



Rent Board Annual Report

Fiscal Year 2022 – 2023*

* FY 2022/23 covers the fiscal year period from July 1, 2022 - June 30, 2023

SAN FRANCISCO RENT BOARD

The following pages reflect the filings and activities at the Rent Board for the fiscal year ending June 30, 2023. Overall, the total number of filings at the Board increased by 0.5% from 3,718 in FY21-22 to 3,738 in FY22-23. Total landlord and tenant petitions increased by 25%, from 1,105 in FY21-22 to 1,381 in FY22-23, including a 16% increase in landlord petitions from 375 in FY21-22 to 434 in FY22-23, and a 30% increase in tenant petitions from 730 in FY21-22 to 947 in FY22-23. The total number of appeals filed by landlords and tenants increased by 38% from 63 in FY21-22 to 87 in FY22-23. The total number of emails handled by staff increased by 48% from 12,530 in FY21-22 to 18,564 in FY22-23.

Total eviction notices filed with the Board increased by 1% from 1,160 in FY21-22 to 1,171 in FY22-23, and the number of tenant reports of alleged wrongful eviction increased by 8% from 184 in FY21-22 to 198 in FY22-23. The number of pre-buyout declarations filed decreased by 27% from 707 in FY21-22 to 518 in FY22-23 and buyout agreements also decreased by 27% from 429 in FY21-22 to 312 in FY22-23. Highlights of some of the tables are as follows (percentages as compared to last fiscal year):

+136%	Tenant Summary Petitions
+76%	Tenant Financial Hardship Applications
+30%	Total Tenant Petitions
+21%	Capital Improvement Petitions
+16%	Total Landlord Petitions
+16%	Subtenant Petitions
+16%	Landlord 1.21 Petitions
+1%	Total Eviction Notices
+0.5%	Total Rent Board Filings
-18%	Ellis Eviction Filings
-27%	Pre-Buyout Declarations
-27%	Buyout Agreements

Our services last year also included the following:

3,900 front counter visitors were served [+53%]

18,564 emails received from the public [+48%]

30,382 calls handled by the counseling staff [-34%] (does not include calls received by 311)

588 Reports to City Departments (Condo Reports, No-Fault Eviction Reports, and ADU Declarations) [+4%]

This report can also be obtained on our website at www.sf.gov/rentboard under “Statistics and Reports.”



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Rent Board Monthly Statistical Summary • 2022-2023

		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Totals
Tenant Petitions	Pet	67	99	69	75	56	70	56	64	72	57	93	76	854
Tenant Summary Petitions	Pet	0	0	4	2	2	1	1	2	4	1	4	5	26
Subtenant Petitions	Pet	4	4	3	2	5	1	3	3	0	1	8	3	37
Tenant ADR Requests	Pet	1	5	5	1	2	1	0	1	5	5	4	0	30
TOTAL TENANT PETITIONS		72	108	81	80	65	73	60	70	81	64	109	84	947
Capital Improvement Petitions	Pet	22	14	22	19	19	14	7	10	27	26	22	20	222
	Units	83	69	99	59	139	56	54	38	96	112	233	108	1,146
Operating & Maintenance Petitions	Pet	0	0	0	0	3	0	0	1	0	1	1	1	7
	Units	0	0	0	0	4	0	0	2	0	2	4	1	13
Comparable Rent Petitions	Pet	0	0	1	1	0	0	0	1	0	0	1	0	4
	Units	0	0	1	1	0	0	0	1	0	0	0	0	3
Costa-Hawkins Petitions	Pet	1	0	1	4	0	1	2	0	1	1	2	0	13
	Units	1	0	1	4	0	1	2	0	1	1	2	0	13
1.21 Tenant In Occupancy Petitions	Pet	1	2	0	0	3	0	0	0	2	3	0	3	14
	Units	1	2	0	0	3	0	0	0	2	3	0	3	14
Utility Passthrough Petitions	Pet	1	1	0	0	0	2	0	0	1	0	1	1	7
	Units	4	1	0	0	0	329	0	0	2	0	7	1	344
Utility Passthrough Worksheets	Pet	0	4	0	0	1	11	1	0	5	0	5	2	29
	Units	0	14	0	0	2	16	0	0	0	0	16	0	48
Extension of Time Petitions	Pet	0	0	0	2	0	2	1	1	0	1	1	0	8
	Units	0	0	0	17	0	3	1	7	0	1	4	0	33
Landlord "Other" Petitions	Pet	0	0	2	0	1	1	1	5	2	5	0	3	20
	Units	0	0	2	0	1	0	1	6	3	5	0	4	22
Landlord ADR Requests	Pet	2	0	1	2	2	1	2	2	2	6	1	5	26
	Units	0	0	0	5	3	0	4	2	5	6	1	4	30
Landlord ADU Declarations	Pet	17	12	7	8	4	7	6	4	3	6	4	6	84
TOTAL LANDLORD PETITIONS		44	33	34	36	33	39	20	24	43	49	38	41	434
TOTAL ALL PETITIONS		116	141	115	116	98	112	80	94	124	113	147	125	1,381
Landlord Appeals	App	2	4	5	5	4	5	1	8	1	0	5	4	44
	Units	26	4	5	5	4	5	1	8	1	0	6	4	69
Tenant Appeals	App	1	3	1	2	5	6	3	5	3	5	4	5	43
TOTAL APPEALS		3	7	6	7	9	11	4	13	4	5	9	9	87
Ellis Eviction Filings (Landlord)	Pet	3	13	1	0	4	3	1	3	0	4	5	0	37
	Units	5	35	1	0	10	6	2	5	0	8	11	0	83
Wrongful Eviction Reports (Tenant)	Rpt	20	13	17	15	9	15	4	13	18	19	32	23	198
Eviction Notices	Notices	113	207	143	119	79	39	76	44	95	55	111	90	1,171
OMI Rescissions	Rescissions	4	3	5	3	4	3	4	1	2	0	3	2	34
Pre-Buyout Declarations	Declarations	45	61	39	37	32	30	37	38	61	35	54	49	518
Buyout Agreements	Agreements	37	36	32	34	35	15	25	20	13	18	28	19	312
GRAND TOTAL		341	481	358	331	270	228	231	226	317	249	389	317	3,738



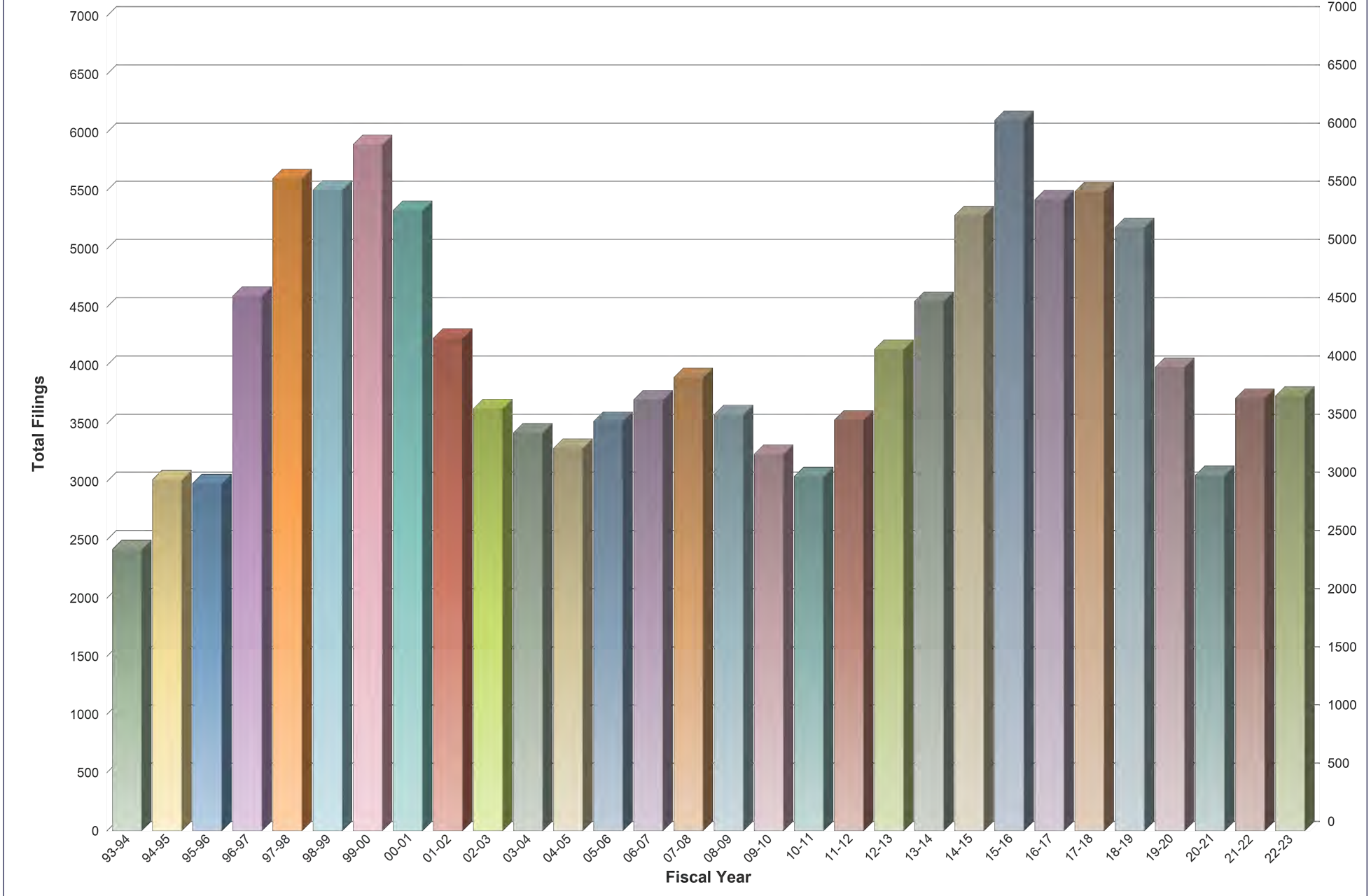
Rent Board 10-Year Statistical Summary • Total Filings (Detail)

Fiscal Year		13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
Tenant Petitions	Pet	959	1,260	791	919	907	854	824	641	664	854
Tenant Summary Petitions	Pet	28	19	21	13	13	12	9	4	11	26
Subtenant Petitions	Pet	92	87	115	95	75	84	62	63	32	37
Tenant ADR Requests	Pet	48	45	21	20	22	25	32	28	23	30
TOTAL TENANT PETITIONS		1,127	1,411	948	1,047	1,017	975	927	736	730	947
Capital Improvement Petitions	Pet	328	343	421	429	490	513	371	145	183	222
	Units	2,174	2,348	3,286	2,785	4,411	3,672	2,845	646	1,000	1,146
Operating & Maintenance Petitions	Pet	40	45	73	77	100	27	13	4	5	7
	Units	375	510	905	784	1,081	332	96	9	12	13
Comparable Rent Petitions	Pet	7	8	9	4	7	12	3	2	2	4
	Units	7	8	9	5	7	15	3	2	2	3
Costa-Hawkins Petitions	Pet	49	50	51	46	25	25	18	9	16	13
	Units	49	50	55	47	25	25	18	9	16	13
1.21 Tenant In Occupancy Petitions	Pet	40	45	36	36	30	22	12	4	8	14
	Units	40	45	37	36	31	22	10	4	8	14
Utility Passthrough Petitions	Pet	23	49	67	21	48	31	7	2	6	7
	Units	155	306	834	145	522	449	124	285	307	344
Utility Passthrough Worksheets	Pet	60	96	233	79	156	147	42	14	17	29
	Units	384	491	1,830	518	1,497	1,305	762	308	444	48
Extension of Time Petitions	Pet	13	13	17	7	14	16	19	3	3	8
	Units	26	30	31	10	23	39	25	6	3	33
Landlord "Other" Petitions	Pet	22	29	60	21	11	12	4	3	5	20
	Units	34	31	81	63	11	19	4	3	5	22
Landlord ADR Requests	Pet	33	35	27	25	34	24	15	30	24	26
	Units	45	42	38	30	45	34	11	35	22	30
Landlord ADU Declarations	Pet	0	0	0	0	0	0	0	0	106	84
TOTAL LANDLORD PETITIONS		615	713	994	745	915	829	504	216	375	434
TOTAL ALL PETITIONS		1,742	2,124	1,942	1,792	1,932	1,804	1,431	952	1,105	1,381
Landlord Appeals	App	44	60	75	76	62	50	61	34	27	44
	Units	67	106	95	85	104	143	112	43	77	69
Tenant Appeals	App	152	89	95	44	46	73	115	46	36	43
TOTAL APPEALS		196	149	170	120	108	123	176	80	63	87
Ellis Eviction Filings (Landlord)	Pet	76	63	68	95	98	81	53	48	45	37
	Units	304	191	273	260	278	230	150	133	122	83
Wrongful Eviction Reports (Tenant)	Rpt	471	559	484	397	381	304	172	124	184	198
Eviction Notices	Notice	2,064	2,194	2,304	1,798	1,657	1,544	1,044	813	1,160	1,171
OMI Rescissions	Rescissions	3	6	29	14	29	61	57	15	25	34
Pre-Buyout Declarations	Declarations	0	156	809	872	934	908	702	672	707	518
Buyout Agreements	Agreements	0	38	301	337	356	362	350	353	429	312
GRAND TOTAL		4,552	5,289	6,107	5,425	5,495	5,187	3,985	3,057	3,718	3,738

