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 eviction 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 an 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
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)
37    other or no reason given 

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):

Percent Increase/Decrease

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

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
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