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April 29, 2022

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, 2021 through February 28, 2022, a total of 1,048 eviction notices were filed with the Department. This figure includes 172 notices given due to failure to pay rent, which are not required to be filed with the Department. Most categories of notices saw increased filings or modest decreases. The largest percentage increase was in roommate eviction notices which increased from 6 to 21 notices. Unapproved subtenant eviction notices increased from 12 to 36 notices. Eviction notices for Non-payment of rent increased from 88 to 172 notices. Notices based on breach of rental agreement increased from 100 to 161. Owner Move in notices increased from 29 to 45. Nuisance eviction notices increased from 361 to 452. The largest percentage decrease was in eviction notices for Capital Improvements which went down from 28 to 25 notices, followed by eviction notices for Ellis which decreased from 74 to 72 notices. The 1,048 total notices filed with the Department this year represents a 43% increase from last year's total of 733.

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

Number	Reason	Ordinance Section
172	non-payment of rent	37.9(a)(1)
2	habitual late payment of rent	37.9(a)(1)
161	breach of rental agreement	37.9(a)(2)
452	committing a nuisance	37.9(a)(3)
9	illegal use of rental unit	37.9(a)(4)
3	failure to renew agreement	37.9(a)(5)
7	failure to permit landlord access	37.9(a)(6)
36	unapproved subtenant	37.9(a)(7)
45	owner/relative move-in	37.9(a)(8)
2	condo conversion sale	37.9(a)(9)
15	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)
74	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)
21	roommate eviction	37.9(b)
24	other or no reason given	

1048 Total Eviction Notices

The increase or decrease since last year for each just cause (excluding categories for which filing is not required or where the department did not receive at least 10 notices in 2021-22) is as follows:

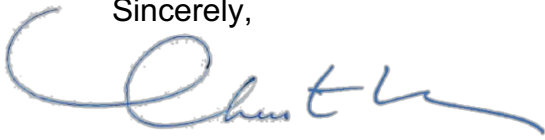
<u>Just Cause Reason</u>	<u>2020/21</u>	<u>2021/22</u>	<u>Change</u>
Roommate eviction	6	21	+250%
Unapproved subtenant	12	36	+200%
Breach of rental agreement	100	161	+61%
Owner/relative move-in	29	45	+55%
Nuisance	361	452	+25%
Other	20	24	+20%
Ellis withdrawal of unit	72	74	+3%
Capital improvement	28	25	-11%
Demolish or remove from housing	0	15	NaN

During the period March 1, 2021 - February 28, 2022, tenants filed a total of 131 Reports of Alleged Wrongful Eviction with the Rent Board. Of the 131 reports filed, 17 involved school-age children, with 8 reports relating to evictions occurring during the school term. Of the 131 total reports, 12 specifically objected to no-fault evictions, and 2 of these 12 reports involved school-age children, with zero reports relating to evictions occurring during the school term.

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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 (415) 252-4650 should you have any questions concerning this report.

Sincerely,

A handwritten signature in blue ink, appearing to read "Christina Varner". The signature is fluid and cursive, with a large initial "C" and a long horizontal stroke at the end.

Christina Varner
Acting Executive Director
Residential Rent Stabilization and Arbitration Board

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

Annual Eviction Notice Report

3/1/2021 Through 2/28/2022

Cause For Eviction	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Total
Non-payment of Rent	7	6	4	7	8	12	25	22	28	22	18	13	172
Habitual Late Payment of Rent	0	0	0	0	0	0	1	1	0	0	0	0	2
Breach of Lease Agreement	5	9	17	16	16	16	18	12	9	12	10	21	161
Nuisance	36	32	30	35	36	28	32	42	50	36	48	47	452
Illegal Use of Unit	0	0	0	1	0	0	2	3	3	0	0	0	9
Failure to Sign Lease Renewal.	1	1	0	1	0	0	0	0	0	0	0	0	3
Denial of Access to Unit	0	0	3	1	0	1	0	1	0	0	0	1	7
Unapproved Subtenant	5	1	2	2	3	1	3	5	2	0	8	4	36
Owner Move In	5	1	2	4	1	3	3	4	3	3	4	12	45
Condo Conversion	0	0	1	0	0	1	0	0	0	0	0	0	2
Demolition	0	0	0	0	0	2	0	10	0	0	3	0	15
Capital Improvement	2	0	0	0	2	2	3	2	5	6	2	1	25
Substantial Rehabilitation	0	0	0	0	0	0	0	0	0	0	0	0	0
Ellis Act Withdrawal	4	15	2	2	5	3	4	8	6	5	2	18	74
Lead Remediation	0	0	0	0	0	0	0	0	0	0	0	0	0
Development Agreement	0	0	0	0	0	0	0	0	0	0	0	0	0
Good Samaritan Tenancy Ends	0	0	0	0	0	0	0	0	0	0	0	0	0
Roommate Living in Same Unit	2	2	0	0	0	2	1	3	1	1	6	3	21
Other	4	0	3	2	1	1	1	1	5	1	2	3	24
Total	71	67	64	71	72	72	93	114	112	86	103	123	1048