

April 28, 2003

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 2002 through February 2003, a total of 1,643 various evictions notices were filed with the department. This figure includes 93 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 (2,101). The largest declines were in owner occupancy evictions, 516, or a 29% decrease, nuisance declined by 10% to 251 and eviction notices for breach declined by nearly 40% to 231. The only increases were in temporary capital improvement evictions which increased from 44 to 68, or a 26% increase and Ellis Act evictions, from 148 buildings to 187 for a 26% increase for the period.

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>
93	non-payment of rent	37.9(a)(1)
75	habitual late payment of rent	37.9(a)(1)
231	breach of rental agreement	37.9(a)(2)
251	committing a nuisance	37.9(a)(3)
21	illegal use of rental unit	37.9(a)(4)
0	failure to renew agreement	37.9(a)(5)
10	failure to permit landlord access	37.9(a)(6)
10	unapproved sub-tenant	37.9(a)(7)
516	owner or relative move-in	37.9(a)(8)
9	condo conversion sale	37.9(a)(9)
67	demolish or remove from housing use	37.9(a)(10)
68	capital improvement work	37.9(a)(11)
1	substantial rehabilitation	37.9(a)(12)
187	Ellis (withdrawal of unit)	37.9(a)(13)
0	lead remediation	37.9(a)(14)
82	roommate eviction	37.9(b)
22	other or no reason given	
1,643	Total Eviction Notices	

The number of notices filed this year continues the decline in the number of notices filed with the department. In 2002, there were 2,101 notices filed, 2,675 notices filed in 2001 and 2,641 filed in 2000. Those just cause reasons experiencing the greatest fluctuation since last year are as follows:

<u>Just Cause Reason</u>	<u>2001/02</u>	<u>2002/03</u>	<u>Percent Increase/ Decrease</u>
Owner-Occupied	726	516	-29%
Demolish/remove unit	113	67	-41%
Capital improvement (temporary)	44	68	+55%
Ellis eviction	148	187	+26%

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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 252.4648 should you have any questions concerning this report.

Very truly yours,

Joseph P. Grubb
Executive Director
Rent Stabilization and
Arbitration Board

encl.

cc: Mayor Willie L. Brown, Jr.
Supervisor Tom Ammiano
Supervisor Bevan Dufty
Supervisor Chris Daly
Supervisor Matt Gonzalez
Supervisor Tony Hall
Supervisor Fiona Ma
Supervisor Sophie Maxwell
Supervisor Jake McGoldrick
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