April 13, 2010

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, 2009 through February 28, 2010, a total of 1,269 eviction notices were filed with the Department. This figure includes 106 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 11.3% decrease from last year’s total filings of 1,430. The largest decrease was in Ellis eviction notices which decreased by 78% from 192 to 43 notices. Temporary capital improvement eviction notices decreased by 38% to 21 notices and owner or relative move-in eviction notices decreased by 27% to 116.

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.
### Number, Reason, and Ordinance Section

<table>
<thead>
<tr>
<th>Number</th>
<th>Reason</th>
<th>Ordinance Section</th>
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<tbody>
<tr>
<td>106</td>
<td>non-payment of rent</td>
<td>37.9(a)(1)</td>
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<tr>
<td>72</td>
<td>habitual late payment of rent</td>
<td>37.9(a)(1)</td>
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<td>399</td>
<td>breach of rental agreement</td>
<td>37.9(a)(2)</td>
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<td>287</td>
<td>committing a nuisance</td>
<td>37.9(a)(3)</td>
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<td>37</td>
<td>illegal use of rental unit</td>
<td>37.9(a)(4)</td>
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<td>13</td>
<td>failure to renew agreement</td>
<td>37.9(a)(5)</td>
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<td>16</td>
<td>failure to permit landlord access</td>
<td>37.9(a)(6)</td>
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<tr>
<td>23</td>
<td>unapproved sub-tenant</td>
<td>37.9(a)(7)</td>
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<td>116</td>
<td>owner/relative move-in</td>
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<td>0</td>
<td>condo conversion sale</td>
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<tr>
<td>33</td>
<td>demolish or remove from housing use</td>
<td>37.9(a)(10)</td>
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<td>21</td>
<td>capital improvement work</td>
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<td>substantial rehabilitation</td>
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<td>43</td>
<td>Ellis (withdrawal of unit)</td>
<td>37.9(a)(13)</td>
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<td>lead remediation</td>
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<td>27</td>
<td>roommate eviction</td>
<td>37.9(b)</td>
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<tr>
<td>74</td>
<td>other or no reason given</td>
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<tr>
<td>1,269</td>
<td>Total Eviction Notices</td>
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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:

<table>
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<tr>
<th>Just Cause Reason</th>
<th>2008/09</th>
<th>2009/10</th>
<th>Percent Decrease/Increase</th>
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<td>Ellis withdrawal of unit</td>
<td>192</td>
<td>43</td>
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<td>Capital improvement</td>
<td>34</td>
<td>21</td>
<td>-38%</td>
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<td>Owner or relative move-in</td>
<td>159</td>
<td>116</td>
<td>-27%</td>
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<td>Habitual late payment</td>
<td>83</td>
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<td>-13%</td>
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<tr>
<td>Illegal use of rental unit</td>
<td>42</td>
<td>37</td>
<td>-12%</td>
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<td>Nuisance</td>
<td>311</td>
<td>287</td>
<td>-7%</td>
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<td>Roommate eviction</td>
<td>28</td>
<td>27</td>
<td>-4%</td>
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<td>Demolish or remove from housing use</td>
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<td>Failure to permit landlord access</td>
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<td>Breach of rental agreement</td>
<td>357</td>
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<td>+12%</td>
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<tr>
<td>Unapproved sub-tenant</td>
<td>18</td>
<td>23</td>
<td>+28%</td>
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567 AnnualEvictionReport09-10 - 4/13/09  
Senior Staff Shared Folder/Annual Eviction Report/4/10
Rent Board Annual Eviction Report

During the period March 1, 2009-February 28, 2010, tenants filed a total of 450 Reports of Alleged Wrongful Eviction with the Rent Board. Of the 450 reports filed, 54 reports or 12% involved school-age children, with 36 reports or 8.0% relating to evictions occurring during the school term. Of the 450 total reports, 37 reports specifically objected to no-fault evictions, and 5 of these 37 reports or 13.5% involved school-age children, with all 5 reports 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 David Chiu
Supervisor Michela Alioto-Pier
Supervisor John Avalos
Supervisor David Campos
Supervisor Carmen Chu
Supervisor Chris Daly
Supervisor Bevan Dufty
Supervisor Sean Elsbernd
Supervisor Eric Mar
Supervisor Sophie Maxwell
Supervisor Ross Mirkarimi
Commissioner David G. Gruber
Commissioner Brooks Beard
Commissioner Deborah Henderson
Commissioner Jim Hurley
Commissioner Amelia Yaros
Commissioner Polly Marshall
Commissioner Cathy Mosbrucker
Commissioner Neveo Mosser
Commissioner Bartholomew Murphy
Library Documents Dept.
# Annual Eviction Notice Report

3/1/2009 Through 2/28/2010

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