



March 21, 2008

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, 2007 through February 29, 2008, a total of 1,665 eviction notices were filed with the Department. This figure includes 128 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 12.8% increase over the prior year's total filings of 1,476, and is slightly more than the prior year's total of 1,621 filings. The largest increases were in notices for breach of rental agreement notices which increased by 56% to 427 and habitual late payment notices which increased by 33% to 88 notices. The largest decrease was in roommate eviction notices which decreased by 56% to 20 notices. Owner or relative move-in eviction notices decreased by 17% to 183, while Ellis eviction notices increased slightly by 2% to 252 notices.

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.



Page 2
Rent Board Annual Eviction Report

<u>Number</u>	<u>Reason</u>	<u>Ordinance Section</u>
128	non-payment of rent	37.9(a)(1)
88	habitual late payment of rent	37.9(a)(1)
427	breach of rental agreement	37.9(a)(2)
325	committing a nuisance	37.9(a)(3)
40	illegal use of rental unit	37.9(a)(4)
9	failure to renew agreement	37.9(a)(5)
21	failure to permit landlord access	37.9(a)(6)
17	unapproved sub-tenant	37.9(a)(7)
183	owner/relative move-in	37.9(a)(8)
3	condo conversion sale	37.9(a)(9)
46	demolish or remove from housing use	37.9(a)(10)
60	capital improvement work	37.9(a)(11)
0	substantial rehabilitation	37.9(a)(12)
252	Ellis (withdrawal of unit)	37.9(a)(13)
3	lead remediation	37.9(a)(14)
20	roommate eviction	37.9(b)
43	other or no reason given	
1,665	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:

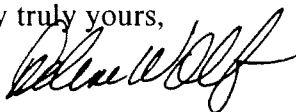
<u>Just Cause Reason</u>	<u>2006/07</u>	<u>2007/08</u>	<u>Percent Increase/ Decrease</u>
Breach of rental agreement	274	427	+56%
Habitual late payment	66	88	+33%
Failure to permit landlord access	17	21	+24%
Nuisance	285	325	+14%
Demolish or remove from housing use	41	46	+12%
Ellis withdrawal of unit	246	252	+2%
Capital improvement	66	60	-9%
Owner or relative move-in	220	183	-17%
Illegal use of rental unit	50	40	-20%
Unapproved sub-tenant	23	17	-26%
Roommate eviction	46	20	-56%

Page 3
Rent Board Annual Eviction Report

During the period March 1, 2007-February 29, 2008, tenants filed a total of 503 Reports of Alleged Wrongful Eviction with the Rent Board. Of the 503 reports filed, 78 reports or 15.5% involved school-age children, with 57 reports or 11.3% relating to evictions occurring during the school term. Of the 503 total reports, 42 reports specifically objected to no-fault evictions, and 9 of these 42 reports or 21.4% involved school-age children, with 7 reports or 16.7% 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

Mayor Gavin Newsom
Supervisor Aaron Peskin
Supervisor Michela Alioto-Pier
Supervisor Tom Ammiano
Supervisor Carmen Chu
Supervisor Chris Daly
Supervisor Bevan Dufty
Supervisor Sean Elsbernd
Supervisor Sophie Maxwell
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Supervisor Ross Mirkarimi
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**City and County of San Francisco
Residential Rent Stabilization and Arbitration Board
Annual Eviction Notice Report**

3/1/2007 Through 2/29/2008

	<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	13	8	15	10	15	14	10	10	7	10	6	10	128
Late Pay	8	5	7	6	3	13	5	7	8	8	11	7	88
Breach	31	30	24	27	21	47	46	59	35	26	39	42	427
Nuisance	37	34	31	20	26	34	17	33	23	19	28	23	325
Illegal	3	6	3	5	4	5	1	5	1	1	2	4	40
Agreemt.	1	0	0	0	2	1	3	1	1	0	0	0	9
Access	1	0	3	1	3	2	2	2	1	2	3	1	21
Sub	3	3	2	3	1	2	0	0	1	0	1	1	17
Owrn-Occ	19	20	17	16	14	14	17	16	6	16	12	16	183
Condo	1	0	0	0	0	1	0	0	0	0	0	1	3
Demol	7	11	1	4	3	2	1	0	8	0	6	3	46
CI	5	3	4	3	5	1	1	9	3	17	7	2	60
Rehab	0	0	0	0	0	0	0	0	0	0	0	0	0
W-Draw	6	19	33	26	10	36	24	20	12	43	7	16	252
Roommate	0	3	2	3	2	1	4	1	1	0	2	1	20
Lead	0	1	0	0	1	0	1	0	0	0	0	0	3
Other	3	4	4	2	5	6	1	5	0	3	6	4	43
Total	138	147	146	126	115	179	133	168	107	145	130	131	1665