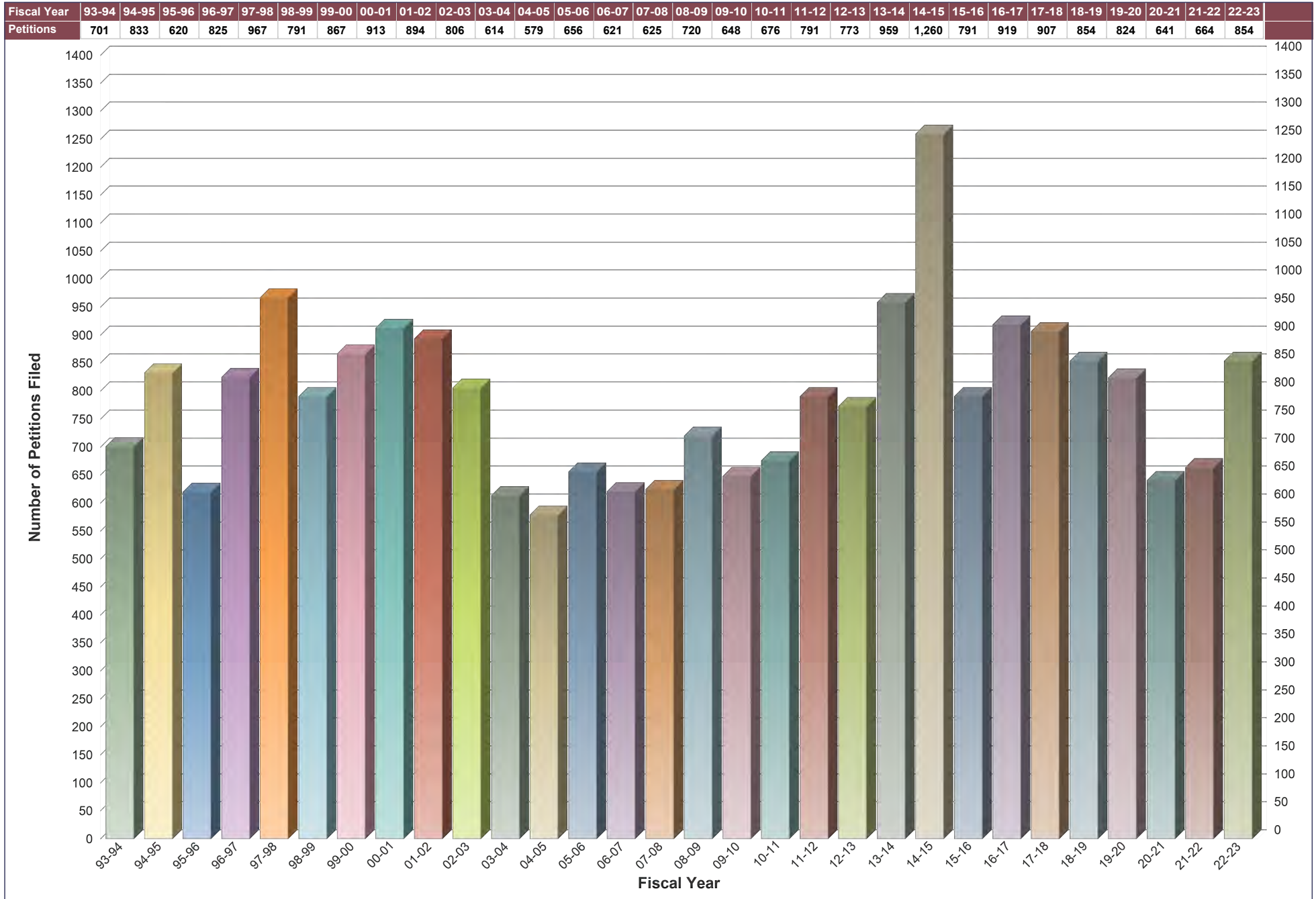


Rent Board 30-Year Statistical Summary • Total Filings (Overview)

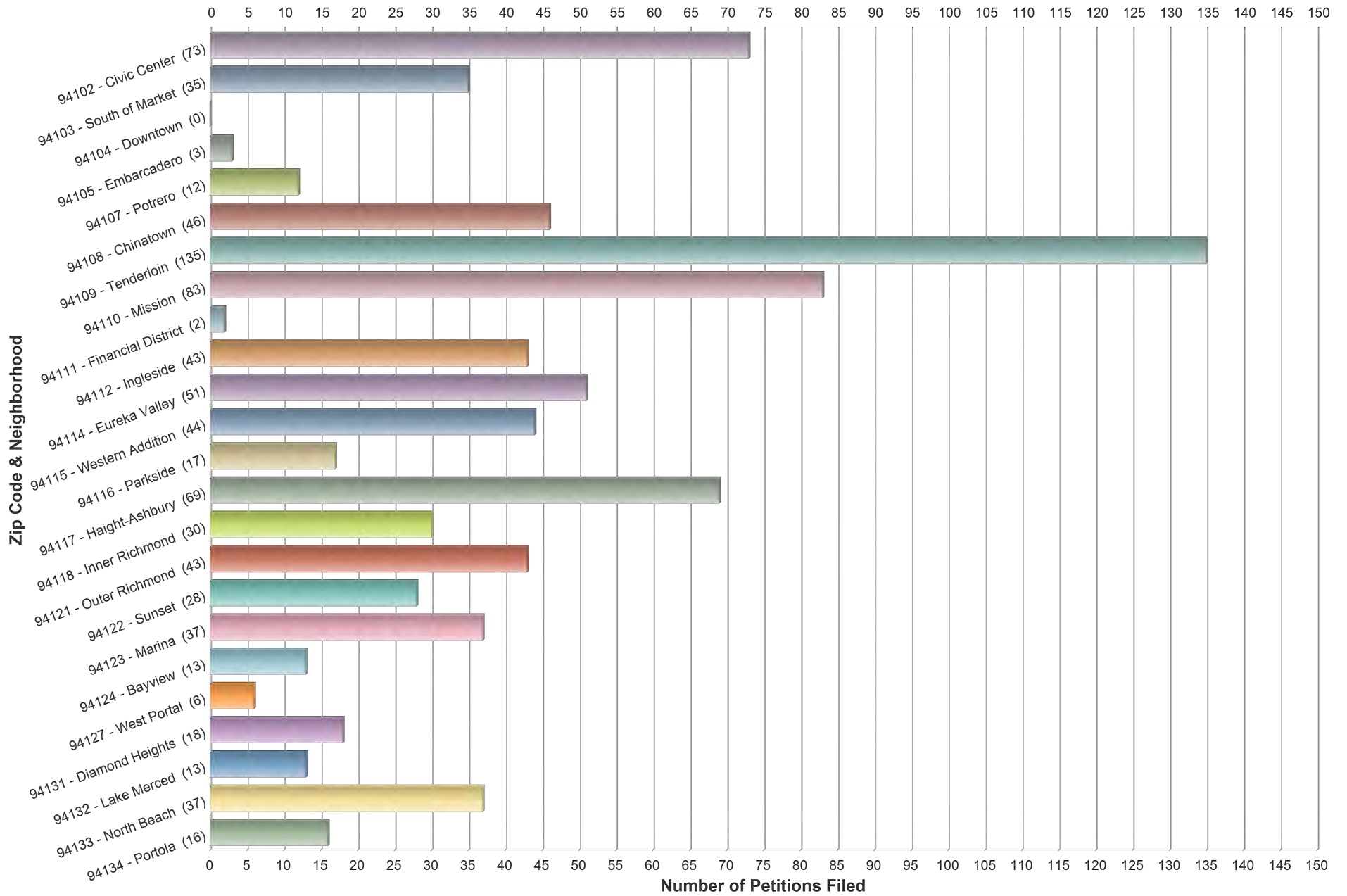
Fiscal Year	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
Filings	2,421	3,019	2,987	4,596	5,605	5,507	5,900	5,334	4,234	3,629	3,423	3,289	3,519	3,707	3,897	3,577	3,239	3,048	3,531	4,138	4,552	5,289	6,107	5,425	5,495	5,187	3,985	3,057	3,718	3,738



