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Executive Director

March 8, 2017

Angela Calvillo
Clerk of the Board
Board of Supervisors, Room 244
1 Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Rent Board Annual Report on Eviction Notices

Dear Ms. Calvillo:

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 1, 2016 through February 28, 2017, a total of 1,881 eviction notices were filed with the Department. This figure includes 122 notices given due to failure to pay rent, which are not required to be filed with the Department. The largest percentage increase was in eviction notices for roommate eviction which increased from 52 to 73 notices. Habitual late payment of rent eviction notices increased from 96 to 110 notices. Nuisance notices increased from 348 to 371 notices. The largest percentage decrease was in eviction notices to demolish or remove from housing use which decreased from 60 to 8 notices. The 1,881 total notices filed with the Department this year represents a 21% decrease from last year's total of 2,376¹.

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

¹ Note that 242 of the 295 eviction notices for capital improvement work in 2015-16 were for one day of displacement to perform asbestos abatement in a single apartment complex.

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 Rent Board Annual Eviction Report

<u>Number</u>	<u>Reason</u>	<u>Ordinance Section</u>
122	non-payment of rent	37.9(a)(1)
110	habitual late payment of rent	37.9(a)(1)
442	breach of rental agreement	37.9(a)(2)
371	committing a nuisance	37.9(a)(3)
88	illegal use of rental unit	37.9(a)(4)
3	failure to renew agreement	37.9(a)(5)
16	failure to permit landlord access	37.9(a)(6)
27	unapproved subtenant	37.9(a)(7)
397	owner/relative move-in	37.9(a)(8)
4	condo conversion sale	37.9(a)(9)
8	demolish or remove from housing use	37.9(a)(10)
56	capital improvement work	37.9(a)(11)
0	substantial rehabilitation	37.9(a)(12)
127	Ellis (withdrawal of unit)	37.9(a)(13)
0	lead remediation	37.9(a)(14)
1	development agreement	37.9(a)(15)
4	good samaritan	37.9(a)(16)
73	roommate eviction	37.9(b)
32	other or no reason given	
1,881	Total Eviction Notices	

The increase or decrease since last year for each just cause (excluding categories for which the Department did not receive at least eight notices in both years) is as follows:

<u>Just Cause Reason</u>	<u>2015/16</u>	<u>2016/17</u>	<u>Change</u>
Roommate eviction	52	73	+40%
Habitual late payment	96	110	+15%
Unapproved subtenant	25	27	+8%
Nuisance	348	371	+7%
Illegal use of rental unit	90	88	-2%
Owner/relative move-in	417	397	-5%
Failure to permit landlord access	17	16	-6%
Ellis withdrawal of unit	154	127	-18%
Breach of rental agreement	620	442	-29%
Capital improvement	295 ²	56	-81%
Demolish or remove from housing use	60	8	-87%

² 242 of the 295 eviction notices for capital improvement work were for one day of displacement to perform asbestos abatement in a single apartment complex.

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During the period March 1, 2016 - February 28, 2017, tenants filed a total of 410 Reports of Alleged Wrongful Eviction with the Rent Board. Of the 410 reports filed, 59 reports involved school-age children, with 51 reports relating to evictions occurring during the school term. Of the 410 total reports, 120 reports specifically objected to no-fault evictions, and 17 of these 120 reports involved school-age children, with 17 reports relating to evictions occurring during the school term.

This eviction report and eviction reports from prior years can also be found on our web site under "Statistics", under the link entitled "Annual Eviction Report." A monthly breakdown of all eviction filings by category is also enclosed with this report. Please call me at 252.4628 should you have any questions concerning this report.

Very truly yours,



Robert A. Collins
Executive Director
Residential Rent Stabilization and Arbitration Board

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Residential Rent Stabilization and Arbitration Board
City & County Of San Francisco

Annual Eviction Notice Report

3/1/2016 Through 2/28/2017

Cause For Eviction	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Total
Non-payment of Rent	11	8	8	8	8	5	19	20	10	6	9	10	122
Habitual Late Payment of Rent	9	9	28	8	21	4	8	5	4	4	3	7	110
Breach of Lease Agreement	46	34	43	37	35	28	37	28	42	45	31	36	442
Nuisance	33	37	39	34	39	30	39	31	23	28	22	16	371
Illegal Use of Unit	11	5	6	8	4	11	6	10	12	7	3	5	88
Failure to Sign Lease Renewal.	0	0	0	0	0	0	0	0	0	2	0	1	3
Denial of Access to Unit	2	0	0	1	0	1	0	2	0	0	4	6	16
Unapproved Subtenant	4	0	3	0	1	1	2	1	3	5	4	3	27
Owner Move In	41	45	60	45	24	35	31	29	20	18	23	26	397
Condo Conversion	1	1	1	1	0	0	0	0	0	0	0	0	4
Demolition	4	1	0	1	0	1	0	0	1	0	0	0	8
Capital Improvement	1	7	6	1	8	11	7	3	2	2	2	6	56
Substantial Rehabilitation	0	0	0	0	0	0	0	0	0	0	0	0	0
Ellis Act Withdrawal	8	11	19	13	3	7	16	8	5	12	8	17	127
Lead Remediation	0	0	0	0	0	0	0	0	0	0	0	0	0
Development Agreement	0	0	1	0	0	0	0	0	0	0	0	0	1
Good Samaritan Tenancy Ends	0	0	0	0	0	0	2	0	0	0	0	2	4
Roommate Living in Same Unit	4	3	6	2	1	10	5	18	1	17	3	3	73
Other	3	3	2	1	2	1	5	5	1	3	1	5	32
Total	178	164	222	160	146	145	177	160	124	149	113	143	1881