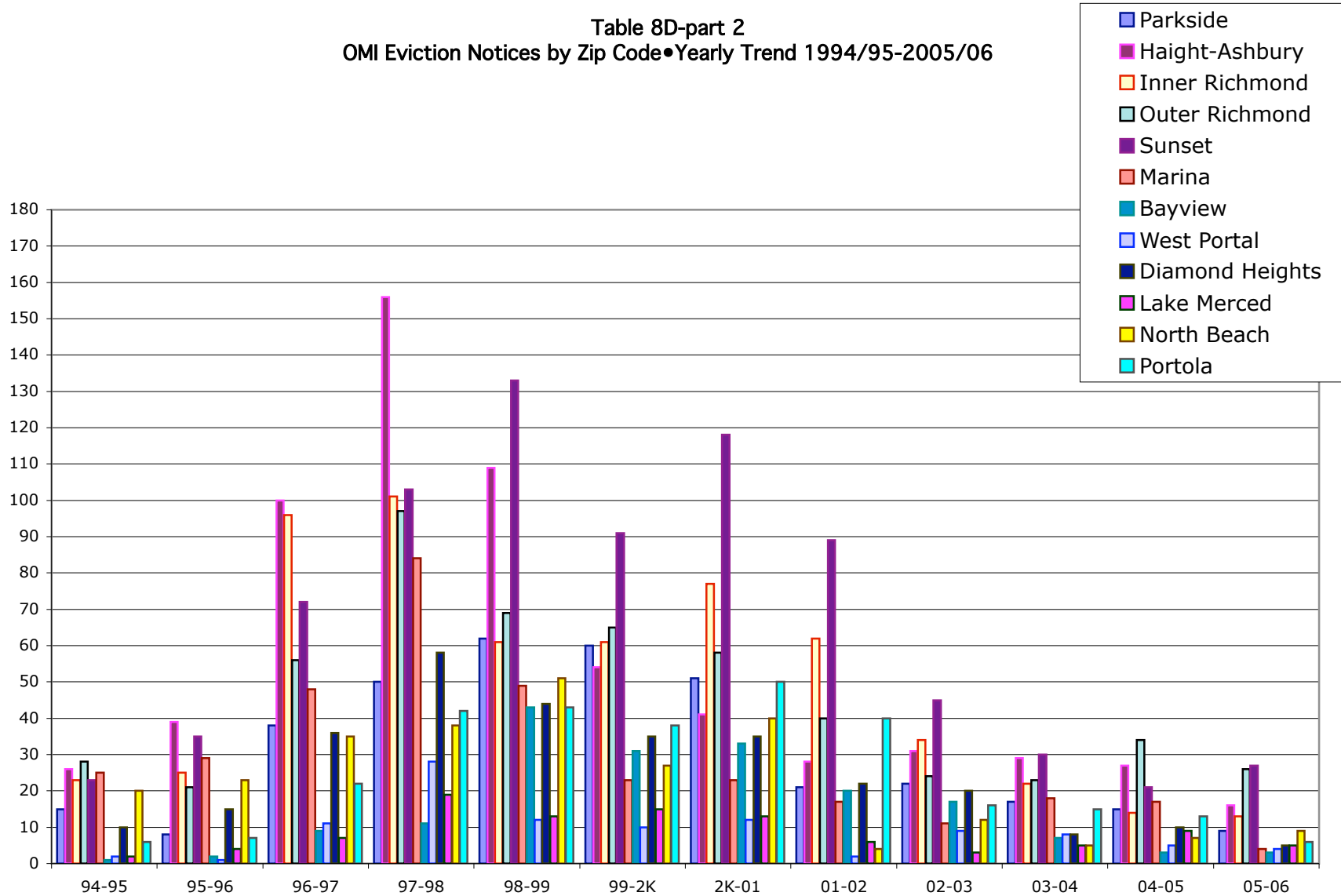
Table 8D-part 1  
 OMI Eviction Notices by Zip Code•Yearly Trend 1994/95-2005/06

- Downtown
- S. of Market
- 94105
- Potrero
- Chinatown
- Tenderloin
- Mission
- Fin. District
- Ingleside
- Eureka Valley
- Western Addition



\* Original Table in Color is on Rent Board website.

Table 8D-part 2  
 OMI Eviction Notices by Zip Code•Yearly Trend 1994/95-2005/06



\* Original Table in Color is on Rent Board website.

**Table 9**  
**Report of Alleged Wrongful Eviction by Zip Code • 2005-2006**

Neighborhood	ZipCode	July Pet.	Aug. Pet.	Sept. Pet.	Oct. Pet.	Nov. Pet.	Dec. Pet.	Jan. Pet.	Feb. Pet.	March Pet.	April Pet.	May Pet.	June Pet.	Total Pet.
Downtown	(02)	2	1	1	5	1	4	2		3	3	2	3	27
S. of Market	(03)	2		1	4	4	1	2	1	3	4	1	5	28
94104	(04)													0
94105	(05)													0
Potrero	(07)									1			1	2
Chinatown	(08)	1	1	1		2		2		1		2		10
Tenderloin	(09)	8	5	1	5	3	4	1	3	2	3	6	5	46
Mission	(10)	3	9	8	6	8	5	4	2	7	6		11	69
Fin. District	(11)										1			1
Ingleside	(12)	3	3	4		3	2	3	4	1	2	1	3	29
Eureka Valley	(14)	2	2	1	1		2	2	1	3	1		2	17
Western Addition	(15)	2		2	1			1	2	2	3	2		15
Parkside	(16)	1		4		1		1			2	3	2	14
Haight-Ashbury	(17)	2	4	6	5	4	7	3	4	3	1		1	40
Inner Richmond	(18)		2	1	4	2		1	1		1	1		13
Outer Richmond	(21)	1	6	3	1	2	2	4	2		2	3	3	29
Sunset	(22)	2	2	3	2	2	1	2	1	3	3	1	4	26
Marina	(23)			2			1		1			1	1	6
Bayview	(24)		1	1	2	3	3	2	2	4	1	2	3	24
West Portal	(27)			2					1		1	1		5
Diamond Heights	(31)	1	1	1	2		1		1			1	1	9
Lake Merced	(32)	1	1	1	2		1		1	3	1	1	1	13
North Beach	(33)		1	1	2		2		1		3	1	1	12
Portola	(34)		3	1			1	1	2		1		1	10
<b>TOTALS</b>		<b>31</b>	<b>42</b>	<b>45</b>	<b>42</b>	<b>35</b>	<b>37</b>	<b>31</b>	<b>30</b>	<b>36</b>	<b>39</b>	<b>29</b>	<b>48</b>	<b>445</b>

