

April 28, 1998

John L. Taylor
Clerk of the Board
Board of Supervisors
401 Van Ness Avenue, Room 308
San Francisco, CA 94102

Re: Annual Report on Eviction Notices

Dear Mr. Taylor:

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 1997 through February 1998, a total of 2,726 various evictions notices were filed with the department. This figure includes 122 notices given due to failure to pay rent, which are not required to be filed with the department.

The following list gives the total number of notices, stated reason for the eviction and the applicable Ordinance section:

Number	Reason	Ordinance Section
122	non-payment of rent	37.9(a)(1)
105	habitual late payment of rent	37.9(a)(1)
342	breach of rental agreement	37.9(a)(2)
277	committing a nuisance	37.9(a)(3)
33	illegal use of rental unit	37.9(a)(4)
2	failure to renew agreement	37.9(a)(5)
15	failure to permit landlord access	37.9(a)(6)
90	unapproved sub-tenant	37.9(a)(7)
1253	owner or relative move-in	37.9(a)(8)
2	condo conversion sale	37.9(a)(9)
78	demolish or remove from housing use	37.9(a)(10)
52	capital improvement work	37.9(a)(11)
37	substantial rehabilitation	37.9(a)(12)
7	withdrawal of unit from rental market	37.9(a)(13)
0	lead remediation	37.9(a)(14)
103	roommate eviction	37.9(b)
208	other or no reason given	
2,726	Total Eviction Notices	

As a matter of comparison, last year there were 1,915 notices filed with the department and for 1995/96 there was a total 1,026 notices filed. There was a 42% increase in the total number of filings when compared with the prior year. The just cause reasons experiencing the greatest increases are as follows:

<u>Just Cause Reason</u>	<u>Number</u>	<u>Percent Increase</u>
Breach of rental agreement	101	42%
Unapproved sub-tenant	42	88%
Owner-Occupied	422	51%
Demolition of unit	42	116%
Roommate eviction	46	57%
No other reason given	86	71%

Please call me at 252.4648 should you have any questions concerning this report.

Very truly yours,

Joseph P. Grubb
Executive Director
Rent Stabilization and
Arbitration Board

encl.

cc: Supervisor Tom Ammiano
Supervisor Sue Bierman
Supervisor Amos Brown
Supervisor Leslie Katz
Supervisor Barbara Kaufman
Supervisor Mark Leno
Supervisor Jose Medina
Supervisor Gavin Newsom
Supervisor Mabel Teng
Supervisor Michael J. Yaki
Supervisor Leland Yee
Commissioner Larry B. Becker
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Commissioner Bartholomew Murphy
Commissioner Sharon Wasserman