



March 13, 2009

Angela Calvillo
Clerk of the Board
Board of Supervisors, Room 244
1 Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Rent Board Annual Report on Eviction Notices

Dear Ms. Calvillo:

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 1, 2008 through February 28, 2009, a total of 1,430 eviction notices were filed with the Department. This figure includes 102 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 14.1% decrease from last year's total filings of 1,665, and is close to the prior year's total of 1,476 filings. The largest decrease was in temporary capital improvement eviction notices which decreased by 43% to 34 notices. Ellis eviction notices decreased by 24% to 192 notices and owner or relative move-in eviction notices decreased by 13% to 159.

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



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 Rent Board Annual Eviction Report

<u>Number</u>	<u>Reason</u>	<u>Ordinance Section</u>
102	non-payment of rent	37.9(a)(1)
83	habitual late payment of rent	37.9(a)(1)
357	breach of rental agreement	37.9(a)(2)
311	committing a nuisance	37.9(a)(3)
42	illegal use of rental unit	37.9(a)(4)
2	failure to renew agreement	37.9(a)(5)
16	failure to permit landlord access	37.9(a)(6)
18	unapproved sub-tenant	37.9(a)(7)
159	owner/relative move-in	37.9(a)(8)
3	condo conversion sale	37.9(a)(9)
34	demolish or remove from housing use	37.9(a)(10)
34	capital improvement work	37.9(a)(11)
0	substantial rehabilitation	37.9(a)(12)
192	Ellis (withdrawal of unit)	37.9(a)(13)
1	lead remediation	37.9(a)(14)
28	roommate eviction	37.9(b)
48	other or no reason given	
1,430	Total Eviction Notices	

The increase or decrease since last year for each just cause (excluding categories for which the Department did not receive at least ten notices in both years) is as follows:

<u>Just Cause Reason</u>	<u>2007/08</u>	<u>2008/09</u>	<u>Percent Decrease/ Increase</u>
Capital improvement	60	34	-43%
Demolish or remove from housing use	46	34	-26%
Failure to permit landlord access	21	16	-24%
Ellis withdrawal of unit	252	192	-24%
Breach of rental agreement	427	357	-16%
Owner or relative move-in	183	159	-13%
Habitual late payment	88	83	-6%
Nuisance	325	311	-4%
Illegal use of rental unit	40	42	+5%
Unapproved sub-tenant	17	18	+6%
Roommate eviction	20	28	+40%

Rent Board Annual Eviction Report

During the period March 1, 2008-February 28, 2009, tenants filed a total of 524 Reports of Alleged Wrongful Eviction with the Rent Board. Of the 524 reports filed, 76 reports or 14.5% involved school-age children, with 57 reports or 10.9% relating to evictions occurring during the school term. Of the 524 total reports, 49 reports specifically objected to no-fault evictions, and 8 of these 49 reports or 16.3% involved school-age children, with 7 reports or 14.3% relating to evictions occurring during the school term.

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

Very truly yours,



Delene Wolf
Executive Director
Rent Stabilization and
Arbitration Board

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Supervisor David Chiu
Supervisor Michela Alioto-Pier
Supervisor John Avalos
Supervisor David Campos
Supervisor Carmen Chu
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City and County of San Francisco
Residential Rent Stabilization and Arbitration Board
Annual Eviction Notice Report

3/1/2008 Through 2/28/2009

	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Jan</u>	<u>Feb</u>	<u>Total</u>
No-Pay	3	5	5	3	14	9	7	11	20	9	10	6	102
Late Pay	9	7	7	3	7	8	8	2	8	6	10	8	83
Breach	29	27	25	28	42	35	27	31	32	21	39	21	357
Nuisance	33	30	26	25	34	19	30	36	29	11	24	14	311
Illegal	2	3	5	6	8	3	0	7	5	0	1	2	42
Agreemt.	0	0	0	1	0	0	0	0	1	0	0	0	2
Access	0	2	1	1	1	1	1	3	1	3	2	0	16
Sub	2	1	0	4	0	1	3	5	1	1	0	0	18
Own-Occ	15	13	11	11	20	20	19	10	8	14	6	12	159
Condo	0	0	0	0	0	0	0	0	1	0	0	2	3
Demol	4	6	4	2	3	2	1	2	2	3	2	3	34
CI	3	5	3	0	2	1	2	1	0	2	7	8	34
Rehab	0	0	0	0	0	0	0	0	0	0	0	0	0
W-Draw	22	25	47	3	17	18	11	9	12	7	3	18	192
Roommate	1	1	2	3	2	3	1	7	3	1	2	2	28
Lead	0	0	0	0	0	0	0	0	0	0	1	0	1
Other	3	1	11	3	4	6	3	9	1	2	3	2	48
Total	126	126	147	93	154	126	113	133	124	80	110	98	1430