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March 8, 2018

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, 2017 through February 28, 2018, a total of 1,657 eviction notices were filed with the Department. This figure includes 81 notices given due to failure to pay rent, which are not required to be filed with the Department. The largest percentage increase was in capital improvement eviction notices which increased from 56 to 117 notices<sup>1</sup>. Ellis Act eviction notices increased from 127 to 201 notices. Eviction notices for failure to permit landlord access increased from 16 notices to 23 notices. The largest percentage decrease was in roommate eviction notices which went down from 73 to 22 notices, followed by eviction notices for habitual late payment of rent which decreased from 110 to 59 notices. Eviction notices for “other” reasons saw a decrease from 32 to 19. Notices for illegal use of rental unit decreased from 88 to 53 notices. Eviction notices for non-payment of rent saw a reduction from 122 to 81 notices filed. Notices for owner/relative move in saw a reduction from 397 notices filed to 297 notices in the most current period. The 1,657 total notices filed with the Department this year represents a 12% decrease from last year’s total of 1,881.

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.

<sup>1</sup> 41 of 117 notices for capital improvement eviction were for temporary displacement to perform voluntary seismic retrofit work in a single building.

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**Rent Board Annual Eviction Report**

<u>Number</u>	<u>Reason</u>	<u>Ordinance Section</u>
81	non-payment of rent	37.9(a)(1)
59	habitual late payment of rent	37.9(a)(1)
402	breach of rental agreement	37.9(a)(2)
337	committing a nuisance	37.9(a)(3)
53	illegal use of rental unit	37.9(a)(4)
8	failure to renew agreement	37.9(a)(5)
23	failure to permit landlord access	37.9(a)(6)
26	unapproved subtenant	37.9(a)(7)
297	owner/relative move-in	37.9(a)(8)
6	condo conversion sale	37.9(a)(9)
3	demolish or remove from housing use	37.9(a)(10)
117	capital improvement work	37.9(a)(11)
0	substantial rehabilitation	37.9(a)(12)
201	Ellis (withdrawal of unit)	37.9(a)(13)
0	lead remediation	37.9(a)(14)
0	development agreement	37.9(a)(15)
3	good samaritan	37.9(a)(16)
22	roommate eviction	37.9(b)
19	other or no reason given	
<b>1,657</b>	<b>Total Eviction Notices</b>	

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>2016/17</u>	<u>2017/18</u>	<u>Change</u>
Capital improvement	56	117 <sup>2</sup>	+109%
Ellis withdrawal of unit	127	201	+58%
Failure to permit landlord access	16	23	+44%
Unapproved subtenant	27	26	-4%
Nuisance	371	337	-9%
Breach of rental agreement	442	402	-9%
Owner/relative move-in	397	297	-25%
Non-payment of rent	122	81	-34%
Illegal use of rental unit	88	53	-40%
Other	32	19	-41%
Habitual late payment	110	59	-46%
Roommate eviction	73	22	-70%

Unlike in prior reports, the list above list does not include eviction notices to demolish or remove a unit from housing use because the Department received only 3 such notices in 2017-2018.

<sup>2</sup> 41 of 117 notices for capital improvement eviction were for temporary displacement to perform voluntary seismic retrofit work in a single building.

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During the period March 1, 2017 - February 28, 2018, tenants filed a total of 373 Reports of Alleged Wrongful Eviction with the Rent Board. Of the 373 Reports filed, 63 involved school-age children, with those 63 Reports relating to evictions occurring during the school term. Of the 373 total Reports, 91 specifically objected to no-fault evictions, and 17 of these 91 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

Mayor Mark Farrell  
Supervisor London Breed  
Supervisor Sandra Lee Fewer  
Supervisor Catherine Stefani  
Supervisor Aaron Peskin  
Supervisor Katy Tang  
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**Residential Rent Stabilization and Arbitration Board  
City & County Of San Francisco**

***Annual Eviction Notice Report***

3/1/2017 Through 2/28/2018

<b>Cause For Eviction</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Total</b>
Non-payment of Rent	10	7	7	8	7	5	5	7	5	4	8	8	<b>81</b>
Habitual Late Payment of Rent	6	4	7	7	2	3	3	9	5	4	3	6	<b>59</b>
Breach of Lease Agreement	43	26	46	30	33	37	27	22	34	38	29	37	<b>402</b>
Nuisance	37	20	30	33	25	28	24	27	27	25	33	28	<b>337</b>
Illegal Use of Unit	7	5	6	9	3	11	1	5	1	1	0	4	<b>53</b>
Failure to Sign Lease Renewal.	2	1	1	0	1	0	0	1	1	0	0	1	<b>8</b>
Denial of Access to Unit	3	1	3	3	3	2	0	2	1	1	0	4	<b>23</b>
Unapproved Subtenant	4	1	2	2	2	1	1	3	2	2	2	4	<b>26</b>
Owner Move In	32	40	36	34	22	15	19	29	12	26	15	17	<b>297</b>
Condo Conversion	1	2	0	0	0	1	0	1	0	0	1	0	<b>6</b>
Demolition	1	1	0	1	0	0	0	0	0	0	0	0	<b>3</b>
Capital Improvement	10	3	6	10	1	12	5	6	3	1	40	20	<b>117</b>
Substantial Rehabilitation	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
Ellis Act Withdrawal	31	10	13	19	9	27	23	11	7	6	22	23	<b>201</b>
Lead Remediation	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
Development Agreement	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
Good Samaritan Tenancy Ends	2	0	0	1	0	0	0	0	0	0	0	0	<b>3</b>
Roommate Living in Same Unit	1	1	4	2	2	2	2	1	1	4	2	0	<b>22</b>
Other	4	0	1	4	6	1	0	1	0	1	1	0	<b>19</b>
<b>Total</b>	<b>194</b>	<b>122</b>	<b>162</b>	<b>163</b>	<b>116</b>	<b>145</b>	<b>110</b>	<b>125</b>	<b>99</b>	<b>113</b>	<b>156</b>	<b>152</b>	<b>1657</b>