Tenant Petitions • 30-Year Trend

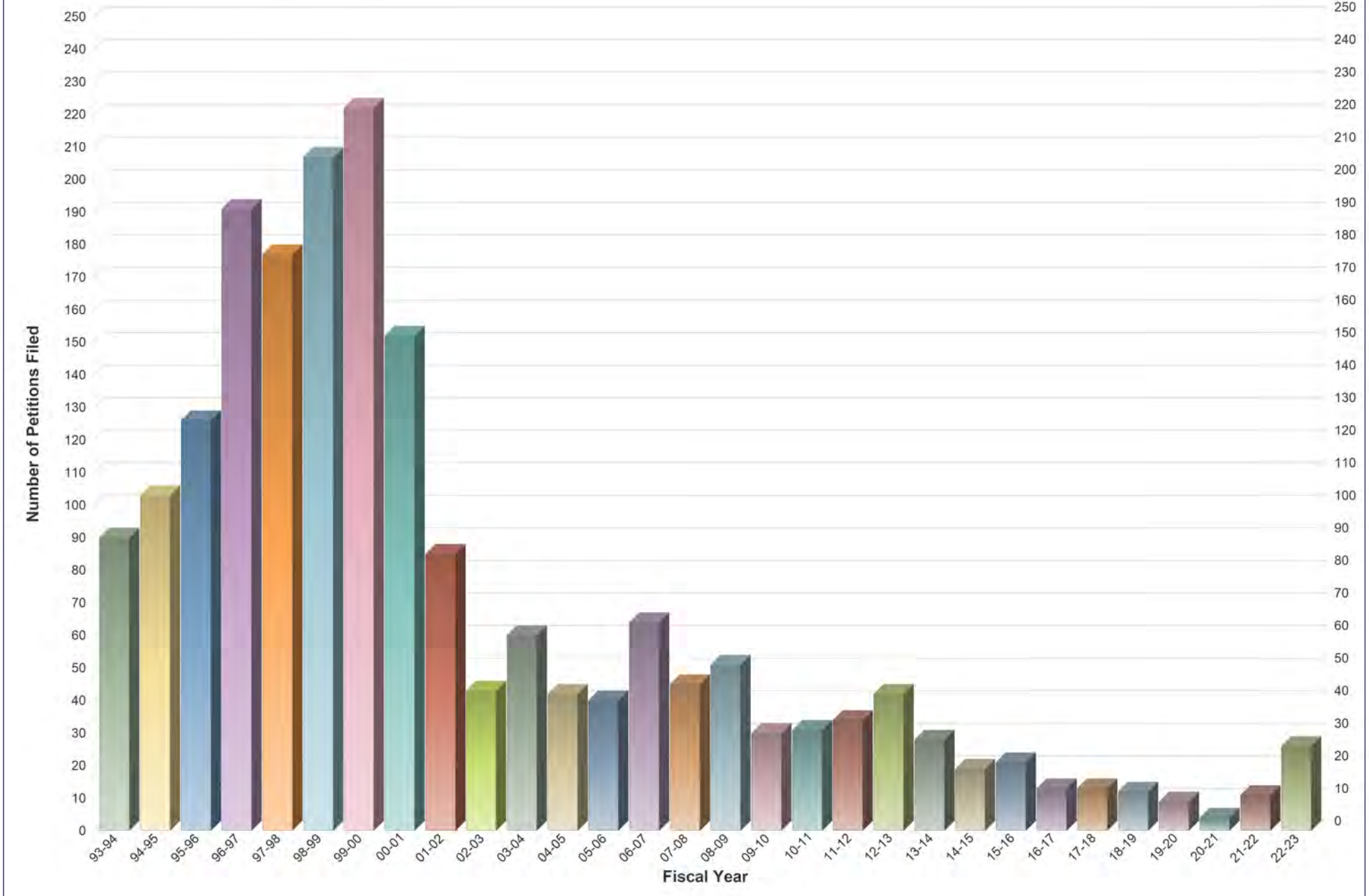


Tenant Petitions by Zip Code • Fiscal Year 2022-2023



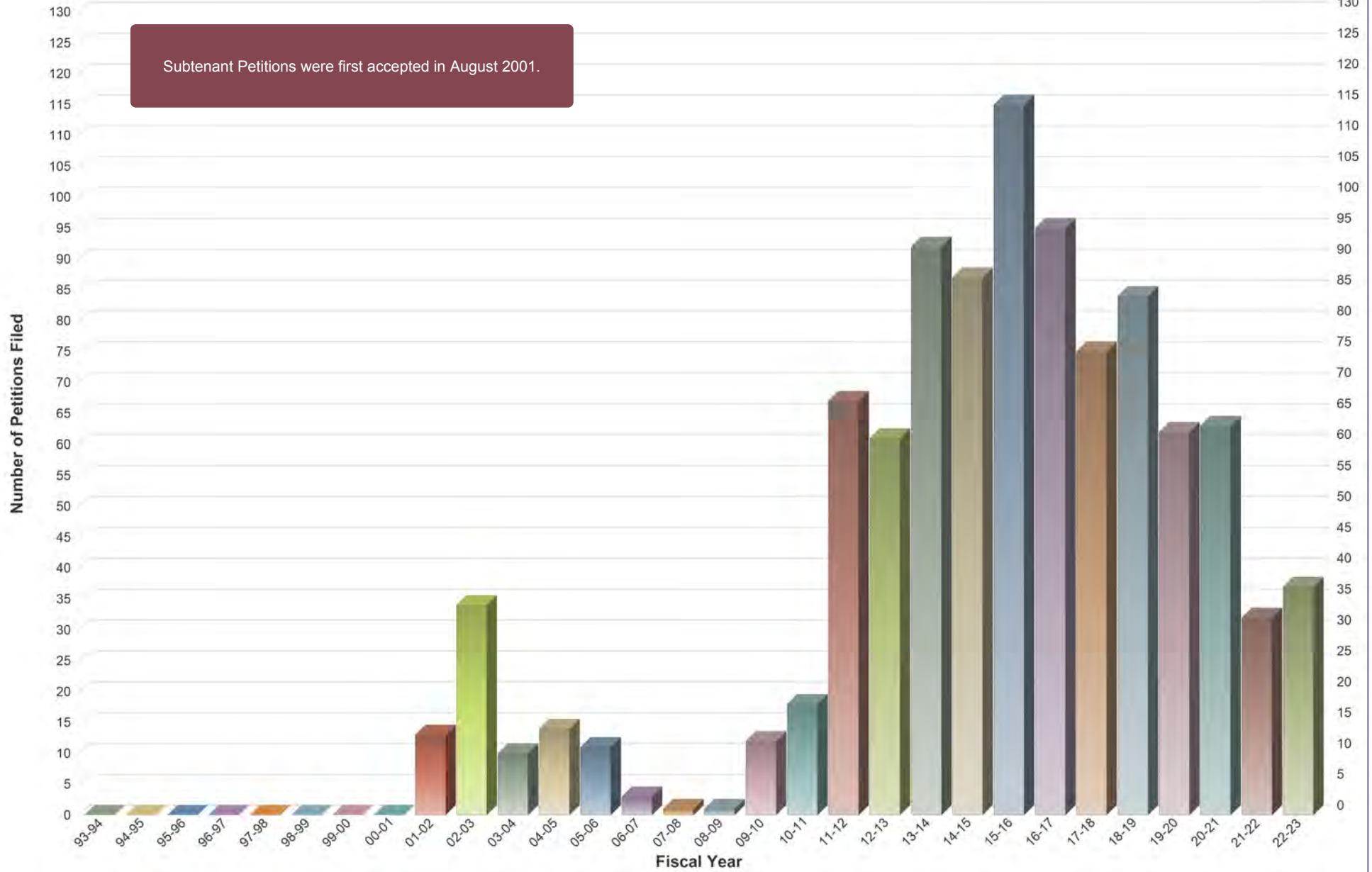
Tenant Summary Petitions • 30-Year Trend

Fiscal Year	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
Petitions	90	103	126	191	177	207	222	152	85	43	60	42	40	64	45	51	30	31	34	42	28	19	21	13	13	12	9	4	11	26



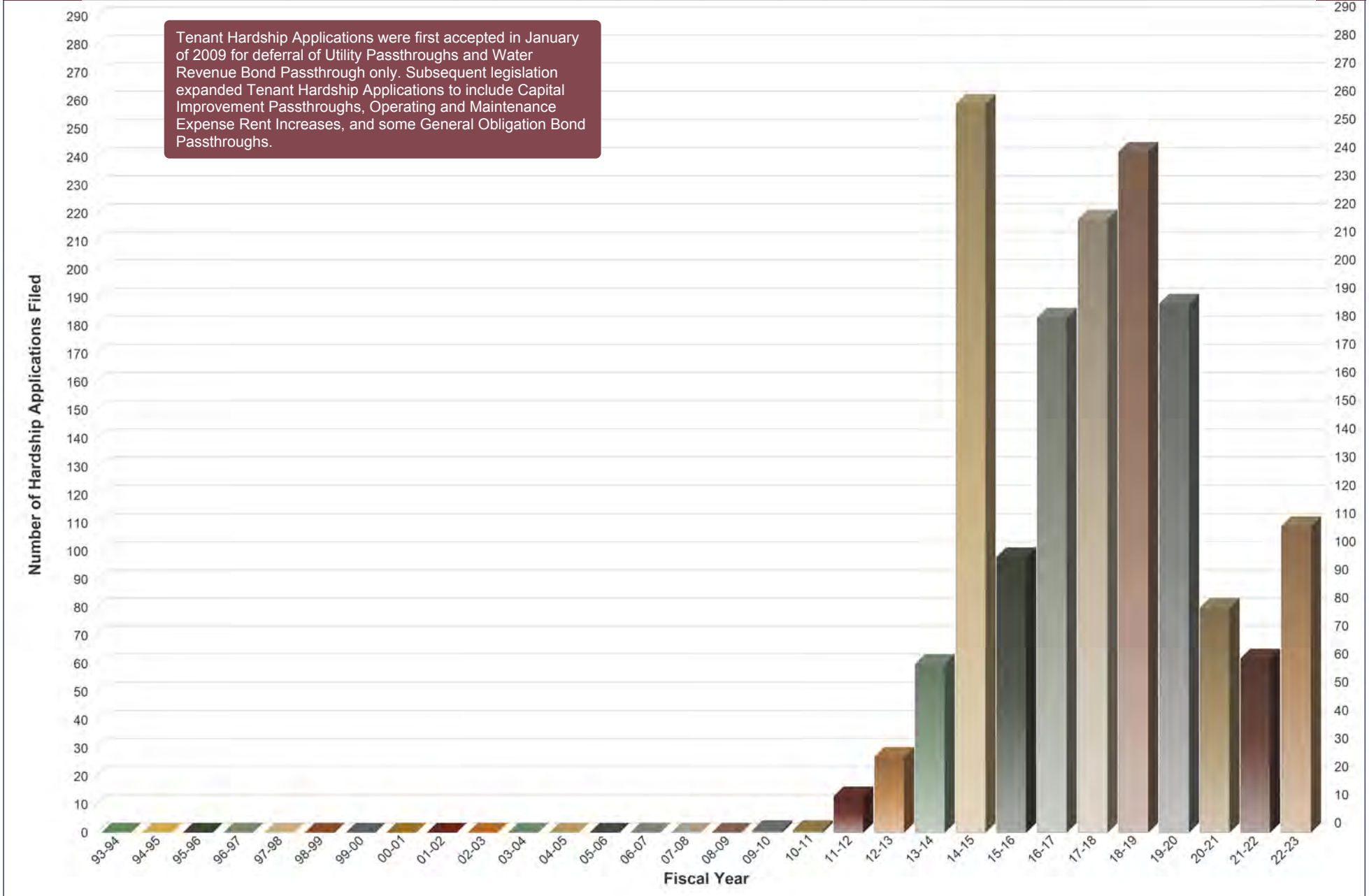
Subtenant Petitions • 30-Year Trend

Fiscal Year	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
Petitions	0	0	0	0	0	0	0	0	13	34	10	14	11	3	1	1	12	18	67	61	92	87	115	95	75	84	62	63	32	37

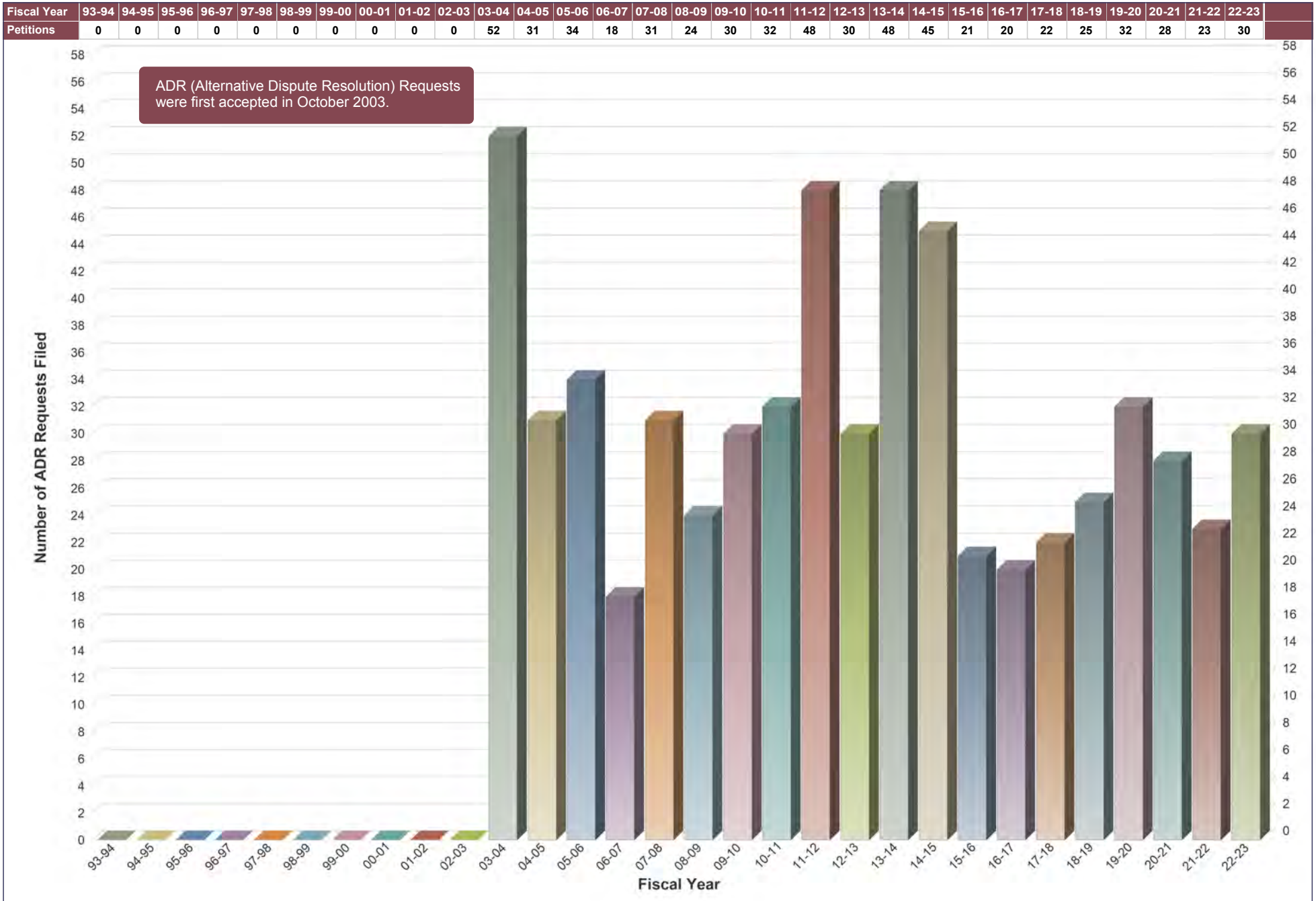


Tenant Hardship Applications • 30-Year Trend

Fiscal Year	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
Petitions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	13	27	60	259	98	183	218	242	188	80	62	109

