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Residential Rent Stabilization
and Arbitration Board

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March 8, 2016

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, 2015 through February 29, 2016, a total of 2,376 eviction notices were filed with the Department. This figure includes 127 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 capital improvement work, which increased from 37 to 295 notices. (However, 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). Habitual late payment of rent eviction notices increased from 67 to 96 notices. Ellis withdrawal of unit notices increased from 113 to 154 notices. Owner/relative move-in eviction notices increased from 343 to 417 notices. Including all 295 of the capital improvement notices, the 2,376 total notices filed with the Department this year represents a 12% increase from last year's total of 2,120. Excluding the 242 capital improvement notices filed for the asbestos abatement project, the total filings of 2,134 (2,376 minus 242) went up 0.7%, from 2,120 to 2,134.

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.

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<u>Number</u>	<u>Reason</u>	<u>Ordinance Section</u>
127	non-payment of rent	37.9(a)(1)
96	habitual late payment of rent	37.9(a)(1)
620	breach of rental agreement	37.9(a)(2)
348	committing a nuisance	37.9(a)(3)
90	illegal use of rental unit	37.9(a)(4)
4	failure to renew agreement	37.9(a)(5)
17	failure to permit landlord access	37.9(a)(6)
25	unapproved subtenant	37.9(a)(7)
417	owner/relative move-in	37.9(a)(8)
19	condo conversion sale	37.9(a)(9)
60	demolish or remove from housing use	37.9(a)(10)
295	capital improvement work	37.9(a)(11)
0	substantial rehabilitation	37.9(a)(12)
154	Ellis (withdrawal of unit)	37.9(a)(13)
0	lead remediation	37.9(a)(14)
1	development agreement	37.9(a)(15)
0	good samaritan	37.9(a)(16)
52	roommate eviction	37.9(b)
51	other or no reason given	
2,376	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 ten notices in both years) is as follows:

<u>Just Cause Reason</u>	<u>2014/15</u>	<u>2015/16</u>	<u>Change</u>
Capital improvement	37	295 ¹	+697%
Habitual late payment	67	96	+43%
Ellis withdrawal of unit	113	154	+36%
Unapproved subtenant	20	25	+25%
Owner/relative move-in	343	417	+22%
Roommate eviction	44	52	+18%
Demolish or remove from housing use	51	60	+18%
Illegal use of rental unit	91	90	-1%
Failure to permit landlord access	18	17	-6%
Breach of rental agreement	738	620	-16%
Nuisance	401	348	-13%


¹ 242 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, 2015 - February 29, 2016, tenants filed a total of 506 Reports of Alleged Wrongful Eviction with the Rent Board. Of the 506 reports filed, 58 reports involved school-age children, with 57 reports relating to evictions occurring during the school term. Of the 506 total reports, 148 reports specifically objected to no-fault evictions, and 14 of these 148 reports involved school-age children, with 14 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
Acting Executive Director
Rent Stabilization and
Arbitration Board

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

Annual Eviction Notice Report

3/1/2015 Through 2/29/2016

Cause For Eviction	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Total
Non-payment of Rent	10	14	11	9	6	10	16	7	7	13	13	11	127
Habitual Late Payment of Rent	2	13	4	8	4	3	14	9	11	4	15	9	96
Breach of Lease Agreement	61	58	48	59	68	67	69	49	45	25	25	46	620
Nuisance	33	40	27	31	32	25	39	30	35	14	13	29	348
Illegal Use of Unit	5	9	7	5	9	8	7	12	9	5	5	9	90
Failure to Sign Lease Renewal.	1	1	0	0	0	0	0	0	0	0	0	2	4
Denial of Access to Unit	2	2	3	1	1	0	1	1	4	1	1	0	17
Unapproved Subtenant	3	6	1	0	3	2	0	4	1	4	0	1	25
Owner Move In	41	49	55	50	33	25	30	22	29	32	23	28	417
Condo Conversion	0	1	0	2	6	4	0	2	3	0	0	1	19
Demolition	7	5	7	4	6	3	7	8	3	3	4	3	60
Capital Improvement	2	3	0	9	4	4	2	11	6	2	7	245	295
Substantial Rehabilitation	0	0	0	0	0	0	0	0	0	0	0	0	0
Ellis Act Withdrawal	17	17	9	16	4	8	8	6	16	8	10	35	154
Lead Remediation	0	0	0	0	0	0	0	0	0	0	0	0	0
Development Agreement	0	0	0	1	0	0	0	0	0	0	0	0	1
Good Samaritan Tenancy Ends	0	0	0	0	0	0	0	0	0	0	0	0	0
Roommate Living in Same Unit	4	2	3	5	1	6	4	7	4	7	4	5	52
Other	7	4	8	1	3	2	5	8	6	3	1	3	51
Total	195	224	183	201	180	167	202	176	179	121	121	427	2376