

**City and County of San Francisco**



**Residential Rent Stabilization  
and Arbitration Board**

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March 8, 2011

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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, 2010 through February 28, 2011, a total of 1,370 eviction notices were filed with the Department. This figure includes 96 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 8% increase from last year's total filings of 1,269. The largest increase was in failure to permit landlord access eviction notices which increased by 63% from 16 to 26 notices. Ellis eviction notices increased by 42% from 43 to 61 notices and roommate eviction notices increased by 37% from 27 to 37 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.

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 Rent Board Annual Eviction Report

<u>Number</u>	<u>Reason</u>	<u>Ordinance Section</u>
96	non-payment of rent	37.9(a)(1)
50	habitual late payment of rent	37.9(a)(1)
442	breach of rental agreement	37.9(a)(2)
271	committing a nuisance	37.9(a)(3)
20	illegal use of rental unit	37.9(a)(4)
2	failure to renew agreement	37.9(a)(5)
26	failure to permit landlord access	37.9(a)(6)
12	unapproved sub-tenant	37.9(a)(7)
130	owner/relative move-in	37.9(a)(8)
4	condo conversion sale	37.9(a)(9)
30	demolish or remove from housing use	37.9(a)(10)
19	capital improvement work	37.9(a)(11)
1	substantial rehabilitation	37.9(a)(12)
61	Ellis (withdrawal of unit)	37.9(a)(13)
0	lead remediation	37.9(a)(14)
37	roommate eviction	37.9(b)
63	other or no reason given	
<b>1,370</b>	<b>Total Eviction Notices</b>	

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:

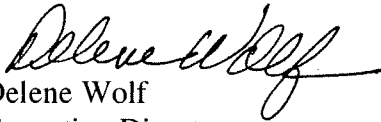
<u>Just Cause Reason</u>	<u>2009/10</u>	<u>2010/11</u>	<u>Percent Decrease/ Increase</u>
Failure to permit landlord access	16	26	+63%
Ellis withdrawal of unit	43	61	+42%
Roommate eviction	27	37	+37%
Owner or relative move-in	116	130	+12%
Breach of rental agreement	399	442	+11%
Nuisance	287	271	-6%
Demolish or remove from housing use	33	30	-9%
Capital improvement	21	19	-10%
Habitual late payment	72	50	-31%
Illegal use of rental unit	37	20	-46%
Unapproved sub-tenant	23	12	-48%

**Rent Board Annual Eviction Report**

During the period March 1, 2010 - February 28, 2011, tenants filed a total of 472 Reports of Alleged Wrongful Eviction with the Rent Board. Of the 472 reports filed, 66 reports involved school-age children, with 52 reports relating to evictions occurring during the school term. Of the 472 total reports, 42 reports specifically objected to no-fault evictions, and 7 of these 42 reports involved school-age children, with 5 reports relating to evictions occurring during the school term.

This eviction report can also be found on our web site under "Statistics", as "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**

3/1/2010 Through 2/28/2011

	<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	8	9	3	2	6	4	16	10	8	7	15	8	96
Late Pay	3	6	5	5	5	1	6	3	8	1	3	4	50
Breach	25	81	27	53	27	69	25	50	27	16	17	25	442
Nuisance	26	27	28	22	26	26	12	31	21	11	25	16	271
Illegal	2	2	1	3	1	1	0	2	2	1	1	4	20
Agreemt.	1	0	0	0	1	0	0	0	0	0	0	0	2
Access	2	10	2	3	1	0	0	2	1	3	1	1	26
Sub	1	1	1	0	0	2	3	1	1	0	2	0	12
Own-Occ	11	12	6	16	16	14	15	9	10	3	8	10	130
Condo	0	0	0	2	1	0	0	0	0	1	0	0	4
Demol	0	0	1	1	13	3	1	2	2	3	1	3	30
CI	1	0	0	0	0	6	1	0	1	1	2	7	19
Rehab	0	0	0	0	0	0	0	0	0	0	0	1	1
W-Draw	10	10	1	9	1	11	5	4	2	1	0	7	61
Roommate	1	3	3	5	0	5	1	7	4	1	3	4	37
Lead	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	7	8	6	8	5	0	4	7	3	2	4	9	63
Development	0	0	0	0	0	0	106	0	0	0	0	0	106
<b>Total</b>	<b>98</b>	<b>169</b>	<b>84</b>	<b>129</b>	<b>103</b>	<b>142</b>	<b>195</b>	<b>128</b>	<b>90</b>	<b>51</b>	<b>82</b>	<b>99</b>	<b>1370</b>