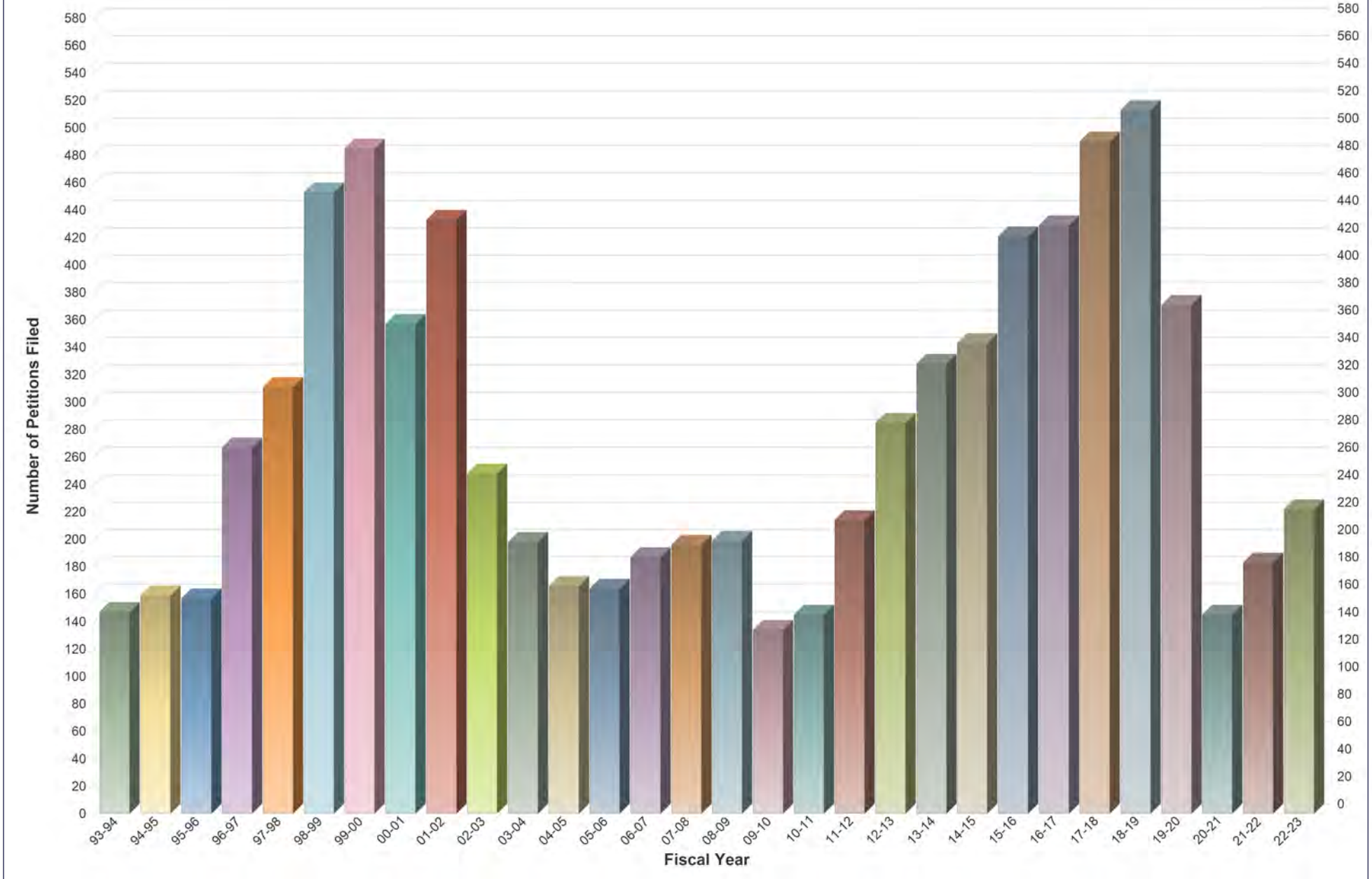


Tenant ADR Requests • 30-Year Trend

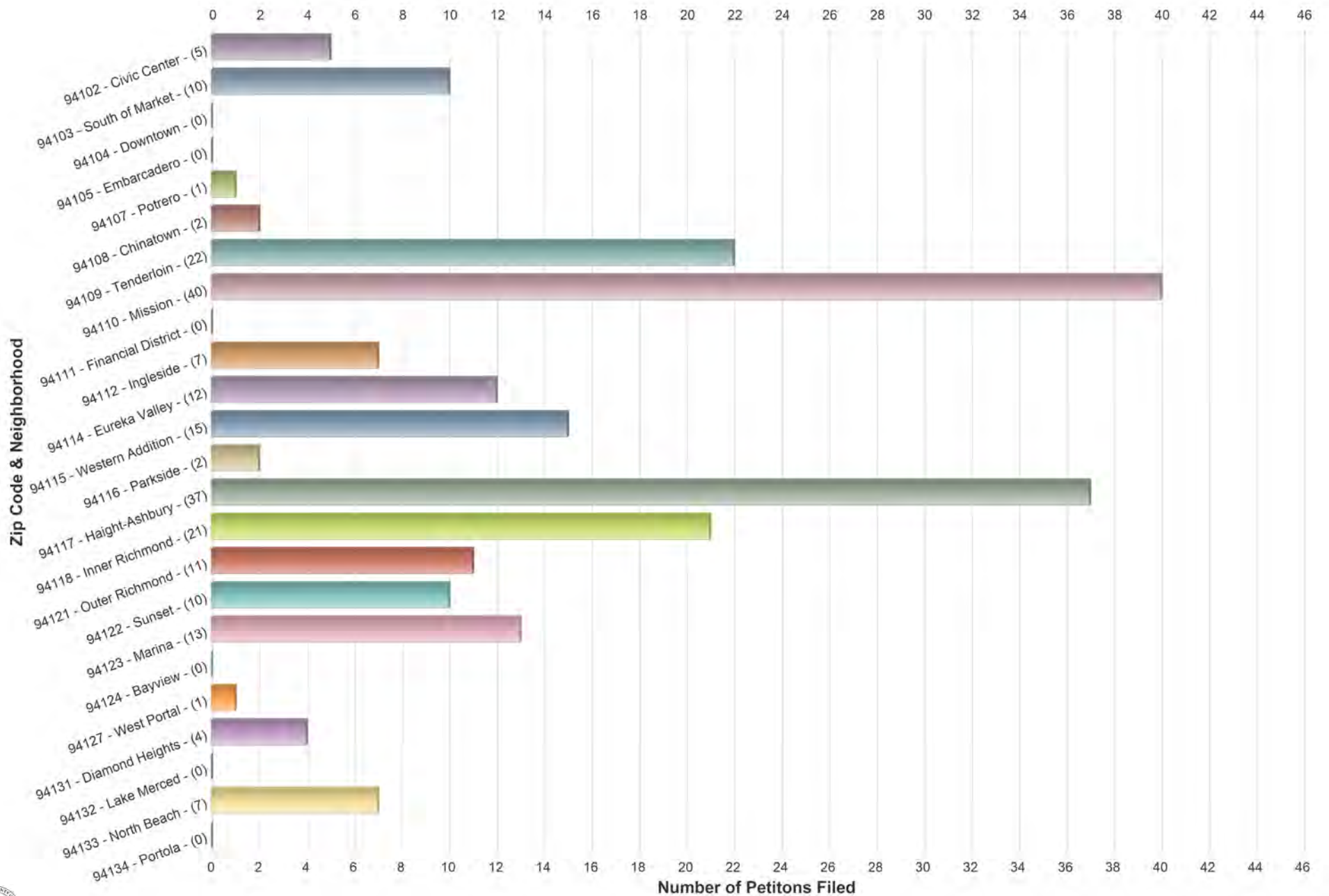


Landlord Capital Improvement Petitions • 30-Year Trend

Fiscal Year	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
Petitions	147	159	157	267	311	453	485	357	433	248	198	166	164	187	196	199	134	145	214	285	328	343	421	429	490	513	371	145	183	222
Units	3,341	1,172	988	1,509	1,473	3,392	3,845	3,184	4,592	1,543	1,691	908	707	1,043	1,025	1,650	629	852	1,421	1,747	2,174	2,348	3,286	2,785	4,411	3,672	2,845	646	1,000	1,146

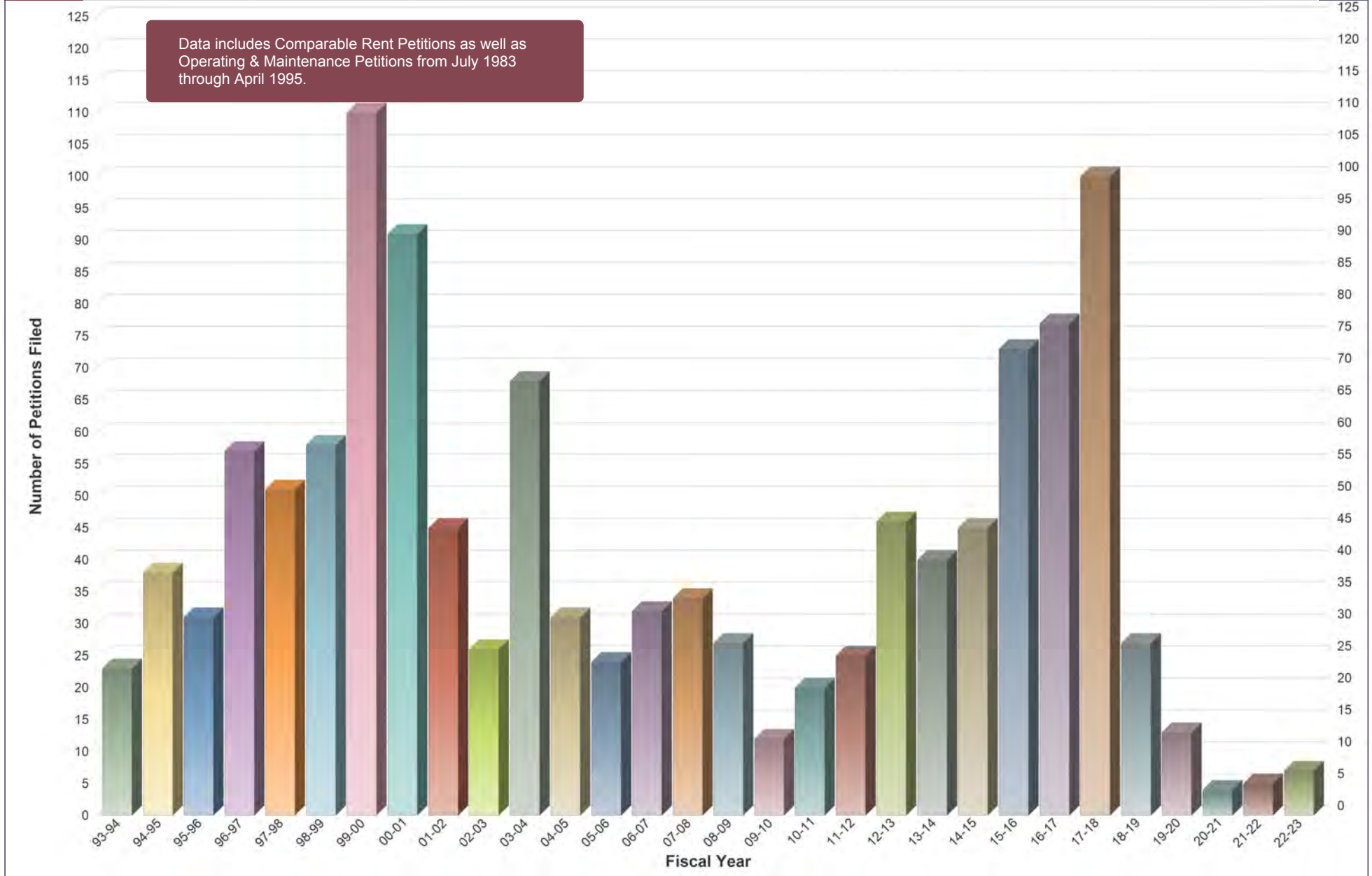


Landlord Capital Improvement Petitions by Zip Code • Fiscal Year 2022-2023



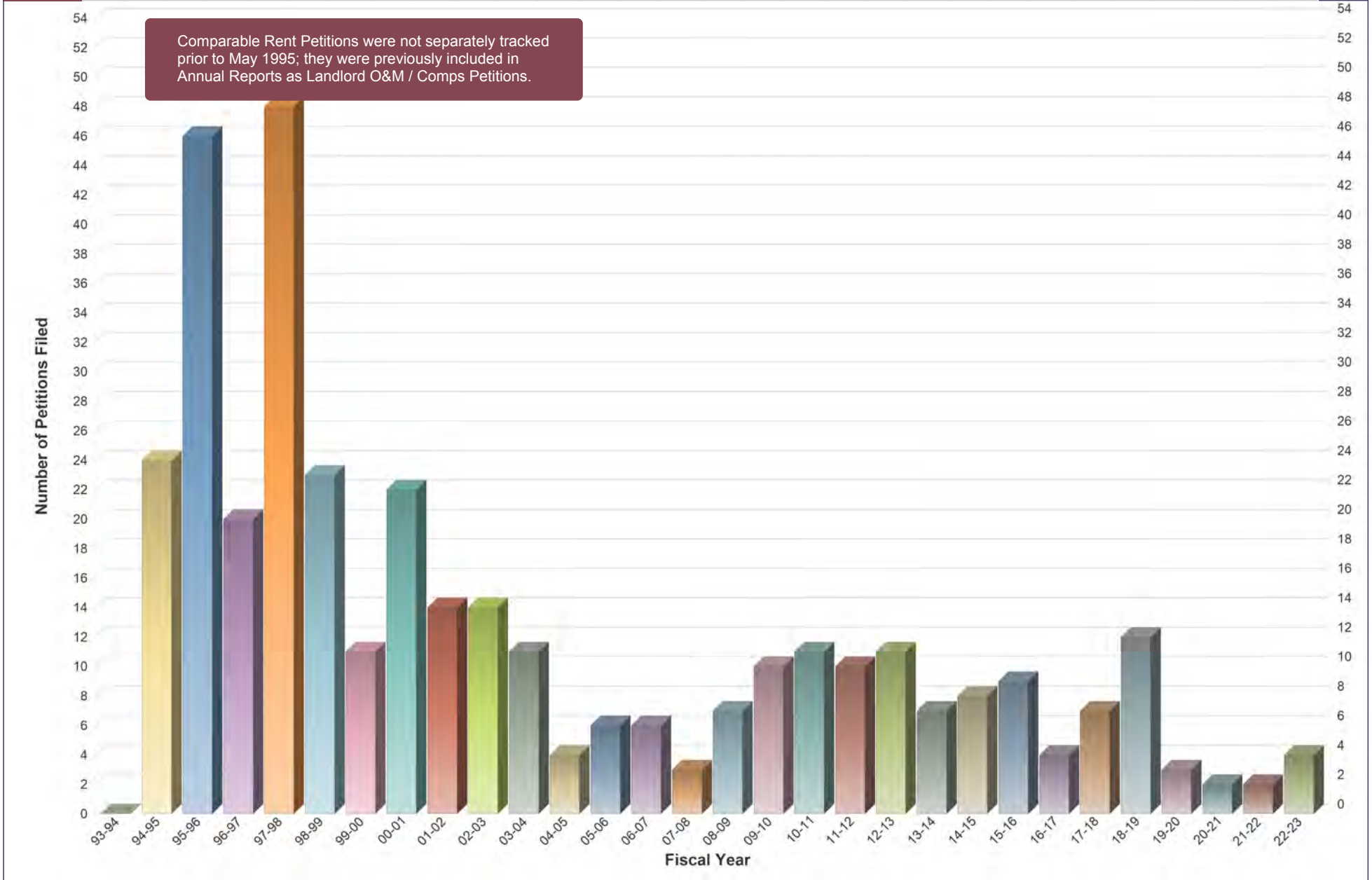
Landlord Operating & Maintenance Petitions • 30-Year Trend

