

City and County of San Francisco



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Residential Rent Stabilization
and Arbitration Board

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EXECUTIVE DIRECTOR

June 14, 2012

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, 2011 through February 29, 2012, a total of 1,395 eviction notices were filed with the Department. This figure includes 80 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 2% increase from last year's total filings of 1,370. The largest increase was in unapproved sub-tenant eviction notices which increased from 12 to 26 notices. Capital improvement eviction notices increased from 19 to 41 notices and illegal use of rental unit eviction notices increased from 20 to 30 notices. Ellis withdrawal of unit evictions notices increased by 5% from 61 to 64 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>
80	non-payment of rent	37.9(a)(1)
53	habitual late payment of rent	37.9(a)(1)
561	breach of rental agreement	37.9(a)(2)
254	committing a nuisance	37.9(a)(3)
30	illegal use of rental unit	37.9(a)(4)
7	failure to renew agreement	37.9(a)(5)
25	failure to permit landlord access	37.9(a)(6)
26	unapproved sub-tenant	37.9(a)(7)
127	owner/relative move-in	37.9(a)(8)
3	condo conversion sale	37.9(a)(9)
40	demolish or remove from housing use	37.9(a)(10)
41	capital improvement work	37.9(a)(11)
0	substantial rehabilitation	37.9(a)(12)
64	Ellis (withdrawal of unit)	37.9(a)(13)
0	lead remediation	37.9(a)(14)
26	roommate eviction	37.9(b)
58	other or no reason given	
1,395	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>2009/11</u>	<u>2010/12</u>	<u>Percent Decrease/ Increase</u>
Unapproved sub-tenant	12	26	+217%
Capital improvement	19	41	+216%
Illegal use of rental unit	20	30	+50%
Demolish or remove from housing use	30	40	+33%
Breach of rental agreement	442	561	+27%
Habitual late payment	50	53	+6%
Ellis withdrawal of unit	61	64	+5%
Owner/relative move-in	130	127	-2%
Failure to permit landlord access	26	25	-4%
Nuisance	271	254	-6%
Roommate eviction	37	26	-30%

Rent Board Annual Eviction Report

During the period March 1, 2011 - February 29, 2012, tenants filed a total of 534 Reports of Alleged Wrongful Eviction with the Rent Board. Of the 534 reports filed, 88 reports involved school-age children, with 58 reports relating to evictions occurring during the school term. Of the 534 total reports, 101 reports specifically objected to no-fault evictions, and 18 of these 101 reports involved school-age children, with 12 reports relating to evictions occurring during the school term.

This eviction report can also be found on our web site under "Statistics", under the link entitled "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

3/1/2011 Through 2/29/2012

Total	106	65	138	129	122	143	134	118	111	101	86	142	1395
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