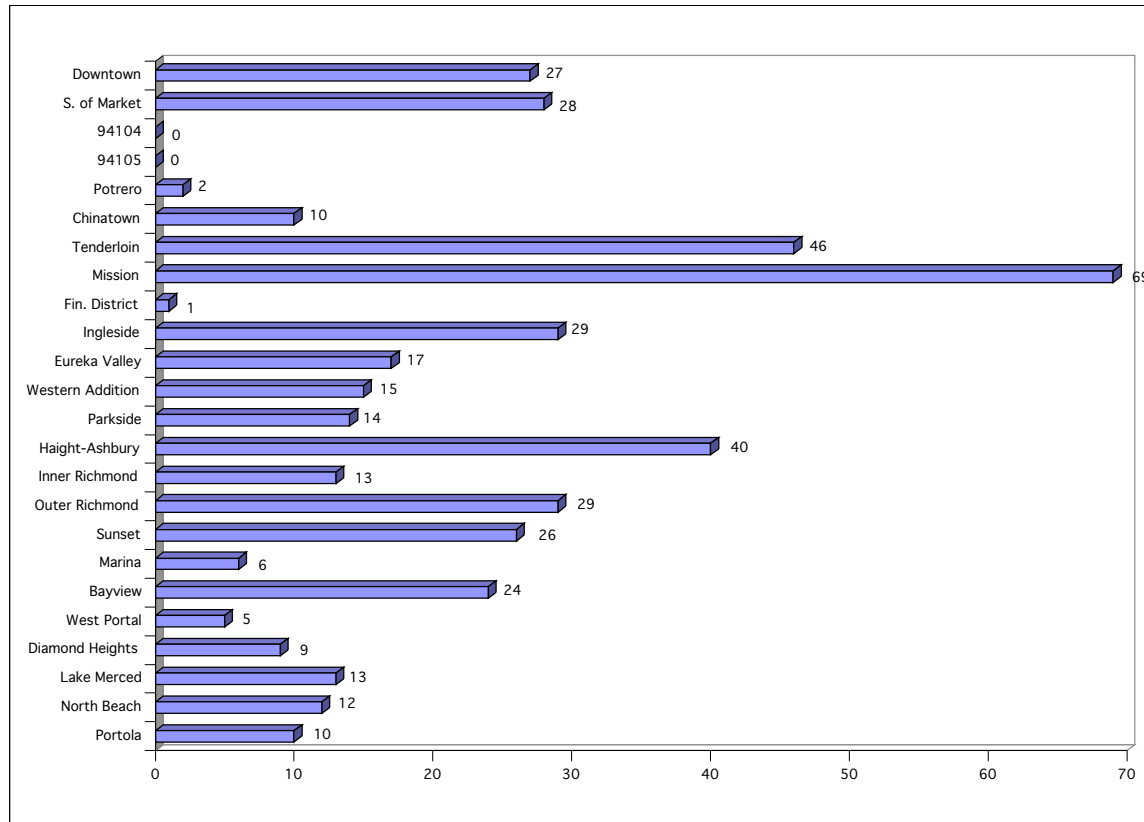
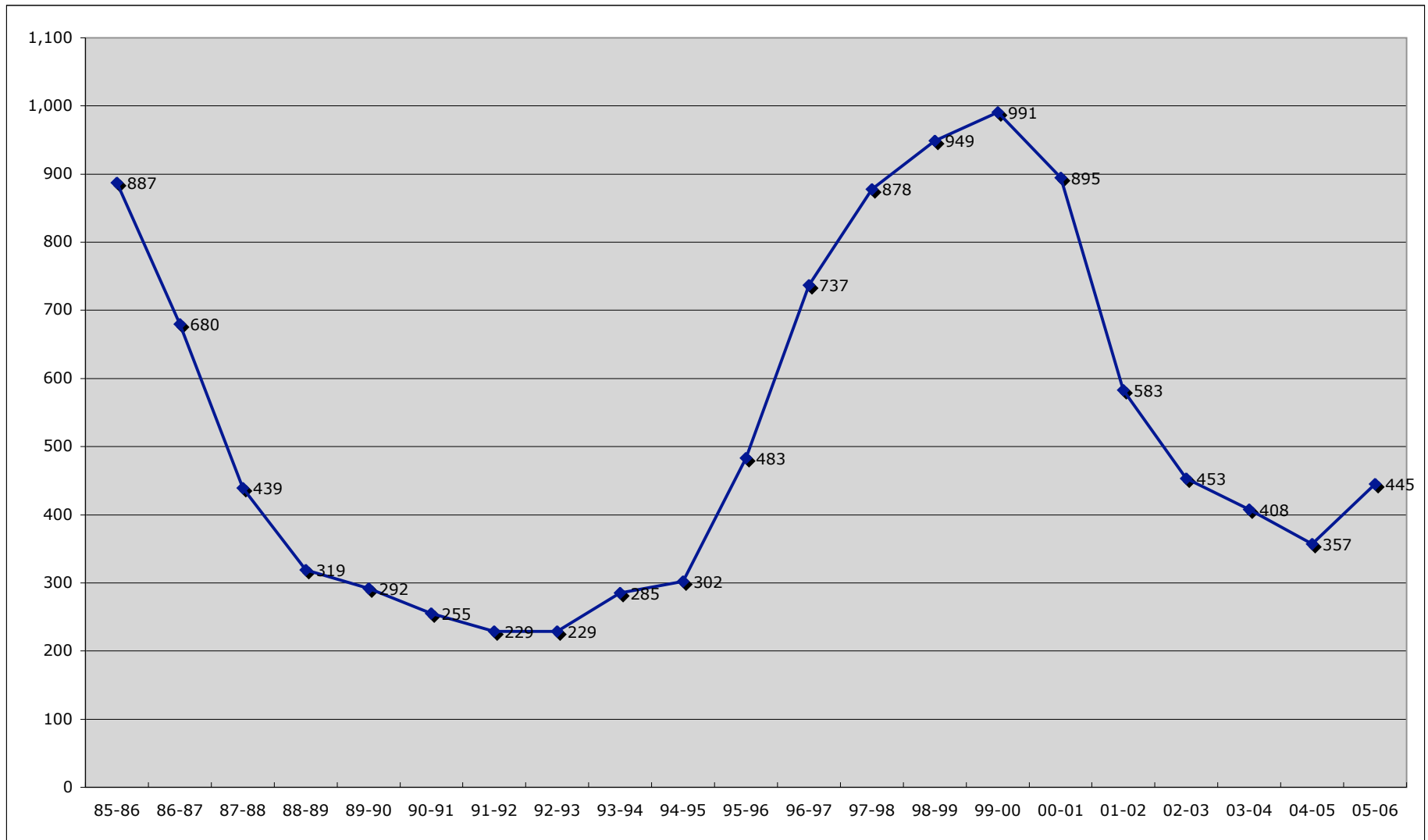