Fiscal Year	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
Petitions	23	38	31	57	51	58	110	91	45	26	68	31	24	32	34	27	12	20	25	46	40	45	73	77	100	27	13	4	5	7
Units	55	125	145	341	189	333	3,439	3,160	233	198	1,791	119	177	228	168	197	131	113	171	313	375	510	905	784	1,081	332	96	9	12	13



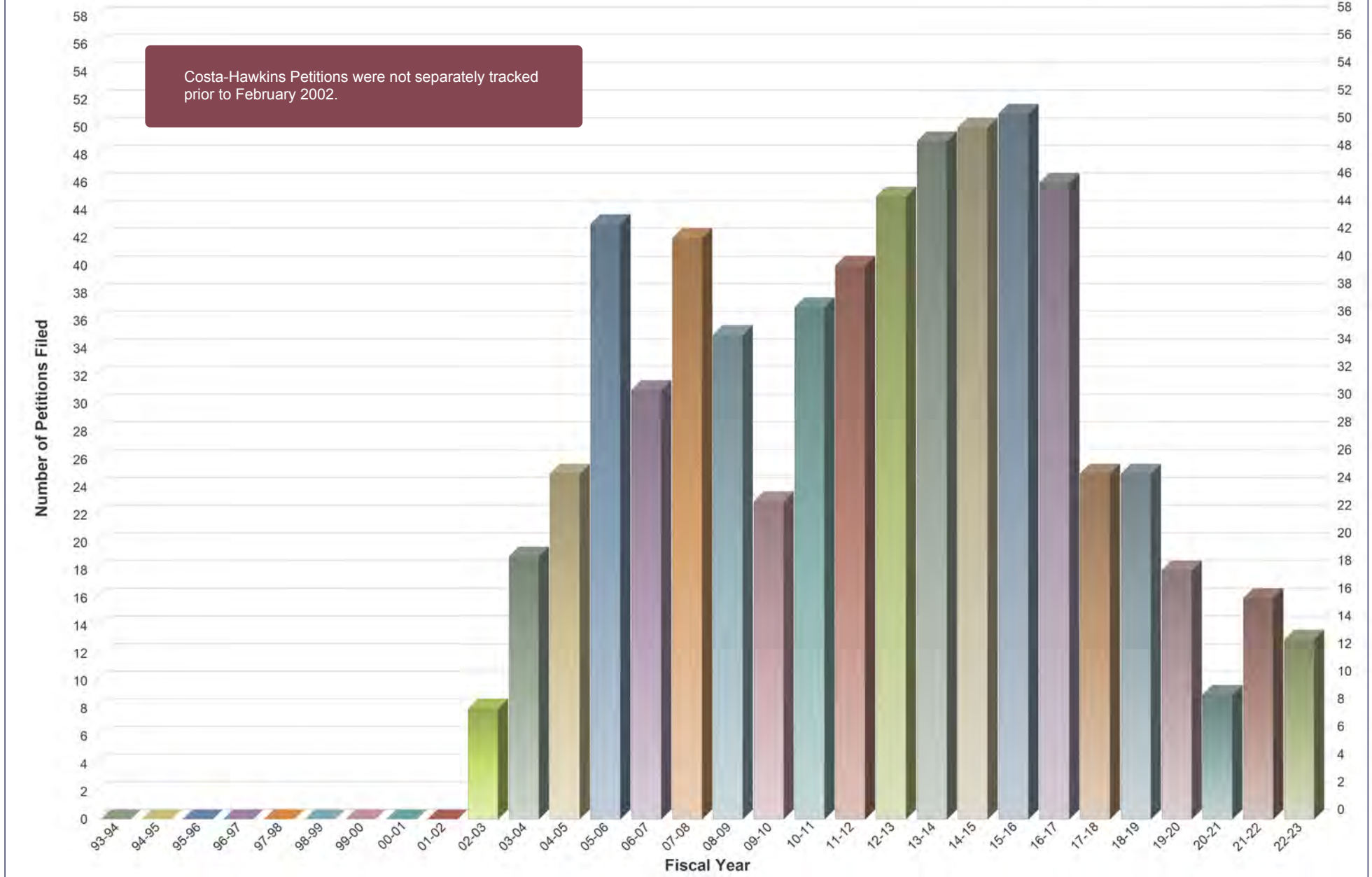
Landlord Comparable Rent Petitions • 30-Year Trend

Fiscal Year	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
Petitions	0	24	46	20	48	23	11	22	14	14	11	4	6	6	3	7	10	11	10	11	7	8	9	4	7	12	3	2	2	4
Units	0	35	53	26	74	27	20	24	15	19	11	4	6	6	3	7	10	11	13	11	7	8	9	5	7	15	3	2	2	3

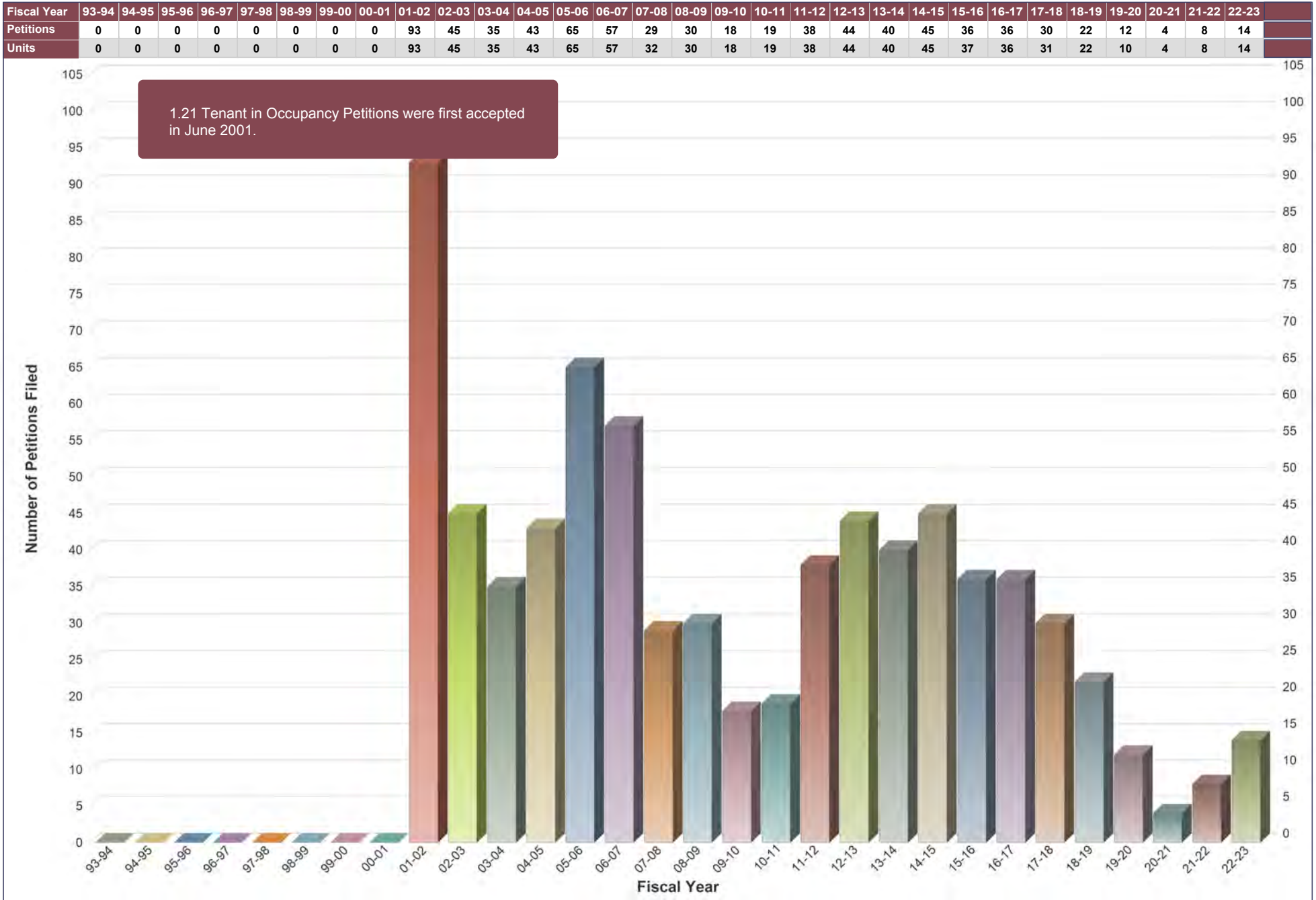


Landlord Costa-Hawkins Petitions • 30-Year Trend

Fiscal Year	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
Petitions	0	0	0	0	0	0	0	0	0	8	19	25	43	31	42	35	23	37	40	45	49	50	51	46	25	25	18	9	16	13
Units	0	0	0	0	0	0	0	0	0	8	19	25	43	31	42	35	23	38	40	45	49	50	55	47	25	25	18	9	16	13

