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August 20, 2020

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, 2019 through February 29, 2020, a total of 1,442 eviction notices were filed with the Department. This figure includes 88 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 based on nuisance, which increased from 304 to 362 notices this year. Unapproved subtenant eviction notices increased from 20 to 23 notices. Notices based on non-payment of rent increased from 84 to 88. The largest percentage decrease was in eviction notices for capital improvement, which went down from 181 to 87<sup>1</sup> notices, followed by roommate eviction notices, which decreased from 38 to 20 notices. Eviction notices for other or no reason saw a decrease from 27 to 17. Notices for habitual late payment saw a reduction from 39 notices to 25 notices in the most recent period. Ellis withdrawal of unit saw a decrease from 154 to 107 notices, while illegal use notices went down from 22 to 18. The 1,442 total notices filed with the Department this year represents a 9% decrease from last year's total of 1,592.

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> 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>
88	non-payment of rent	37.9(a)(1)
25	habitual late payment of rent	37.9(a)(1)
467	breach of rental agreement	37.9(a)(2)
362	committing a nuisance	37.9(a)(3)
18	illegal use of rental unit	37.9(a)(4)
5	failure to renew agreement	37.9(a)(5)
5	failure to permit landlord access	37.9(a)(6)
23	unapproved subtenant	37.9(a)(7)
196	owner/relative move-in	37.9(a)(8)
12	condo conversion sale	37.9(a)(9)
8	demolish or remove from housing use	37.9(a)(10)
87	capital improvement work	37.9(a)(11)
1	substantial rehabilitation	37.9(a)(12)
107	Ellis (withdrawal of unit)	37.9(a)(13)
0	lead remediation	37.9(a)(14)
0	development agreement	37.9(a)(15)
1	good samaritan	37.9(a)(16)
20	roommate eviction	37.9(b)
17	other or no reason given	

**1,442 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>2018/19</u>	<u>2019/20</u>	<u>Change</u>
Nuisance	304	362	+19%
Unapproved subtenant	20	23	+15%
Non-payment of rent	84	88	+5%
Illegal use of rental unit	22	18	-18%
Breach of rental agreement	468	467	n/c
Owner/relative move-in	212	196	-8%
Ellis withdrawal of unit	154	107	-31%
Habitual late payment	39	25	-36%
Other	27	17	-37%
Roommate eviction	38	20	-47%
Capital improvement <sup>2</sup>	181	87	-52%

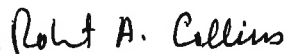
<sup>2</sup> 85 of 181 notices in 2018/19 for capital improvement eviction were for temporary displacement to perform voluntary seismic retrofit work in a single building.

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During the period March 1, 2019 - February 29, 2020, tenants filed a total of 241 Reports of Alleged Wrongful Eviction with the Rent Board. Of the 241 Reports filed, 37 involved school-age children, with 37 Reports relating to evictions occurring during the school term. Of the 241 total Reports, 44 specifically objected to no-fault evictions, and 6 of these 44 Reports involved school-age children, with 6 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

Mayor London N. Breed  
Supervisor Norman Yee  
Supervisor Sandra Lee Fewer  
Supervisor Catherine Stefani  
Supervisor Aaron Peskin  
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Supervisor Dean Preston  
Supervisor Matt Haney  
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**Residential Rent Stabilization and Arbitration Board  
City & County Of San Francisco**

***Annual Eviction Notice Report***

3/1/2019 Through 2/29/2020

<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	5	3	14	3	7	8	4	4	14	5	15	6	<b>88</b>
Habitual Late Payment of Rent	1	1	2	2	1	2	4	3	2	2	4	1	<b>25</b>
Breach of Lease Agreement	51	47	47	49	53	65	34	22	14	14	18	53	<b>467</b>
Nuisance	25	38	27	26	37	28	36	36	25	27	36	21	<b>362</b>
Illegal Use of Unit	0	1	1	4	3	1	2	1	2	2	1	0	<b>18</b>
Failure to Sign Lease Renewal.	3	0	1	0	0	0	0	0	1	0	0	0	<b>5</b>
Denial of Access to Unit	1	0	0	0	0	0	2	0	0	0	0	2	<b>5</b>
Unapproved Subtenant	5	0	2	4	2	1	2	1	0	1	5	0	<b>23</b>
Owner Move In	19	35	26	38	11	13	8	8	9	9	9	11	<b>196</b>
Condo Conversion	0	1	4	4	0	2	0	0	0	0	1	0	<b>12</b>
Demolition	5	0	0	1	0	1	0	1	0	0	0	0	<b>8</b>
Capital Improvement	6	7	13	19	4	6	4	5	8	10	2	3	<b>87</b>
Substantial Rehabilitation	1	0	0	0	0	0	0	0	0	0	0	0	<b>1</b>
Ellis Act Withdrawal	13	8	16	2	15	18	6	4	7	2	4	12	<b>107</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	0	0	0	0	1	0	0	0	0	0	0	0	<b>1</b>
Roommate Living in Same Unit	4	0	0	0	1	1	2	2	1	3	3	3	<b>20</b>
Other	2	0	1	0	0	1	4	2	2	0	4	1	<b>17</b>
<b>Total</b>	<b>141</b>	<b>141</b>	<b>154</b>	<b>152</b>	<b>135</b>	<b>147</b>	<b>108</b>	<b>89</b>	<b>85</b>	<b>75</b>	<b>102</b>	<b>113</b>	<b>1442</b>