Table 9B  
Report of Alleged Wrongful Eviction • Yearly Trend





**Table 10  
Tenant Appeals by Zip Code • 2005-2006**

Neighborhood	ZipCode	July Pet.	Aug. Pet.	Sept. Pet.	Oct. Pet.	Nov. Pet.	Dec. Pet.	Jan. Pet.	Feb. Pet.	March Pet.	April Pet.	May Pet.	June Pet.	Total Appeals
Downtown	(02)	1			1	1				2	1	1		7
S. of Market	(03)	3					1						1	5
S. of Market	(06)													0
Potrero	(07)		1								1			2
Chinatown	(08)								1					1
Tenderloin	(09)	1	1		2	7	2	1	1	1		3	2	21
Mission	(10)	1			1		1			2	8			13
Fin. District	(11)								1					1
Ingleside	(12)		1											1
Eureka Valley	(14)										1			1
Western Addition	(15)	1											1	2
Parkside	(16)	1												1
Haight-Ashbury	(17)	1						1			1			3
Inner Richmond	(18)			1		1								2
Outer Richmond	(21)								1	1				2
Sunset	(22)													0
Marina	(23)		1				2		1					4
Bayview	(24)													0
West Portal	(27)													0
Diamond Heights	(31)								1		2			3
Lake Merced	(32)	1		1						1	1	2	1	7
North Beach	(33)							2				1		3
Portola	(34)													1
<b>TOTALS</b>		<b>10</b>	<b>4</b>	<b>2</b>	<b>4</b>	<b>10</b>	<b>6</b>	<b>4</b>	<b>6</b>	<b>7</b>	<b>15</b>	<b>7</b>	<b>5</b>	<b>80</b>