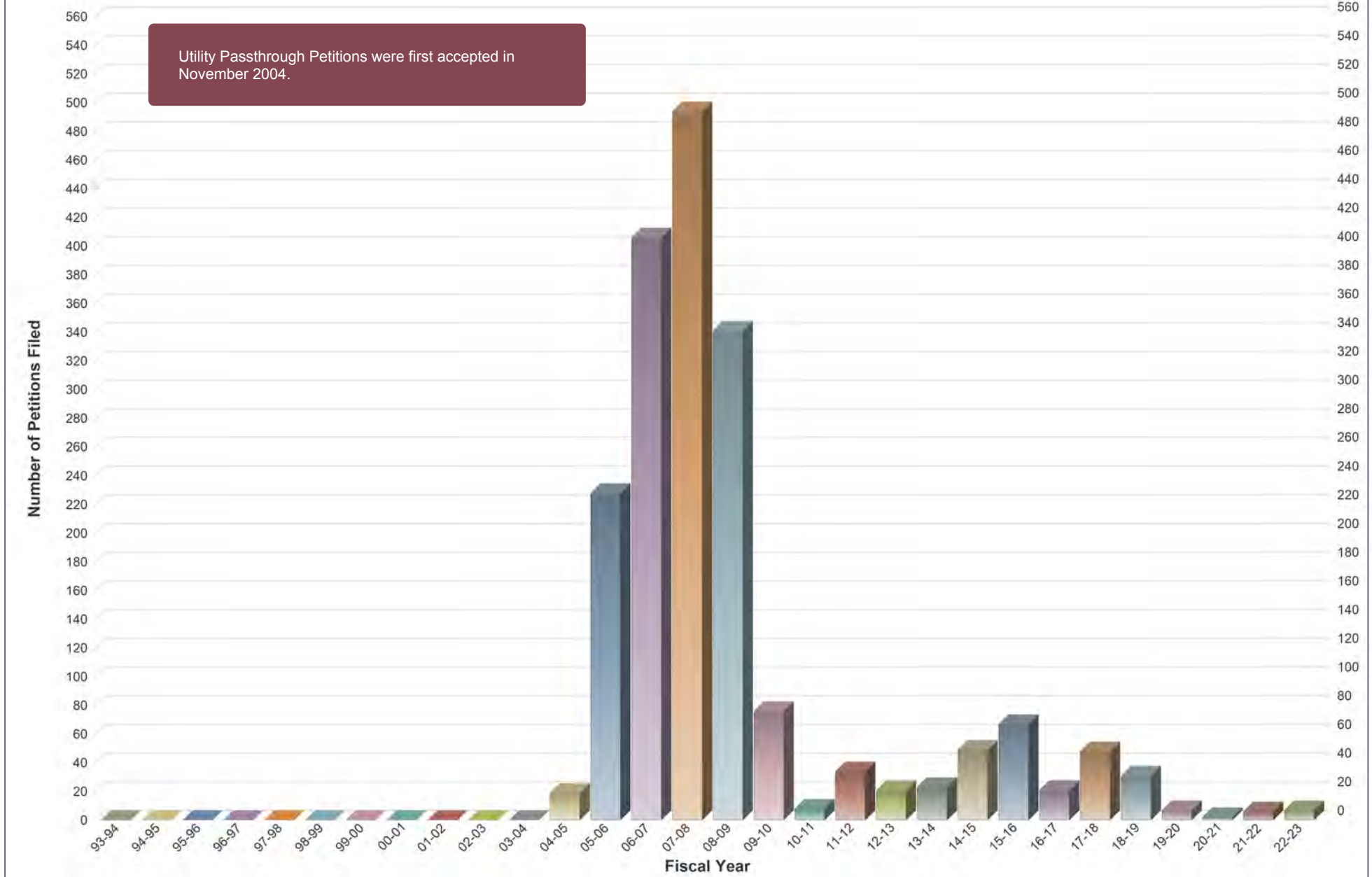


Landlord 1.21 Tenant in Occupancy Petitions • 30-Year Trend



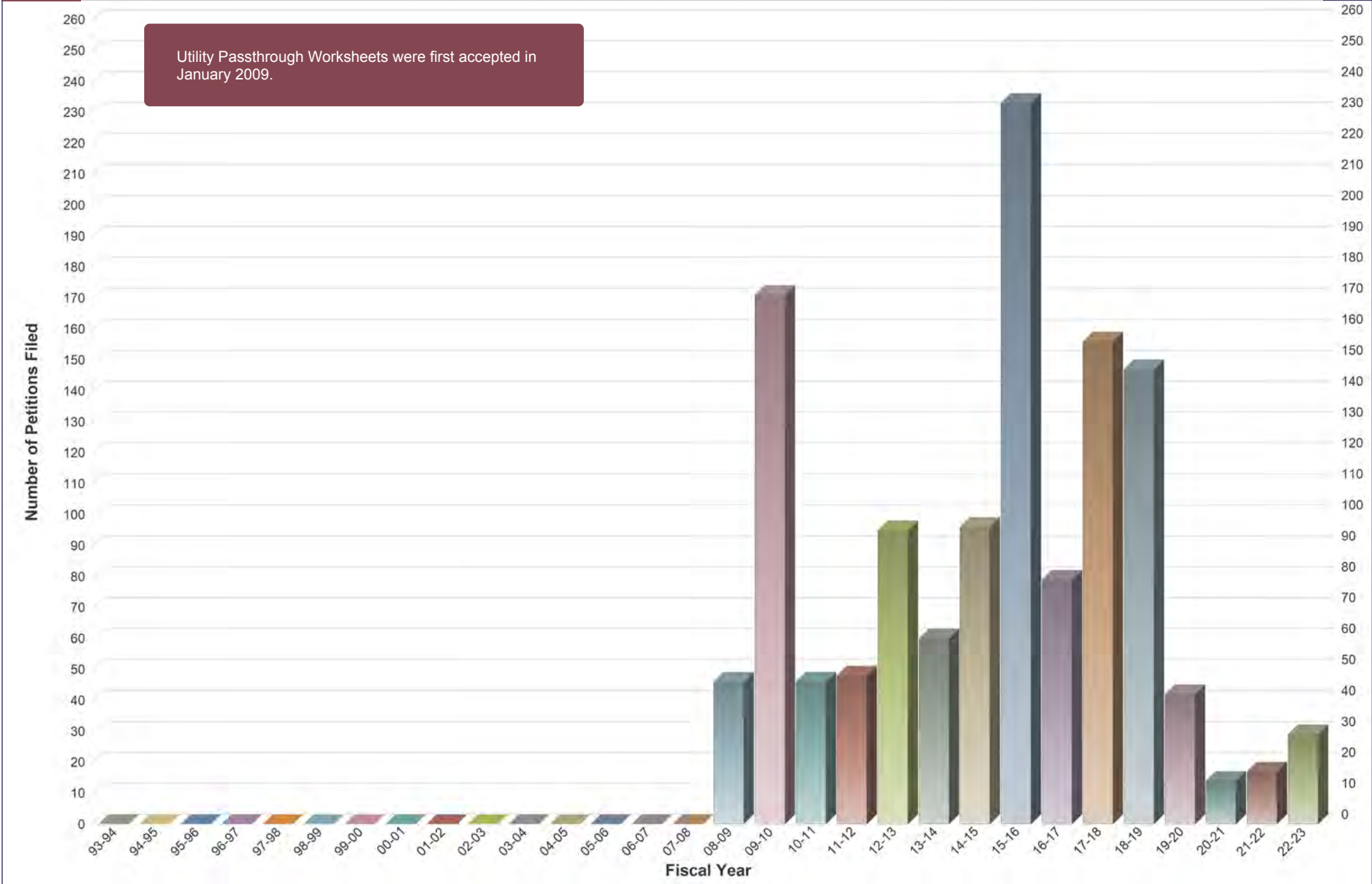
Landlord Utility Passthrough Petitions • 30-Year Trend

Fiscal Year	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
Petitions	0	0	0	0	0	0	0	0	0	0	0	19	228	406	494	341	76	8	34	21	23	49	67	21	48	31	7	2	6	7
Units	0	0	0	0	0	0	0	0	0	0	0	478	4,746	4,703	5,665	2,642	1,891	372	255	115	155	306	834	145	522	449	124	285	307	344



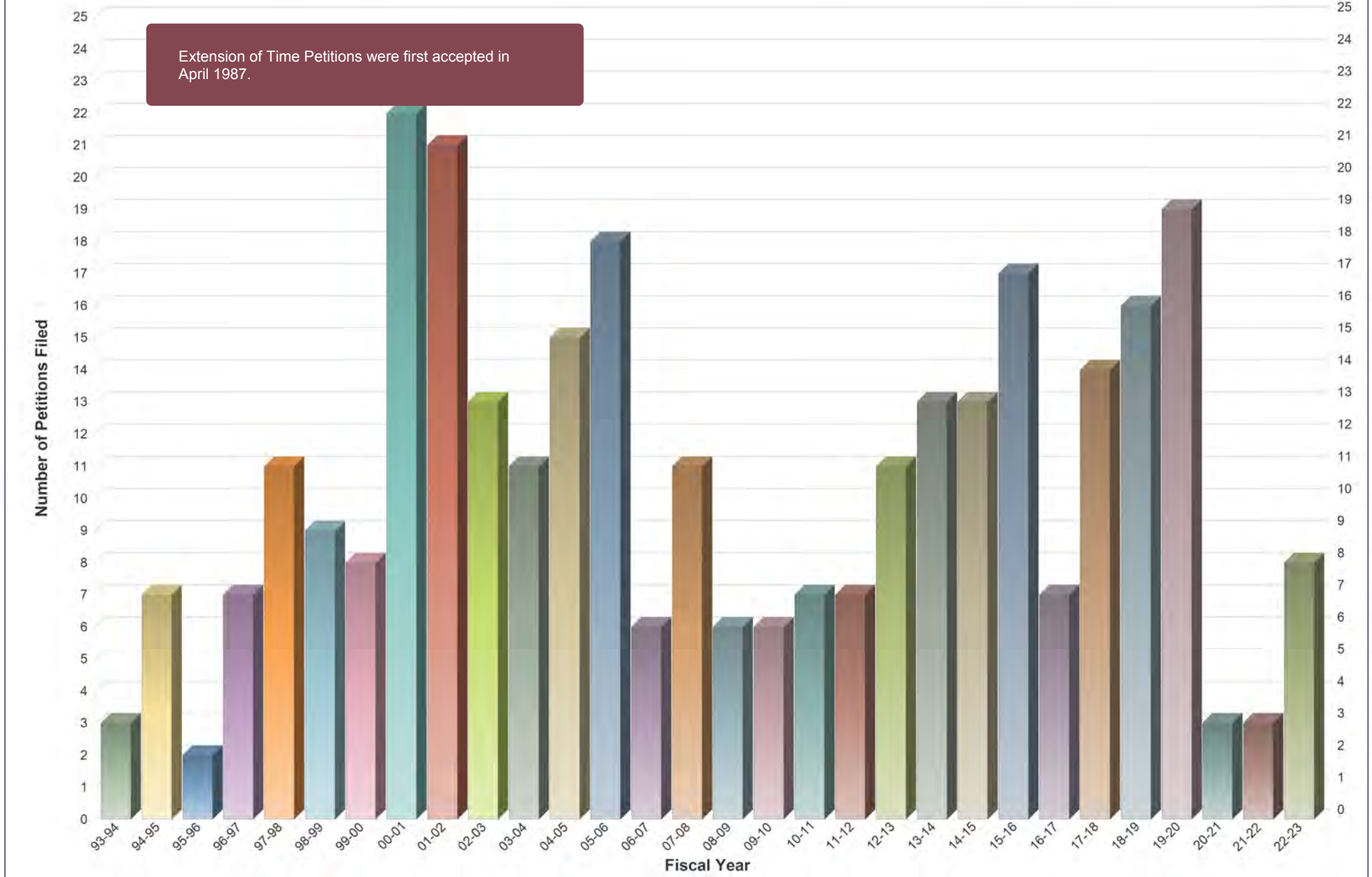
Landlord Utility Passthrough Worksheets • 30-Year Trend

Fiscal Year	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
Petitions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46	171	46	48	95	60	96	233	79	156	147	42	14	17	29
Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	971	651	126	475	1,092	384	491	1,830	518	1,497	1,305	762	308	444	48



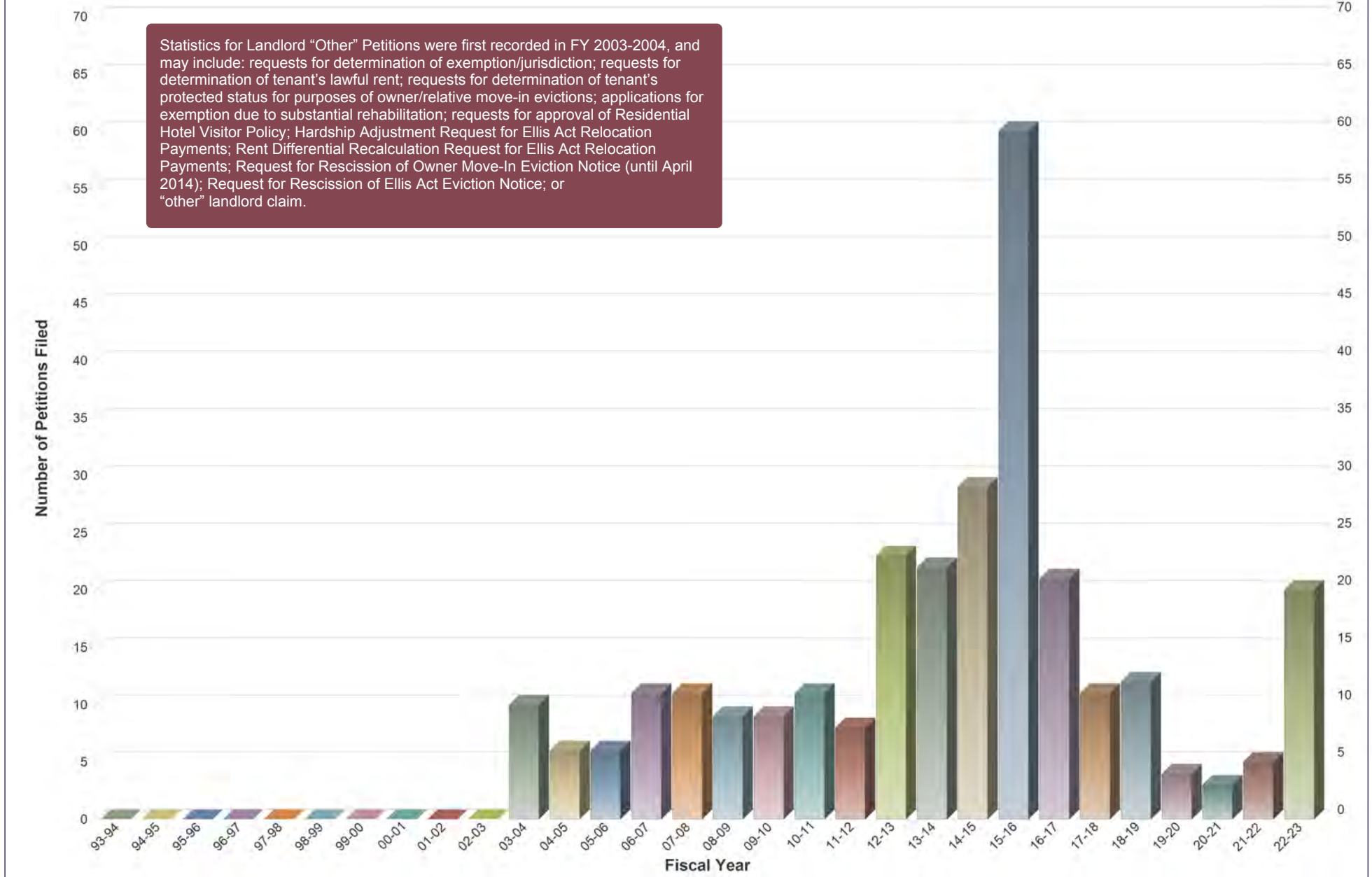
Landlord Extension Of Time Petitions • 30-Year Trend

Fiscal Year	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
Petitions	3	7	2	7	11	9	8	22	21	13	11	15	18	6	11	6	6	7	7	11	13	13	17	7	14	16	19	3	3	8
Units	7	67	2	16	19	20	21	43	32	16	39	21	33	14	23	17	13	9	26	59	26	30	31	10	23	39	25	6	3	33



