

April 20, 2004

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 2003 through February 2004, a total of 1,587 various evictions notices were filed with the Department. This figure includes 117 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 3.4% percent decrease over the prior year's filings (1,643). The largest declines were in roommate eviction which declined by 35% to 53, owner occupancy evictions declined 30% to 363, and habitual late payment of rent declined 28% to 54. The largest increases were in other or no reason given which increased from 22 to 35, or 59%, demolish or remove from housing use, which increased to 90 or 34%, breach of rental agreement which increased to 292 or 26%, and non-payment of rent which increased 26% to 117.

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.

**Page 2**  
**Rent Board Annual Eviction Report**

| <u>Number</u> | <u>Reason</u>                       | <u>Ordinance Section</u> |
|---------------|-------------------------------------|--------------------------|
| 117           | non-payment of rent                 | 37.9(a)(1)               |
| 54            | habitual late payment of rent       | 37.9(a)(1)               |
| 292           | breach of rental agreement          | 37.9(a)(2)               |
| 291           | committing a nuisance               | 37.9(a)(3)               |
| 22            | illegal use of rental unit          | 37.9(a)(4)               |
| 1             | failure to renew agreement          | 37.9(a)(5)               |
| 4             | failure to permit landlord access   | 37.9(a)(6)               |
| 10            | unapproved sub-tenant               | 37.9(a)(7)               |
| 363           | owner or relative move-in           | 37.9(a)(8)               |
| 3             | condo conversion sale               | 37.9(a)(9)               |
| 90            | demolish or remove from housing use | 37.9(a)(10)              |
| 72            | capital improvement work            | 37.9(a)(11)              |
| 3             | substantial rehabilitation          | 37.9(a)(12)              |
| 177           | Ellis (withdrawal of unit)          | 37.9(a)(13)              |
| 0             | lead remediation                    | 37.9(a)(14)              |
| 53            | roommate eviction                   | 37.9(b)                  |
| 35            | other or no reason given            |                          |
| <b>1,587</b>  | <b>Total Eviction Notices</b>       |                          |

The number of notices filed this year continues the decline in the number of notices filed with the Department. 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>Just Cause Reason</u>      | <u>2002/03</u> | <u>2003/04</u> | <u>Percent Increase/<br/>Decrease</u> |
|-------------------------------|----------------|----------------|---------------------------------------|
| Roommate eviction             | 82             | 53             | -35%                                  |
| Owner or relative move-in     | 516            | 363            | -30%                                  |
| Habitual late payment of rent | 75             | 54             | -28%                                  |
| Other or no reason given      | 22             | 35             | +59%                                  |
| Demolish/remove unit          | 67             | 90             | +34%                                  |
| Breach of rental agreement    | 231            | 292            | +26%                                  |
| Non-payment of rent           | 93             | 117            | +26%                                  |

**Page 3**  
**Rent Board Annual Eviction Report**

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,

Delene Wolf  
Acting Executive Director  
Rent Stabilization and  
Arbitration Board

encl.

cc: Mayor Gavin Newsom  
Supervisor Tom Ammiano  
Supervisor Bevan Dufty  
Supervisor Chris Daly  
Supervisor Matt Gonzalez  
Supervisor Tony Hall  
Supervisor Fiona Ma  
Supervisor Sophie Maxwell  
Supervisor Jake McGoldrick  
Supervisor Michela Alioto-Pier  
Supervisor Aaron Peskin  
Supervisor Gerardo Sandoval  
Commissioner Larry B. Becker  
Commissioner David G. Gruber  
Commissioner Anthony Justman  
Commissioner Jim Hurley  
Commissioner Polly Marshall  
Commissioner Cathy Mosbrucker  
Commissioner Neveo Mosser  
Commissioner Bartholomew Murphy  
President Sharon Wasserman  
Library Documents Dept.