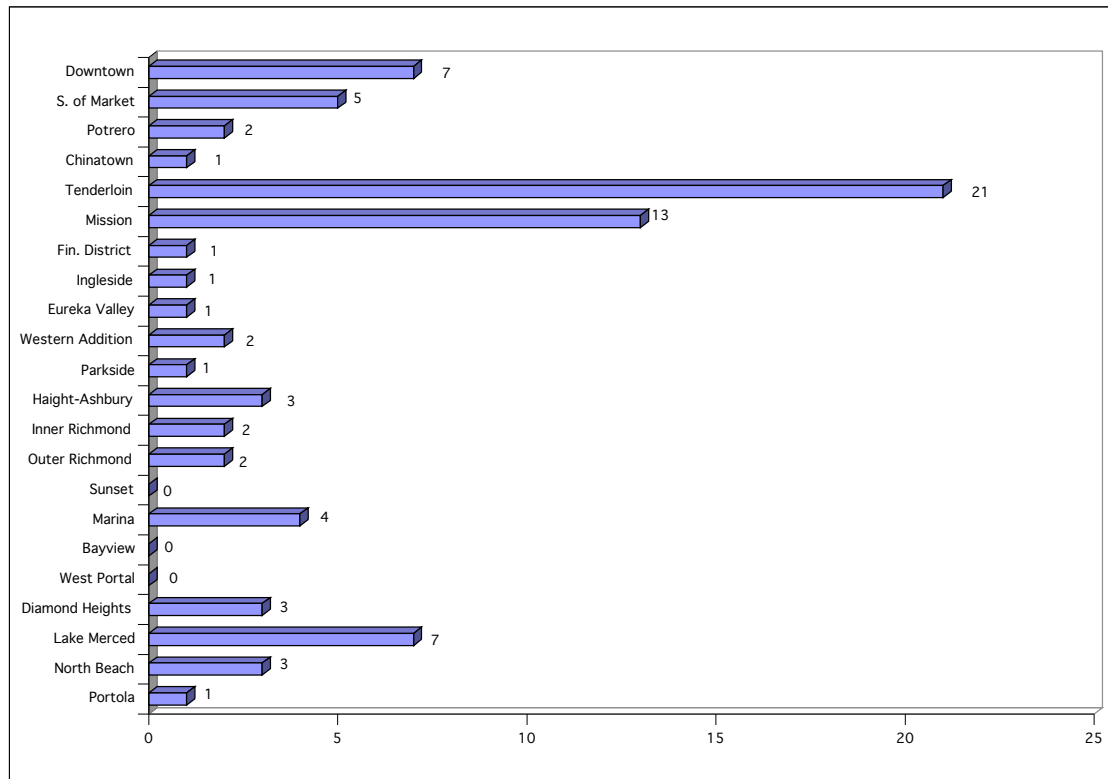
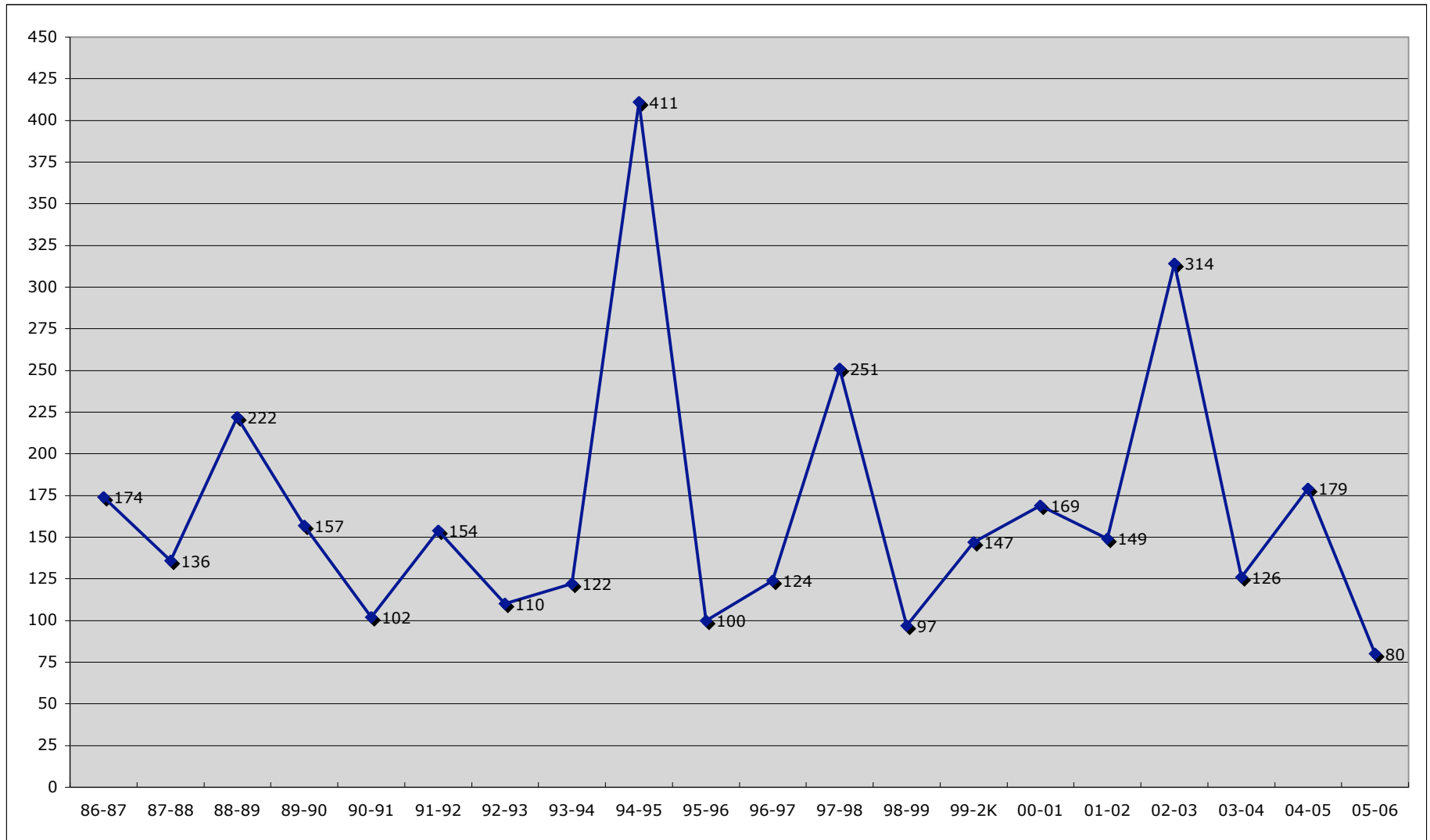




Table 10B  
Tenant Appeals • Yearly Trend



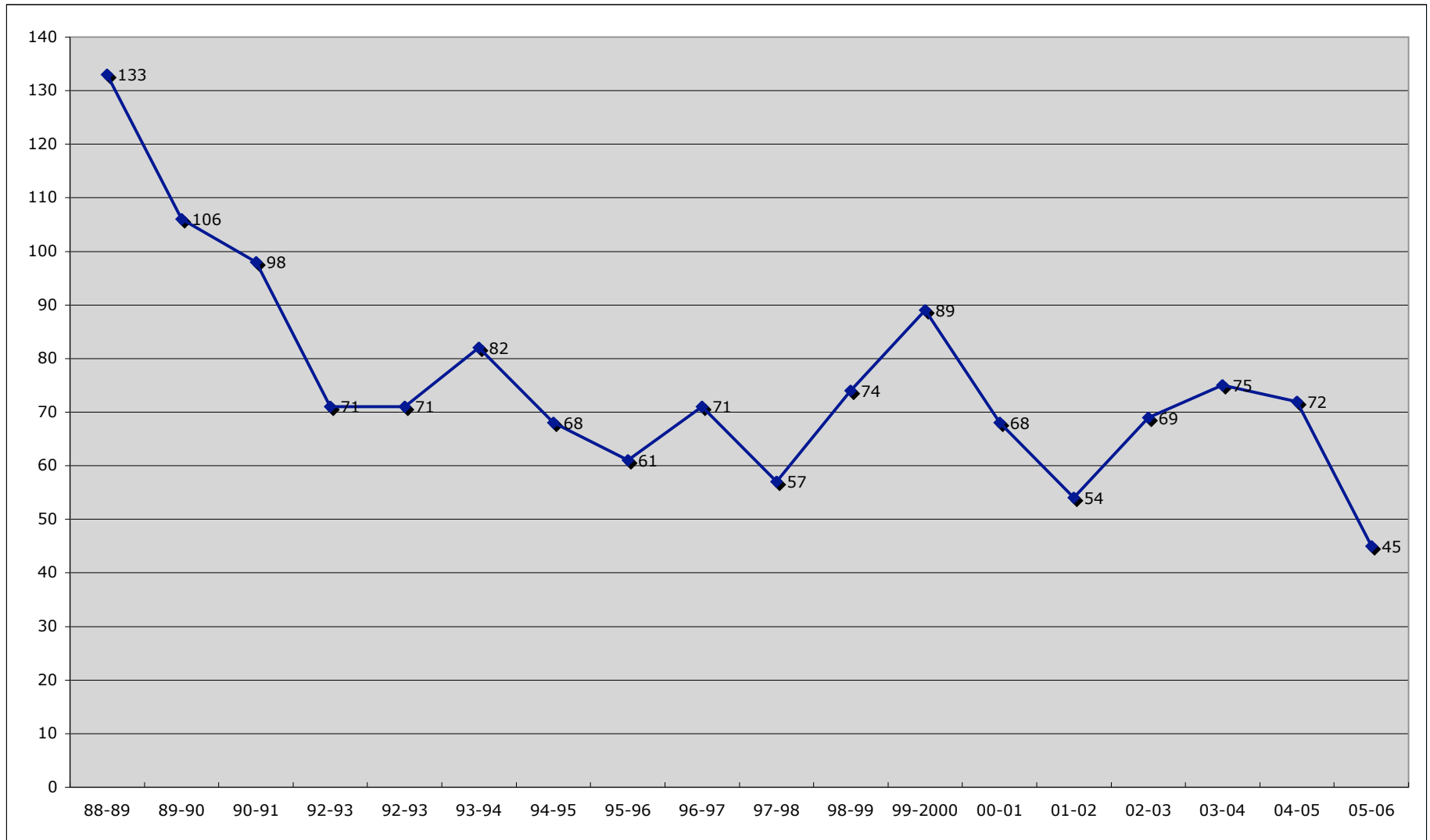
**Table 11  
Landlord Appeals by Zip Code • 2005-2006**

