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Christina A. Varner
Executive Director

April 1, 2024

Angela Calvillo
Clerk of the Board
Board of Supervisors, Room 244
1 Carlton B. Goodlett Place
San Francisco, CA 94102

Re: 2023-2024 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, 2023 through February 29, 2024, a total of 797 eviction notices were filed with the Department. This figure includes 89 notices given due to failure to pay rent, which are not required to be filed with the Department. Temporary capital improvement eviction notices saw increased filings from 85 to 128, while most categories saw decreases. Nuisance eviction notices decreased from 378 to 325 and notices for breach of rental agreement decreased from 131 to 86. Owner move-in eviction notices decreased from 89 to 61. Ellis Act eviction notices decreased from 54 to 43 notices. The 797 total notices filed with the Department this year represents a 33% decrease from last year's total of 1197. For notices that are legally required to be filed with the Department, which would not include notice filings for nonpayment of rent, the overall filing decrease is at 22%, down from 909 to 708.

The list on the following page provides the total number of eviction notices filed with the Department, the stated reason for the eviction and the applicable Ordinance section.

<u>Number</u>	<u>Reason</u>	<u>Ordinance Section</u>
89	non-payment of rent ¹	37.9(a)(1)
4	habitual late payment of rent	37.9(a)(1)
86	breach of rental agreement	37.9(a)(2)
325	committing a nuisance	37.9(a)(3)
3	illegal use of rental unit	37.9(a)(4)
0	failure to renew agreement	37.9(a)(5)
8	failure to permit landlord access	37.9(a)(6)
15	unapproved subtenant	37.9(a)(7)
61	owner/relative move-in	37.9(a)(8)
0	condo conversion sale	37.9(a)(9)
0	demolish or remove from housing use	37.9(a)(10)
128	capital improvement work	37.9(a)(11)
0	substantial rehabilitation	37.9(a)(12)
43	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)
14	roommate eviction	37.9(b)
<u>21</u>	<u>other or no reason given</u>	
797	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 2023-24, is as follows:

<u>Just Cause Reason</u>	<u>2022/23</u>	<u>2023/24</u>	<u>%Change</u>
Capital Improvement	85	128	+51%
Roommate eviction	14	14	0%
Nuisance	378	325	-14%
Ellis withdrawal of unit	54	43	-20%
Owner/relative move-in	89	61	-31%
Breach of rental agreement	131	86	-34%
Unapproved subtenant	31	15	-52%
Other	45	21	-53%

During the period March 1, 2023 - February 29, 2024 tenants filed a total of 224 Reports of Alleged Wrongful Eviction with the Rent Board. Of the 224 reports filed, 27 involved school-age children, with 18 of these 27 reports relating to evictions occurring during the school term. Of the 224 total reports, 26 specifically objected to no-fault evictions, and 26 of these 6 reports involved school-age children, with 3 reports relating to evictions occurring during the school term.

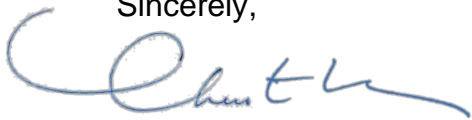
¹The Rent Ordinance does not require the filing of non-payment of rent notices with the Department.

A monthly breakdown of all eviction filings by category is enclosed with this report. Data includes eviction notices filed with the San Francisco Rent Board per San Francisco Administrative Code 37.9(c). A notice of eviction does not necessarily indicate that the tenant was actually evicted, therefore the number of notice filings listed below may differ from actual evictions completed.

This eviction report and eviction reports from prior years can also be found on the Rent Board's web site under Rent Board Statistics and Reports, under the section Annual Eviction Reports.

Please contact me at christina.varner@sfgov.org or 415-252-4650 should you have any questions.

Sincerely,



Christina Varner
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

3/1/2023 Through 2/29/2024

Cause For Eviction	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Total
Non-payment of Rent	17	5	10	10	3	7	9	6	5	10	4	3	89
Habitual Late Payment of Rent	1	0	0	1	0	0	0	0	0	0	1	1	4
Breach of Lease Agreement	12	10	6	3	4	6	8	9	5	6	8	9	86
Nuisance	28	25	41	34	33	21	17	30	20	23	23	30	325
Illegal Use of Unit	0	0	0	0	0	0	0	0	1	2	0	0	3
Failure to Sign Lease Renewal.	0	0	0	0	0	0	0	0	0	0	0	0	0
Denial of Access to Unit	0	1	0	1	0	0	0	0	0	2	1	3	8
Unapproved Subtenant	0	1	2	0	1	3	2	0	1	0	2	3	15
Owner Move In	3	6	8	13	2	7	3	2	4	2	4	7	61
Condo Conversion	0	0	0	0	0	0	0	0	0	0	0	0	0
Demolition	0	0	0	0	0	0	0	0	0	0	0	0	0
Capital Improvement	30	2	31	26	1	5	0	2	2	4	22	3	128
Substantial Rehabilitation	0	0	0	0	0	0	0	0	0	0	0	0	0
Ellis Act Withdrawal	0	5	7	0	2	7	5	3	3	6	2	3	43
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	4	0	1	1	1	3	1	0	2	0	0	1	14
Other	0	0	5	1	2	3	3	2	0	1	4	0	21
Total	95	55	111	90	49	62	48	54	43	56	71	63	797