

April 16, 1999

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 1998 through February 1999, a total of 2,878 various evictions notices were filed with the department. This figure includes 146 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 six 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.

<u>Number</u>	<u>Reason</u>	<u>Ordinance Section</u>
146	non-payment of rent	37.9(a)(1)
101	habitual late payment of rent	37.9(a)(1)
333	breach of rental agreement	37.9(a)(2)
237	committing a nuisance	37.9(a)(3)
16	illegal use of rental unit	37.9(a)(4)
2	failure to renew agreement	37.9(a)(5)
12	failure to permit landlord access	37.9(a)(6)
95	unapproved sub-tenant	37.9(a)(7)
1480	owner or relative move-in	37.9(a)(8)
0	condo conversion sale	37.9(a)(9)
47	demolish or remove from housing use	37.9(a)(10)
29	capital improvement work	37.9(a)(11)
15	substantial rehabilitation	37.9(a)(12)
144	Ellis (withdrawal of unit)	37.9(a)(13)
0	lead remediation	37.9(a)(14)
96	roommate eviction	37.9(b)
78	other or no reason given	
2,878	Total Eviction Notices	

As a matter of comparison, last year (1997/98) there were 2,726 notices filed with the department. Those just cause reasons experiencing the greatest fluctuation since last year are as follows:

<u>Just Cause Reason</u>	<u>Number</u>	<u>Percent Increase/Decrease</u>
Non-payment	146	+20%
Nuisance	237	-14%
Owner-occupancy	1480	+18%
Demolish unit	47	-40%
Substantial Rehabilitation	15	-59%
Ellis eviction	144	+1900%

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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.
Supervisor Tom Ammiano
Supervisor Alicia Becerril
Supervisor Sue Bierman
Supervisor Amos Brown
Supervisor Leslie Katz
Supervisor Barbara Kaufman
Supervisor Mark Leno
Supervisor Gavin Newsom
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