

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	
1,587	Total Eviction Notices	

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/ 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
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Supervisor Bevan Dufty
Supervisor Chris Daly
Supervisor Matt Gonzalez
Supervisor Tony Hall
Supervisor Fiona Ma
Supervisor Sophie Maxwell
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