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Robert A. Collins
Executive Director

April 29, 2021

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, 2020 through February 28, 2021, a total of 733 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 other or no reason, which saw an increase from 17 to 20. Notices based on non-payment of rent remained the same with 88 in both years. Notices for nuisance decreased from 362 to 361 notices this year. Ellis withdrawal of unit saw a decrease from 107 to 72 notices, while unapproved subtenant eviction notices decreased from 23 to 12 notices. Eviction notices for capital improvement, went down from 87 to 28 notices, followed by roommate eviction notices, which decreased from 20 to 6 notices. Illegal use notices went down from 18 to 5. Notices for breach of rental agreement went down from 467 to 100. Eviction notices for habitual late payment saw a reduction from 25 notices to 4 notices in the most recent period. Owner/relative move-in eviction notices saw the greatest decrease from 196 to 29. The 733 total notices filed with the Department this year represents a 49% decrease from last year's total of 1,442.

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.

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

733 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 either year) is as follows:

<u>Just Cause Reason</u>	<u>2019/20</u>	<u>2020/21</u>	<u>Change</u>
Other	17	20	+18%
Non-payment of rent	88	88	n/c
Nuisance	362	361	n/c
Ellis withdrawal of unit	107	72	-33%
Unapproved subtenant	23	12	-48%
Capital improvement	87	28	-68%
Roommate eviction	20	6	-70%
Illegal use of rental unit	18	5	-72%
Breach of rental agreement	467	100	-79%
Habitual late payment	25	4	-84%
Owner/relative move-in	196	29	-85%

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Rent Board Annual Eviction Report

During the period March 1, 2020 - February 28, 2021, tenants filed a total of 95 Reports of Alleged Wrongful Eviction with the Rent Board. Of the 95 Reports filed, 9 involved school-age children, with 6 Reports relating to evictions occurring during the school term. Of the 95 total Reports, 12 specifically objected to no-fault evictions, and 1 of these 12 Reports involved school-age children, with 0 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

3/1/2020 Through 2/28/2021

Cause For Eviction	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Total
Non-payment of Rent	11	1	2	1	0	2	4	6	6	11	30	14	88
Habitual Late Payment of Rent	2	0	0	0	0	0	1	0	0	0	1	0	4
Breach of Lease Agreement	11	10	10	7	5	7	8	8	9	7	7	11	100
Nuisance	23	15	23	26	33	36	41	27	37	33	39	28	361
Illegal Use of Unit	0	1	0	0	0	1	1	1	0	0	1	0	5
Failure to Sign Lease Renewal.	0	0	0	0	0	0	0	0	0	0	1	0	1
Denial of Access to Unit	1	0	0	0	2	0	0	1	0	0	2	0	6
Unapproved Subtenant	0	0	1	3	1	2	3	1	0	0	0	1	12
Owner Move In	11	2	1	4	0	2	5	1	2	0	0	1	29
Condo Conversion	0	0	0	0	0	0	0	0	1	0	0	0	1
Demolition	0	0	0	0	0	0	0	0	0	0	0	0	0
Capital Improvement	2	2	3	0	2	2	1	8	3	5	0	0	28
Substantial Rehabilitation	0	0	0	0	0	0	0	0	0	0	0	0	0
Ellis Act Withdrawal	3	0	0	10	6	5	2	17	1	8	11	9	72
Lead Remediation	0	0	0	0	0	0	0	0	0	0	0	0	0
Development Agreement	0	0	0	0	0	0	0	0	0	0	0	0	0
Good Samaritan Tenancy Ends	0	0	0	0	0	0	0	0	0	0	0	0	0
Roommate Living in Same Unit	2	0	0	1	2	0	0	0	0	1	0	0	6
Other	1	1	0	1	0	2	1	2	0	4	6	2	20
Total	67	32	40	53	51	59	67	72	59	69	98	66	733