



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.



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Rent Board Annual Eviction Report

<u>Number</u>	<u>Reason</u>	<u>Ordinance Section</u>
106	non-payment of rent	37.9(a)(1)
72	habitual late payment of rent	37.9(a)(1)
399	breach of rental agreement	37.9(a)(2)
287	committing a nuisance	37.9(a)(3)
37	illegal use of rental unit	37.9(a)(4)
13	failure to renew agreement	37.9(a)(5)
16	failure to permit landlord access	37.9(a)(6)
23	unapproved sub-tenant	37.9(a)(7)
116	owner/relative move-in	37.9(a)(8)
0	condo conversion sale	37.9(a)(9)
33	demolish or remove from housing use	37.9(a)(10)
21	capital improvement work	37.9(a)(11)
0	substantial rehabilitation	37.9(a)(12)
43	Ellis (withdrawal of unit)	37.9(a)(13)
2	lead remediation	37.9(a)(14)
27	roommate eviction	37.9(b)
74	other or no reason given	
1,269	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:

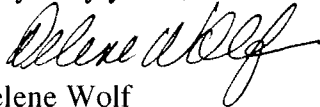
<u>Just Cause Reason</u>	<u>2008/09</u>	<u>2009/10</u>	<u>Percent Decrease/ Increase</u>
Ellis withdrawal of unit	192	43	-78%
Capital improvement	34	21	-38%
Owner or relative move-in	159	116	-27%
Habitual late payment	83	72	-13%
Illegal use of rental unit	42	37	-12%
Nuisance	311	287	-7%
Roommate eviction	28	27	-4%
Demolish or remove from housing use	34	33	-3%
Failure to permit landlord access	16	16	0%
Breach of rental agreement	357	399	+12%
Unapproved sub-tenant	18	23	+28%

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

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**Residential Rent Stabilization and Arbitration Board
City & County Of San Francisco**

Annual Eviction Notice Report

3/1/2009 Through 2/28/2010

	<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	9	13	9	12	9	7	11	8	8	9	4	7	106
Late Pay	11	5	11	4	8	6	6	6	2	4	7	2	72
Breach	30	32	26	40	38	36	56	46	16	31	19	29	399
Nuisance	24	18	16	24	32	18	14	30	23	23	16	49	287
Illegal	1	1	2	1	10	9	0	5	1	3	0	4	37
Agreemt.	0	1	2	0	2	1	0	0	0	0	3	4	13
Access	0	0	1	1	2	1	0	4	1	1	4	1	16
Sub	1	3	2	1	3	1	1	3	2	3	0	3	23
Own-Occ	7	11	9	7	12	5	14	18	6	12	8	7	116
Condo	0	0	0	0	0	0	0	0	0	0	0	0	0
Demol	6	1	1	3	2	3	4	2	4	2	1	4	33
CI	0	0	1	0	1	3	0	3	0	1	11	1	21
Rehab	0	0	0	0	0	0	0	0	0	0	0	0	0
W-Draw	0	0	0	4	4	0	5	4	5	5	11	5	43
Roommate	4	1	3	1	1	3	1	2	1	4	2	4	27
Lead	1	0	1	0	0	0	0	0	0	0	0	0	2
Other	5	2	4	4	3	2	8	10	2	14	8	12	74
Development	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	99	88	88	102	127	95	120	141	71	112	94	132	1269