Neighborhood	ZipCode	July		Aug.		Sept.		Oct		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)					1	1											1	3							2	4
S. of Market	(03)	1	2			1	1					1	1					1	1			1	1			5	6
94104	(04)																									0	0
Potrero	(07)																									0	0
Chinatown	(08)																			1	1					1	1
Tenderloin	(09)											2	2	1	1									2	2	5	5
Mission	(10)	1	1			1	1	1	1					2	2									1	1	6	6
Fin. District	(11)																	1	1							1	1
Ingleside	(12)													1	1											1	1
Eureka Valley	(14)			2	3	1	1					1	1									1	1	1	1	6	7
Western Addition	(15)																			1	3			1	31	2	34
Parkside	(16)																									0	0
Haight-Ashbury	(17)									1	1							1	1	1	1			1	1	4	4
Inner Richmond	(18)											1	1													1	1
Outer Richmond	(21)																			1	1	1	1			2	2
Sunset	(22)															1	1									1	1
Marina	(23)			1	1			1	1																	2	2
Bayview	(24)																									0	0
West Portal	(27)																									0	0
Diamond Heights	(31)											1	1													2	2
Lake Merced	(32)																									0	0
North Beach	(33)	1	1					1	1																	2	2
Portola	(34)			1	1													1	1							2	2
<b>TOTALS</b>		<b>3</b>	<b>4</b>	<b>4</b>	<b>5</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>6</b>	<b>6</b>	<b>4</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>5</b>	<b>7</b>	<b>4</b>	<b>6</b>	<b>4</b>	<b>4</b>	<b>6</b>	<b>36</b>	<b>45</b>	<b>81</b>





Table 11B  
Landlord Appeals • Yearly Trend



**Table 12**  
**Ellis Petitions by Zip Code • 2005-2006**

Neighborhood	ZipCode	July		Aug.		Sept.		Oct		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)					1	3							1	3											2	6
S. of Market	(03)	1	6					2	9												2	6	1	6	6	27	
94104	(04)																								0	0	
Potrero	(07)																								0	0	
Chinatown	(08)													1	6										1	6	
Tenderloin	(09)	2	9	1	8							2	41							1	3	2	24		8	85	
Mission	(10)	4	10	1	4			3	17	1	2	1	4	1	2			5	18	2	8	1	2	1	2	20	69
Fin. District	(11)																								0	0	
Ingleside	(12)			1	4					1	2														2	6	
Eureka Valley	(14)	2	5			2	6					2	4	1	2			2	16	1	2	1	3	2	4	13	42
Western Addition	(15)			1	2					1	3			1	6			1	6	2	13				6	30	
Parkside	(16)							1	2					1	1										2	3	
Haight-Ashbury	(17)	3	20	1	4	2	4	1	3	1	3														8	34	
Inner Richmond	(18)	1	2			1	4					2	12					3	15	3	10	1	3	1	5	12	51
Outer Richmond	(21)			1	3													1	5					1	5	3	13
Sunset	(22)	1	5	1	1							2	3	1	2					3	6			1	3	9	20
Marina	(23)																							1	3	1	3
Bayview	(24)															1	43								1	43	
West Portal	(27)									1	1														1	1	
Diamond Heights	(31)															1	1								1	1	
Lake Merced	(32)																								0	0	
North Beach	(33)			1	4									1	3									2	7	4	14
Portola	(34)																								0	0	
<b>TOTALS</b>		<b>14</b>	<b>57</b>	<b>8</b>	<b>30</b>	<b>6</b>	<b>17</b>	<b>7</b>	<b>31</b>	<b>5</b>	<b>11</b>	<b>5</b>	<b>20</b>	<b>9</b>	<b>58</b>	<b>4</b>	<b>12</b>	<b>13</b>	<b>103</b>	<b>12</b>	<b>42</b>	<b>7</b>	<b>38</b>	<b>10</b>	<b>35</b>	<b>100</b>	<b>454</b>

