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March 12, 2019

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, 2018 through February 28, 2019, a total of 1,592 eviction notices were filed with the Department. This figure includes 84 notices given due to failure to pay rent, which are not required to be filed with the Department. The largest percentage increase was in roommate eviction notices which increased from 22 to 38 notices this year. Capital improvement eviction notices increased from 117 to 181¹ notices. Notices based on breach of rental agreement increased from 402 to 468. The largest percentage decrease was in eviction notices for failure to permit landlord access, which went down from 23 to 9 notices, followed by eviction notices for illegal use of unit, which decreased from 53 to 22 notices. Eviction notices for habitual late payment saw a decrease from 59 to 39. Notices for owner/relative move in saw a reduction from 297 notices to 212 notices in the most recent period. Ellis withdrawal of unit saw a decrease from 201 to 154 notices, while unapproved subtenant notices went down from 26 to 20. The 1,592 total notices filed with the Department this year represents a 4% decrease from last year's total of 1,657.

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 41 of 117 notices in 2017/18 and 85 of 181 notices in 2018/19 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>
84	non-payment of rent	37.9(a)(1)
39	habitual late payment of rent	37.9(a)(1)
468	breach of rental agreement	37.9(a)(2)
304	committing a nuisance	37.9(a)(3)
22	illegal use of rental unit	37.9(a)(4)
7	failure to renew agreement	37.9(a)(5)
9	failure to permit landlord access	37.9(a)(6)
20	unapproved subtenant	37.9(a)(7)
212	owner/relative move-in	37.9(a)(8)
2	condo conversion sale	37.9(a)(9)
1	demolish or remove from housing use	37.9(a)(10)
181	capital improvement work	37.9(a)(11)
0	substantial rehabilitation	37.9(a)(12)
154	Ellis (withdrawal of unit)	37.9(a)(13)
1	lead remediation	37.9(a)(14)
23	development agreement	37.9(a)(15)
0	good samaritan	37.9(a)(16)
38	roommate eviction	37.9(b)
27	other or no reason given	
1,592	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>2017/18</u>	<u>2018/19</u>	<u>Change</u>
Roommate eviction	22	38	+73%
Capital improvement ²	117	181	+55%
Other	19	27	+42%
Breach of rental agreement	402	468	+16%
Non-payment of rent	81	84	+4%
Nuisance	337	304	-10%
Unapproved subtenant	26	20	-23%
Ellis withdrawal of unit	201	154	-23%
Owner/relative move-in	297	212	-29%
Habitual late payment	59	39	-34%
Illegal use of rental unit	53	22	-58%
Failure to permit landlord access	23	9	-61%

² 41 of 117 notices in 2017/18 and 85 of 181 notices in 2018/19 for capital improvement eviction were for temporary displacement to perform voluntary seismic retrofit work in a single building.

Rent Board Annual Eviction Report

During the period March 1, 2018 - February 28, 2019, tenants filed a total of 349 Reports of Alleged Wrongful Eviction with the Rent Board. Of the 349 Reports filed, 51 involved school-age children, with 31 Reports relating to evictions occurring during the school term. Of the 349 total Reports, 86 specifically objected to no-fault evictions, and 11 of these 86 Reports involved school-age children, with 4 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 (415) 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

3/1/2018 Through 2/28/2019

Cause For Eviction	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Total
Non-payment of Rent	12	3	6	5	6	12	2	15	5	9	3	6	84
Habitual Late Payment of Rent	4	2	3	4	5	5	3	5	1	4	0	3	39
Breach of Lease Agreement	33	40	29	25	28	38	37	47	25	74	47	45	468
Nuisance	29	37	24	22	23	41	12	29	22	25	18	22	304
Illegal Use of Unit	4	1	2	1	3	0	2	1	2	3	1	2	22
Failure to Sign Lease Renewal.	0	0	1	0	1	1	0	1	1	1	1	0	7
Denial of Access to Unit	1	2	2	0	0	1	0	1	0	0	0	2	9
Unapproved Subtenant	5	0	3	2	2	0	1	2	0	1	3	1	20
Owner Move In	17	28	38	37	7	17	12	12	7	14	10	13	212
Condo Conversion	1	0	0	0	0	0	0	0	1	0	0	0	2
Demolition	0	0	1	0	0	0	0	0	0	0	0	0	1
Capital Improvement	27	27	23	26	24	9	4	10	6	5	6	14	181
Substantial Rehabilitation	0	0	0	0	0	0	0	0	0	0	0	0	0
Ellis Act Withdrawal	18	4	18	20	7	7	11	14	26	4	13	12	154
Lead Remediation	1	0	0	0	0	0	0	0	0	0	0	0	1
Development Agreement	0	0	23	0	0	0	0	0	0	0	0	0	23
Good Samaritan Tenancy Ends	0	0	0	0	0	0	0	0	0	0	0	0	0
Roommate Living in Same Unit	2	6	6	3	1	2	2	4	3	3	3	3	38
Other	2	5	1	1	2	5	3	6	0	1	1	0	27
Total	156	155	180	146	109	138	89	147	99	144	106	123	1592