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March 23, 2015

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, 2014 through February 28, 2015, a total of 2,120 eviction notices were filed with the Department. This figure includes 145 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 7% increase from last year's total filings of 1,977. The largest percentage increase was in eviction notices for illegal use of a rental unit, which increased from 42 to 91 notices. Owner/relative move-in eviction notices increased from 273 to 343 notices. Breach of rental agreement notices increased from 607 to 738 notices. Unapproved subtenant eviction notices increased from 17 to 20 notices, and nuisance eviction notices increased from 349 to 401 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>
145	non-payment of rent	37.9(a)(1)
67	habitual late payment of rent	37.9(a)(1)
738	breach of rental agreement	37.9(a)(2)
401	committing a nuisance	37.9(a)(3)
91	illegal use of rental unit	37.9(a)(4)
4	failure to renew agreement	37.9(a)(5)
18	failure to permit landlord access	37.9(a)(6)
20	unapproved subtenant	37.9(a)(7)
343	owner/relative move-in	37.9(a)(8)
9	condo conversion sale	37.9(a)(9)
51	demolish or remove from housing use	37.9(a)(10)
37	capital improvement work	37.9(a)(11)
0	substantial rehabilitation	37.9(a)(12)
113	Ellis (withdrawal of unit)	37.9(a)(13)
0	lead remediation	37.9(a)(14)
0	development agreement	37.9(a)(15)
0	good samaritan	37.9(a)(16)
44	roommate eviction	37.9(b)
39	other or no reason given	
<b>2,120</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>2013/14</u>	<u>2014/15</u>	<u>Percent Decrease/ Increase</u>
Illegal use of rental unit	42	91	+117%
Owner/relative move-in	273	343	+26%
Breach of rental agreement	607	738	+22%
Unapproved subtenant	17	20	+18%
Nuisance	349	401	+15%
Capital improvement	37	37	0%
Roommate eviction	49	44	-8%
Habitual late payment	84	67	-20%
Ellis withdrawal of unit	216	113	-48%
Demolish or remove from housing use	128	51	-60%

**Rent Board Annual Eviction Report**

During the period March 1, 2014 - February 28, 2015, tenants filed a total of 561 Reports of Alleged Wrongful Eviction with the Rent Board. Of the 561 total reports, 149 reports specifically objected to no-fault evictions, and 25 of these 149 reports involved children under the age of 18, with 17 reports relating to evictions occurring during the school term.

This eviction report and eviction reports from prior years 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 252.4628 should you have any questions concerning this report.

Very truly yours,



Robert A. Collins  
Deputy 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**

3/1/2014 Through 2/28/2015

<b>Cause For Eviction</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Total</b>
Non-payment of Rent	16	14	13	16	14	9	11	15	14	7	10	6	<b>145</b>
Habitual Late Payment of Rent	8	5	1	8	7	2	4	4	2	5	12	9	<b>67</b>
Breach of Lease Agreement	55	70	49	54	62	82	71	72	54	57	55	57	<b>738</b>
Nuisance	33	35	33	25	34	36	44	35	32	38	25	31	<b>401</b>
Illegal Use of Unit	7	10	6	4	7	13	5	12	4	15	8	0	<b>91</b>
Failure to Sign Lease Renewal.	0	0	0	0	0	1	0	0	1	1	0	1	<b>4</b>
Denial of Access to Unit	0	0	1	1	2	2	1	1	1	4	4	1	<b>18</b>
Unapproved Subtenant	2	0	2	1	2	3	1	3	2	1	2	1	<b>20</b>
Owner Move In	24	37	41	44	19	33	22	16	26	23	31	27	<b>343</b>
Condo Conversion	0	1	3	0	1	0	0	2	0	2	0	0	<b>9</b>
Demolition	3	4	3	4	4	7	4	2	5	6	4	5	<b>51</b>
Capital Improvement	4	9	2	0	1	3	6	2	7	0	1	2	<b>37</b>
Substantial Rehabilitation	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
Ellis Act Withdrawal	25	10	5	11	2	1	0	1	8	17	4	29	<b>113</b>
Lead Remediation	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
Development Agreement	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
Good Samaritan Tenancy Ends	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
Roommate Living in Same Unit	7	4	4	3	2	1	4	7	4	5	2	1	<b>44</b>
Other	0	6	4	2	7	2	2	4	3	4	5	0	<b>39</b>
<b>Total</b>	<b>184</b>	<b>205</b>	<b>167</b>	<b>173</b>	<b>164</b>	<b>195</b>	<b>175</b>	<b>176</b>	<b>163</b>	<b>185</b>	<b>163</b>	<b>170</b>	<b>2120</b>