

April 7, 2005

Gloria L. Young
Clerk of the Board
Board of Supervisors, Room 244
1 Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Annual Report on Eviction Notices

Dear Ms. Young:

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 2004 through February 2005, a total of 1,446 various evictions notices were filed with the Department. This figure includes 91 notices given due to failure to pay rent, which are not required to be filed with the Department. The number of notices filed with the Department this year represents a 8.9% percent decrease over the prior year's filings (1,587). The largest declines were in capital improvement eviction which declined by 36.1% to 46, breach of rental agreement evictions declined 27.7% to 211, non-payment of rent evictions declined 22.2% to 91, and nuisance evictions declined 22% to 227. The largest increases were in Ellis (withdrawal of unit) which increased from 177 to 282, or 59.3%, and unapproved sub-tenant evictions which increased 50% to 15.

The list on the following page gives the total number of notices filed with the Department, the stated reason for the eviction and the

applicable Ordinance section.

Number Reason Ordinance Section

91	non-payment of rent	37.9(a)(1)
49	habitual late payment of rent	37.9(a)(1)
211	breach of rental agreement	37.9(a)(2)
227	committing a nuisance	37.9(a)(3)
22	illegal use of rental unit	37.9(a)(4)
0	failure to renew agreement	37.9(a)(5)
2	failure to permit landlord access	37.9(a)(6)
15	unapproved sub-tenant	37.9(a)(7)
322	owner or relative move-in	37.9(a)(8)
8	condo conversion sale	37.9(a)(9)
76	demolish or remove from housing us	37.9(a)(10)
46	capital improvement work	37.9(a)(11)
1	substantial rehabilitation	37.9(a)(12)
282	Ellis (withdrawal of unit)	37.9(a)(13)
0	lead remediation	37.9(a)(14)
57	roommate eviction	37.9(b)
<u>37</u>	<u>other or no reason given</u>	
1,446	Total Eviction Notices	

The number of notices filed this year continues the decline in the number of notices filed with the Department. In 2004 there were 1,587 notices filed, in 2003 there were 1,643 notices filed, in 2002, there were 2,101 notices filed, 2,675 notices were filed in 2001 and 2,641 were filed in 2000. Those just cause reasons experiencing the greatest fluctuation since last year are as follows (excluding categories for which we did not receive at least ten notices in both years):

<u>Percent Increase/ Just Cause Reason</u>	<u>2003/04</u>	<u>2004/05</u>	<u>Decrease</u>
Capital improvement	72	46	-36.1%
Breach of rental agreement	292	211	-27.7%
Non-payment of rent	117	91	-22.2%
Nuisance	291	227	-22%
Ellis (withdrawal of unit)	177	282	+59.3%
Unapproved sub-tenant	10	15	+50%

This report can also be found on our web site under "Statistics", Annual Eviction Report. A monthly breakdown of filings by category is also enclosed. Please call me at 252.4650 should you have any questions concerning this report.

Very truly yours,

[Original Signed]
Delene Wolf
Acting Executive Director
Rent Stabilization and
Arbitration Board

cc: Mayor Gavin Newsom
Supervisor Aaron Peskin
Supervisor Tom Ammiano
Supervisor Bevan Dufty
Supervisor Chris Daly
Supervisor Ross Mirkarimi
Supervisor Sean Elsbernd
Supervisor Fiona Ma
Supervisor Sophie Maxwell
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