City and County of San Francisco

Residential Rent Stabilization and Arbitration Board

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March 12, 2013

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, 2012 through February 28, 2013, a total of 1,757 eviction notices were filed with the Department. This figure includes 77 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 26% increase from last year's total filings of 1,395. The largest increase was in Ellis withdrawal of unit eviction notices which increased from 64 to 116 notices. Roommate evictions increased from 26 to 41 notices. Illegal use of rental unit eviction notices increased from 30 to 44 notices and owner/relative move-in eviction notices increased from 127 to 185 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.

Number	Reason	Ordinance Section
77	non-payment of rent	37.9(a)(1)
59	habitual late payment of rent	37.9(a)(1)
468	breach of rental agreement	37.9(a)(2)
352	committing a nuisance	37.9(a)(3)
44	illegal use of rental unit	37.9(a)(4)
6	failure to renew agreement	37.9(a)(5)
16	failure to permit landlord access	37.9(a)(6)
15	unapproved sub-tenant	37.9(a)(7)
185	owner/relative move-in	37.9(a)(8)
10	condo conversion sale	37.9(a)(9)
43	demolish or remove from housing use	37.9(a)(10)
25	capital improvement work	37.9(a)(11)
0	substantial rehabilitation	37.9(a)(12)
116	Ellis (withdrawal of unit)	37.9(a)(13)
0	lead remediation	37.9(a)(14)
232	development agreement	37.9(a)(15)
1	good samaritan	37.9(a)(16)
41	roommate eviction	37.9(b)
67	other or no reason given	
1,757	**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:

Just Cause Reason	2011/12	2012/13	Percent Decrease/ Increase
Ellis withdrawal of unit	64	116	+81%
Roommate eviction	26	41	+58%
Illegal use of rental unit	30	44	+47%
Owner/relative move-in	127	185	+46%
Nuisance	254	352	+39%
Habitual late payment	53	59	+11%
Demolish or remove from housing use	40	43	+8%
Breach of rental agreement	561	468	-17%
Failure to permit landlord access	25	16	-36%
Capital improvement	41	25	-39%
Unapproved sub-tenant	26	15	-42%

Rent Board Annual Eviction Report

During the period March 1, 2012 - February 28, 2013, tenants filed a total of 530 Reports of Alleged Wrongful Eviction with the Rent Board. Of the 530 total reports, 108 reports specifically objected to no-fault evictions, and 16 of these 108 reports involved children under the age of 18, with 13 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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Annual Eviction Notice Report

3/1/2012 Through 2/28/2013

	Mar	***Apr***	***May***	***Jun***	***Jul***	***Aug***	***Sep***	***Oct***	***Nov***	***Dec***	***Jan***	***Feb***	***Total***
No-Pay	4	11	6	4	1	13	10	7	4	7	5	5	**77**
Late Pay	3	6	5	3	8	4	6	2	5	3	9	5	**59**
Breach	36	33	41	37	49	50	33	38	34	25	56	36	**468**
Nuisance	21	31	40	26	29	36	32	25	24	22	30	36	**352**
Illegal	2	1	4	1	5	1	3	6	6	2	6	7	**44**
Agreemt.	1	0	0	1	1	0	0	0	0	0	2	1	**6**
Access	4	1	0	0	0	1	0	2	2	0	4	2	**16**
Sub	0	1	1	0	2	2	2	1	0	2	2	2	**15**
Own-Occ	10	18	20	15	14	16	19	15	8	16	21	13	**185**
Condo	1	2	0	1	1	4	0	0	1	0	0	0	**10**
Demol	3	3	2	3	4	2	3	5	7	4	3	4	**43**
CI	1	4	2	0	0	2	2	1	6	5	0	2	**25**
Rehab	0	0	0	0	0	0	0	0	0	0	0	0	**0**
W-Draw	4	1	16	5	10	9	18	3	10	6	17	17	**116**
Roommate	3	2	7	1	3	2	4	2	4	4	6	3	**41**
Lead	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Other	6	3	4	5	9	5	7	5	5	6	7	5	**67**
Development	0	0	0	0	0	232	0	0	0	0	0	0	**232**
Good Sam End	0	0	0	0	0	0	0	1	0	0	0	0	**1**
Total	**99**	**117**	**148**	**102**	**136**	**379**	**139**	**113**	**116**	**102**	**168**	**138**	**1757**