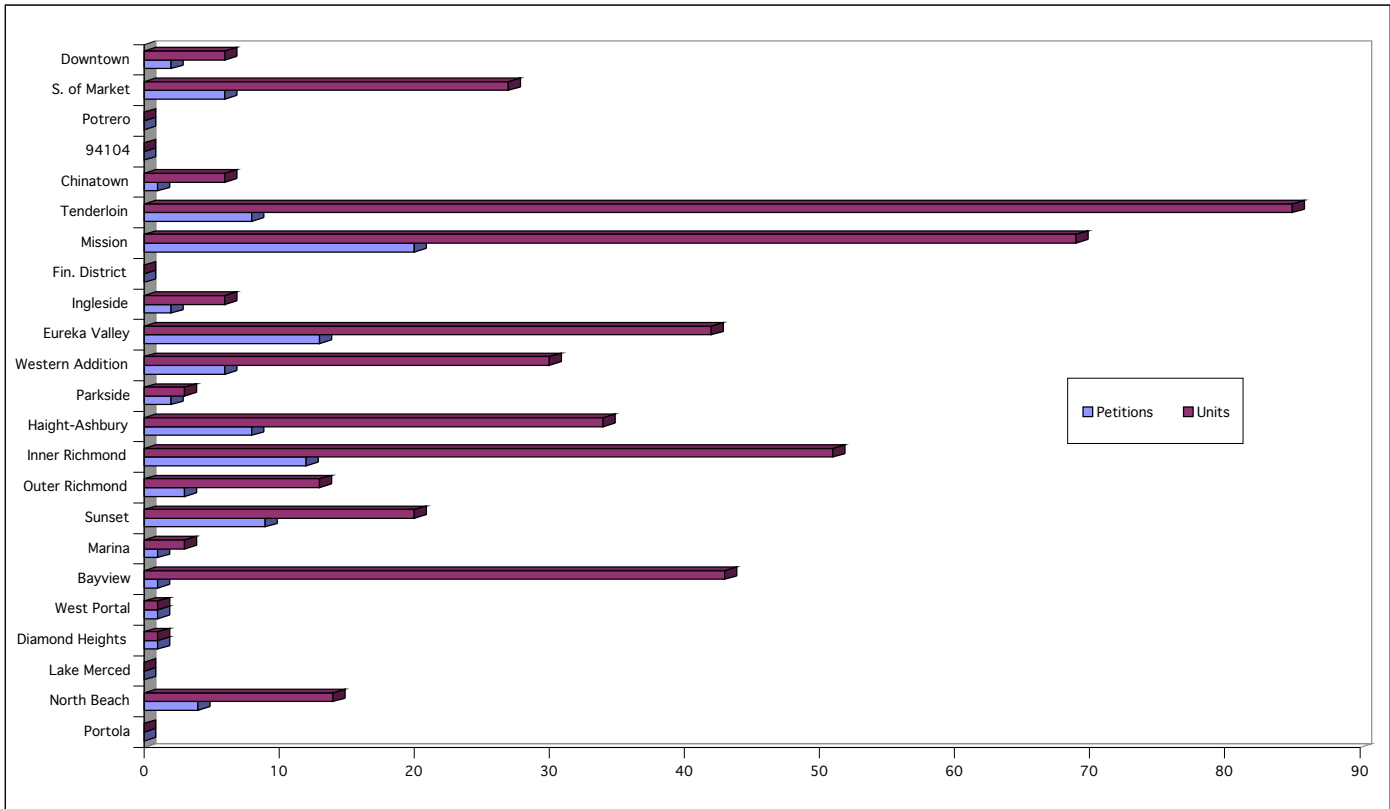
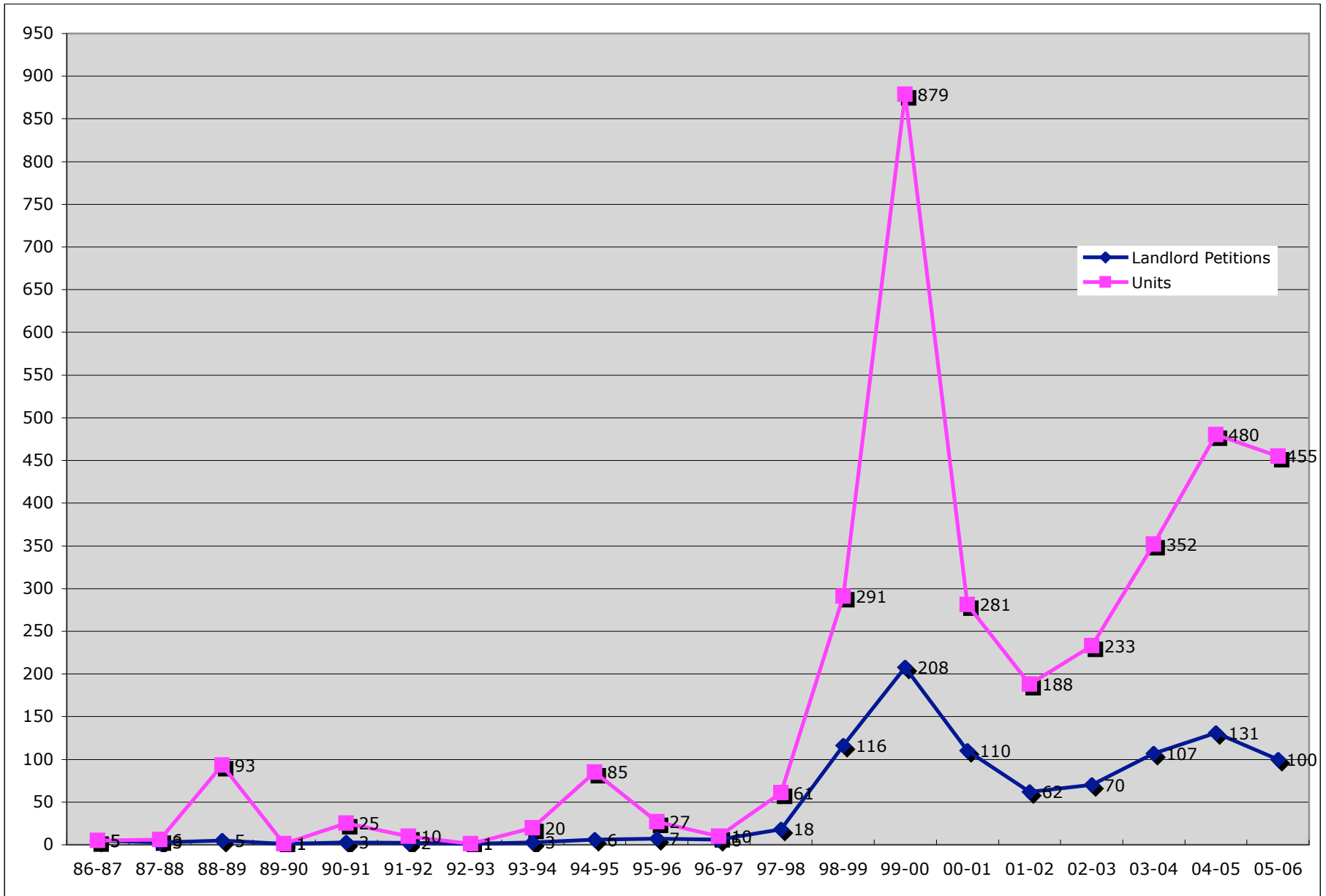