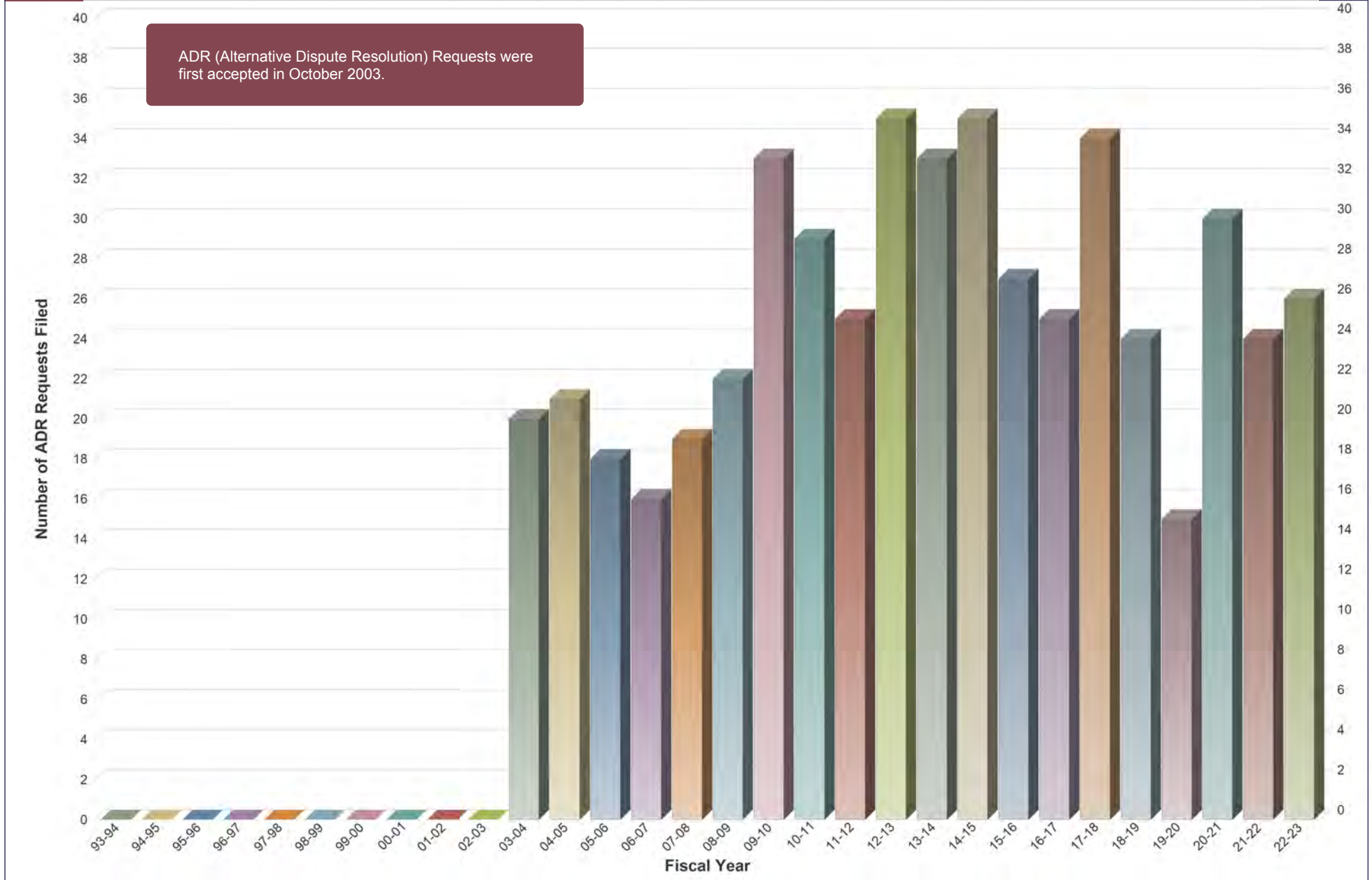
Landlord “Other” Petitions • 30-Year Trend

Fiscal Year	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
Petitions	0	0	0	0	0	0	0	0	0	0	10	6	6	11	11	9	9	11	8	23	22	29	60	21	11	12	4	3	5	20
Units	0	0	0	0	0	0	0	0	0	0	40	12	35	11	95	11	11	11	10	30	34	31	81	63	11	19	4	3	5	22

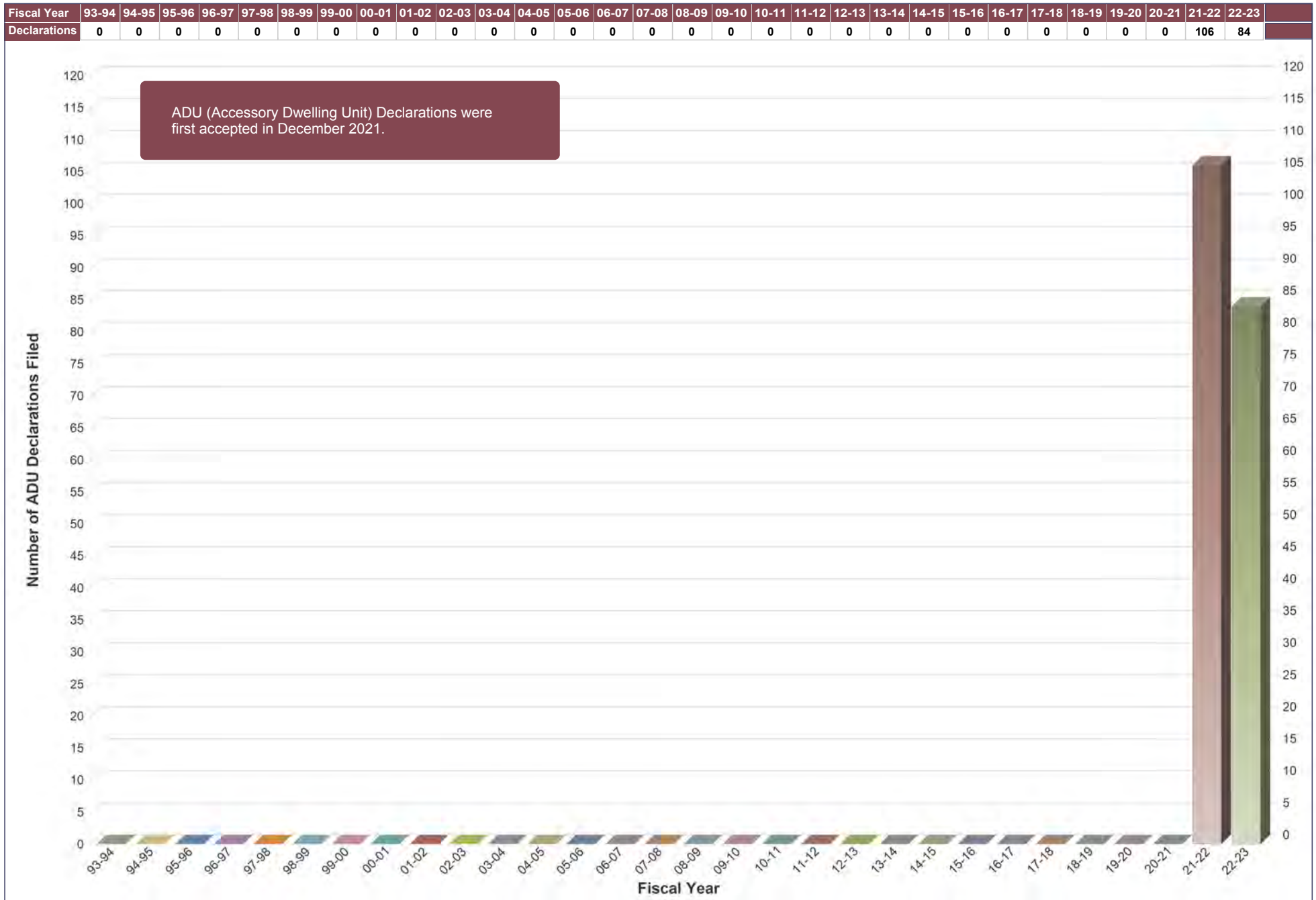


Landlord ADR Petitions • 30-Year Trend

Fiscal Year	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
Petitions	0	0	0	0	0	0	0	0	0	0	20	21	18	16	19	22	33	29	25	35	33	35	27	25	34	24	15	30	24	26
Units	0	0	0	0	0	0	0	0	0	0	20	21	18	16	19	22	33	29	25	6	45	42	38	30	45	34	11	35	22	30

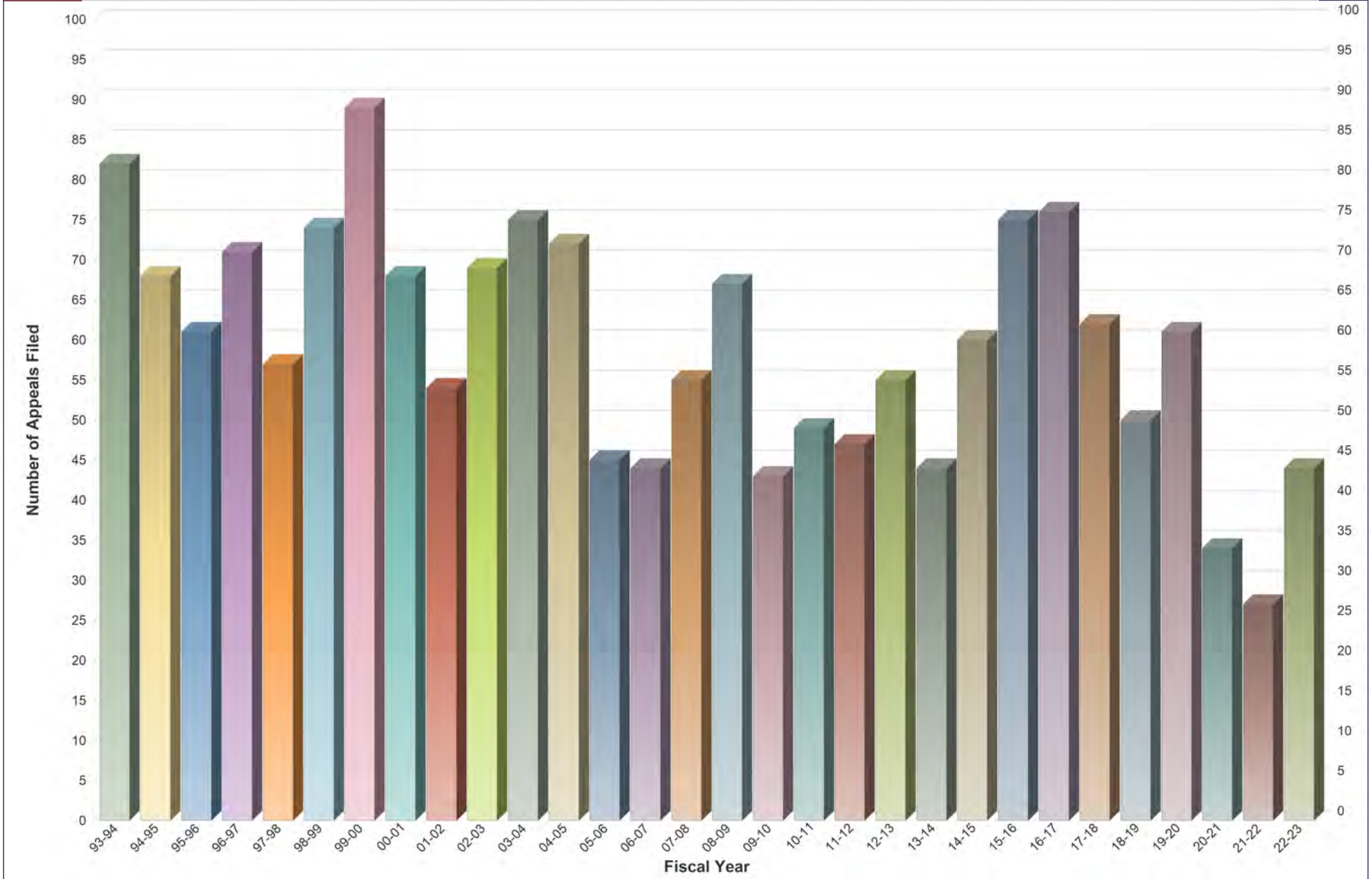


Landlord ADU Declarations • 30-Year Trend

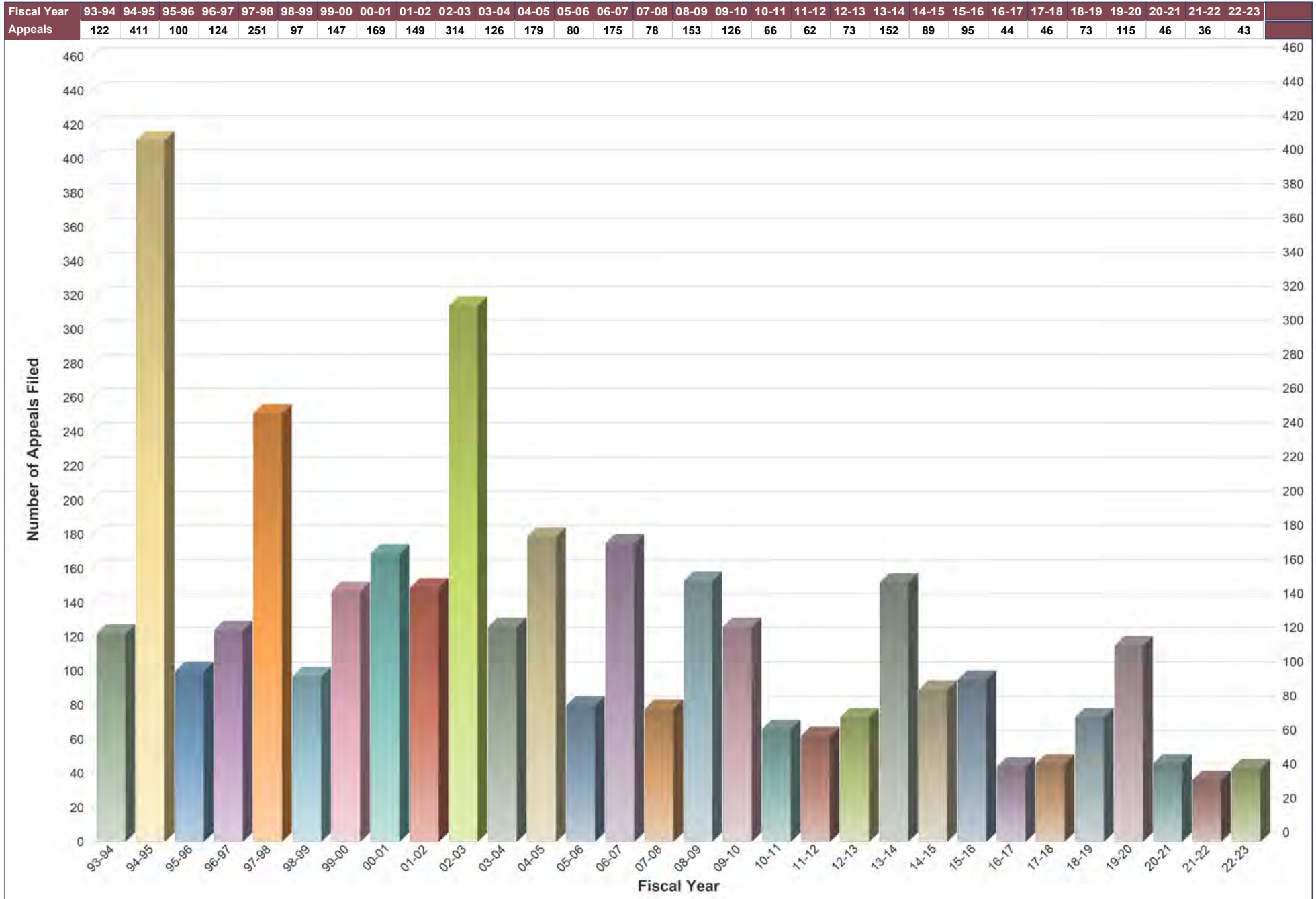


Landlord Appeals • 30-Year Trend

Fiscal Year	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
Appeals	82	68	61	71	57	74	89	68	54	69	75	72	45	44	55	67	43	49	47	55	44	60	75	76	62	50	61	34	27	44
Units	313	147	109	191	148	133	144	232	82	234	107	784	81	375	241	141	44	55	47	77	67	106	95	85	104	143	112	43	77	69