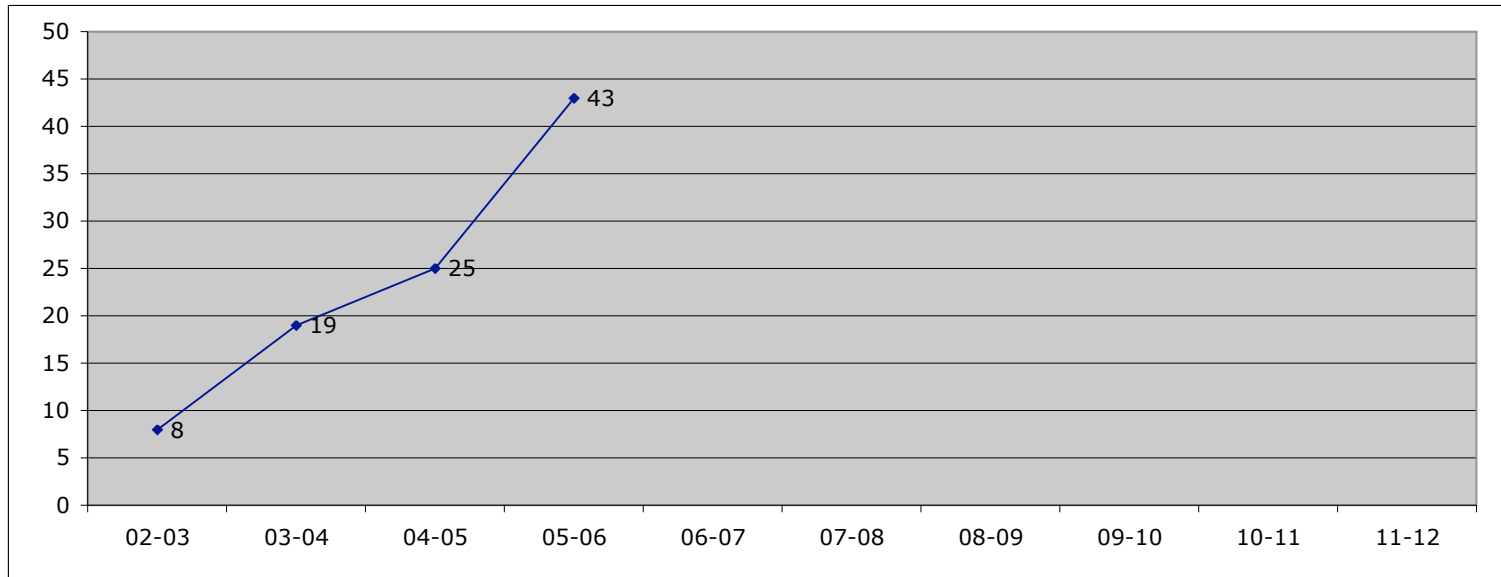
Table 12B Chart 1



**Table 13  
Costa Hawkins Petition 2002/03-2005/06**

MONTH	FY 02-03		FY 03-04		FY 04-05		FY 05-06		FY 06-07		FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12		FY 12-13		FY 13-14	
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit
July			2	2	1	1	4	4																
Aug.	3	3	3	3	3	3	3	3																
Sept.			1	1	2	2	4	4																
Oct.			2	2	0	0	10	10																
Nov.	1	1	1	1	3	3	2	2																
Dec.	1	1	0	0	4	4	2	2																
Jan.	1	1	3	3	2	2	2	2																
Feb.			0	0	1	1	2	2																
March			4	4	1	1	6	6																
April			2	2	4	4	2	2																
May	1	1	0	0	3	3	2	2																
June	1	1	1	1	1	1	4	4																
<b>TOTALS</b>	<b>8</b>	<b>8</b>	<b>19</b>	<b>19</b>	<b>25</b>	<b>25</b>	<b>43</b>	<b>43</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

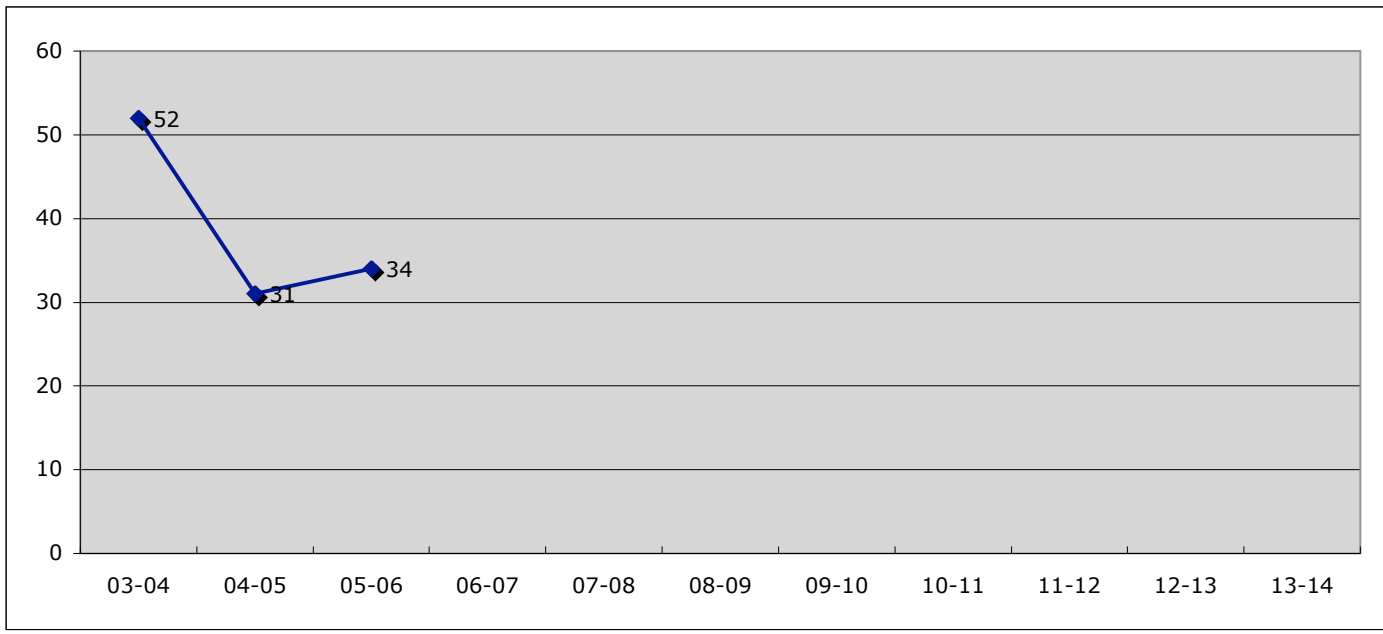
\*Costa-Hawkins Determinations first accepted February 2002



**Table 14  
Tenant ADR • Yearly Trend**

MONTH	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14
July		8	4								
Aug.		2	3								
Sept.		1	1								
Oct.	4	1	4								
Nov.	6	2	3								
Dec.	4	4	3								
Jan.	5	1	3								
Feb.	8	1	1								
March	11	5	5								
April	7	2	0								
May	4	1	3								
June	3	3	4								
<b>TOTALS</b>	<b>52</b>	<b>31</b>	<b>34</b>								

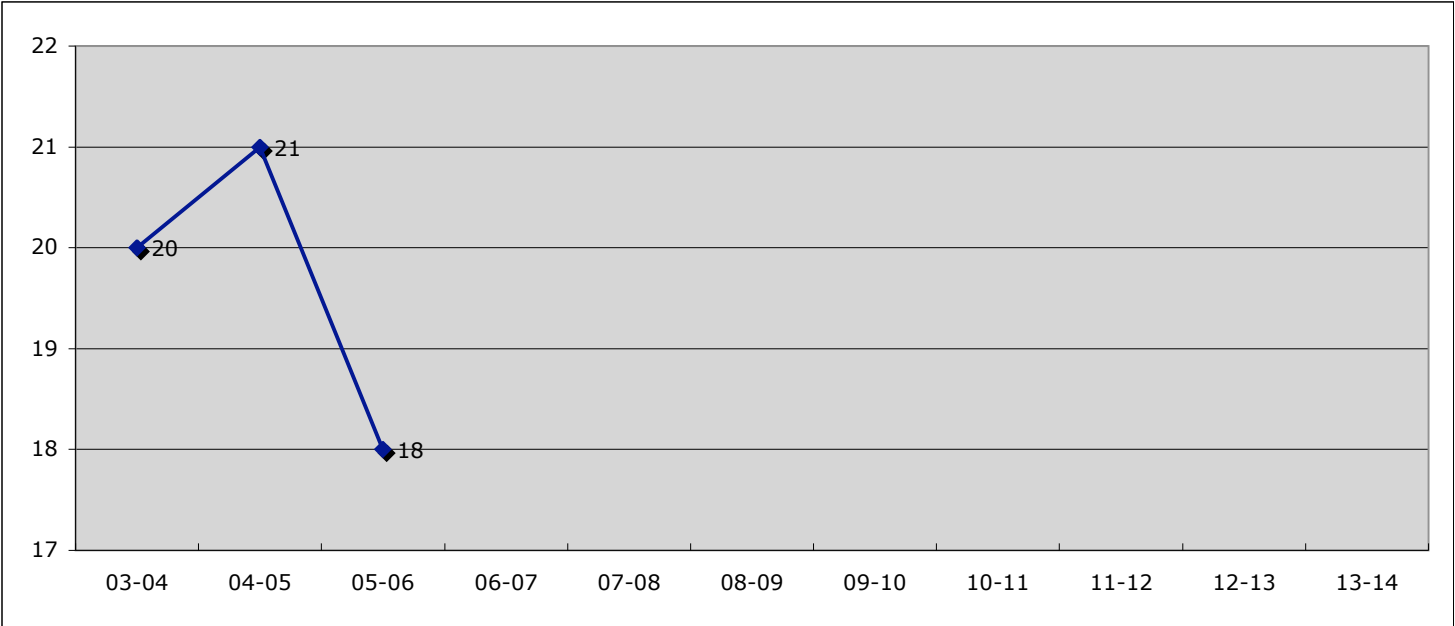
\*Alternative Dispute Resolution program began October 2003



**Table 15  
Landlord ADR • Yearly Trend**

MONTH	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14
July		2	1								
Aug.		0	2								
Sept.		1	0								
Oct.	1	2	2								
Nov.	1	0	1								
Dec.	3	3	1								
Jan.	1	0	1								
Feb.	4	0	0								
March	2	3	6								
April	2	2	2								
May	2	4	1								
June	4	4	1								
<b>TOTALS</b>	<b>20</b>	<b>21</b>	<b>18</b>								

\*Alternative Dispute Resolution program began October 2003



**Table 16**  
**Landlord Utility Passthrough • Yearly Trend**

MONTH	FY 04-05		FY 05-06		FY 06-07		FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12		FY 12-13		FY 13-14		FY 14-15	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	0	0	2	243																		
Aug.	0	0	11	229																		
Sept.	0	0	10	338																		
Oct.	0	0	8	84																		
Nov.	0	0	23	241																		
Dec.	0	0	35	934																		
Jan.	2	30	6	35																		
Feb.	2	23	29	282																		
March	1	3	9	174																		
April	4	30	14	506																		
May	4	76	16	197																		
June	6	316	65	1,483																		
<b>TOTALS</b>	<b>19</b>	<b>478</b>	<b>228</b>	<b>4,746</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

\*Utility passthrough petitions were required beginning November 2004