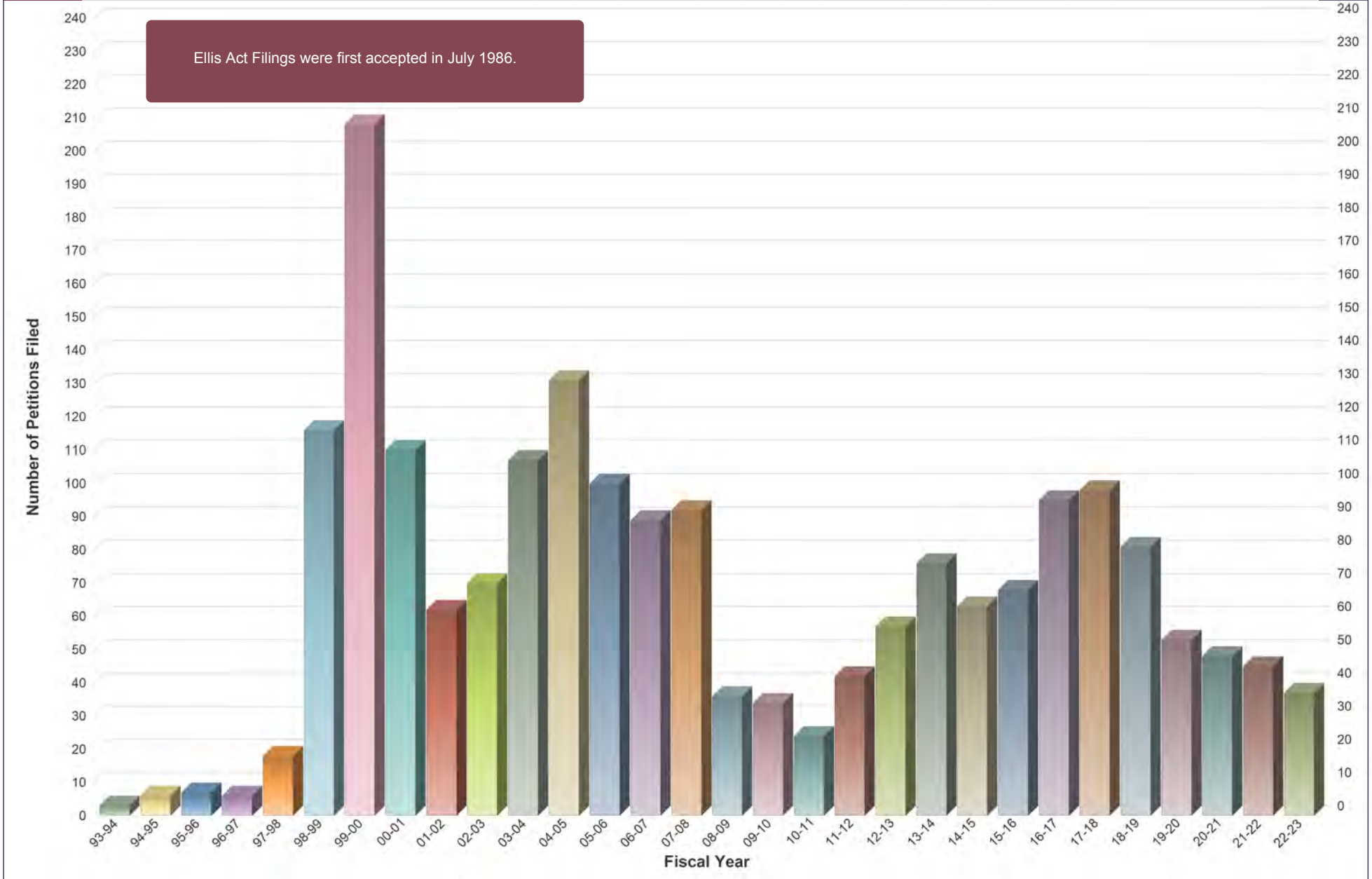


Tenant Appeals • 30-Year Trend

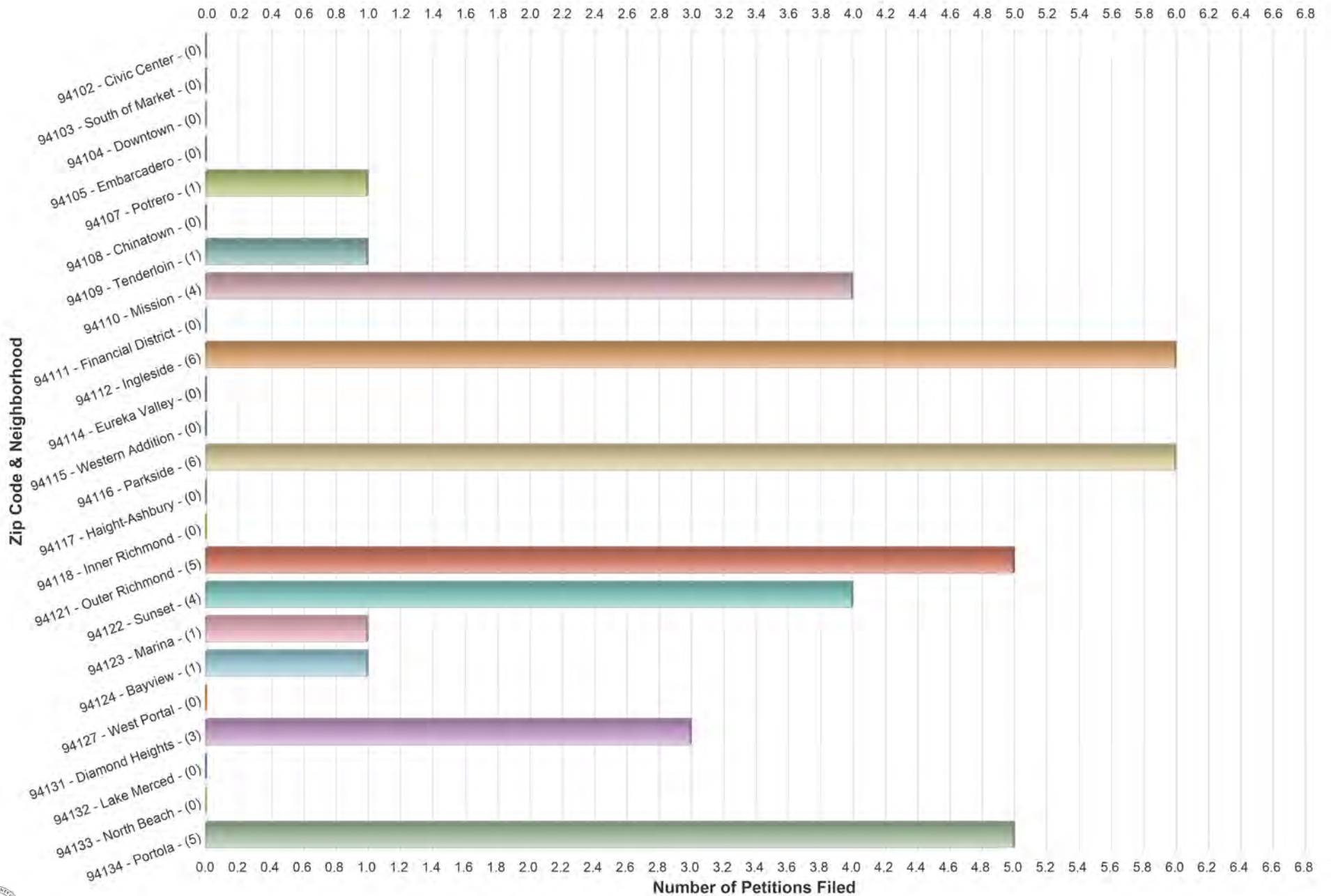


Landlord Ellis Act Filings • 30-Year Trend

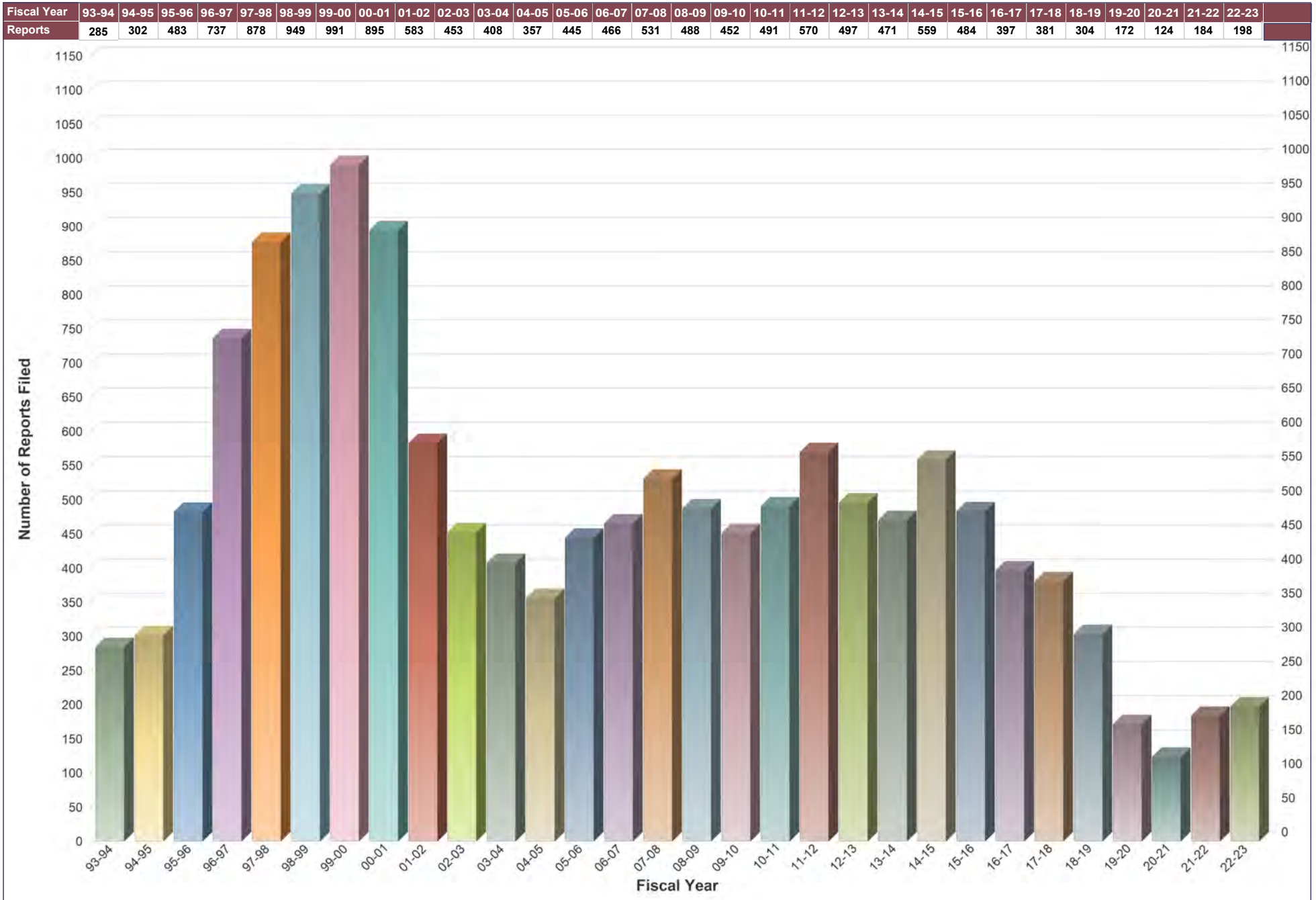
Fiscal Year	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
Petitions	3	6	7	6	18	116	208	110	62	70	107	131	100	89	92	36	34	24	42	57	76	63	68	95	98	81	53	48	45	37
Units	20	85	27	10	61	291	879	281	188	233	352	480	454	330	393	165	108	72	121	192	304	191	273	260	278	230	150	133	122	83



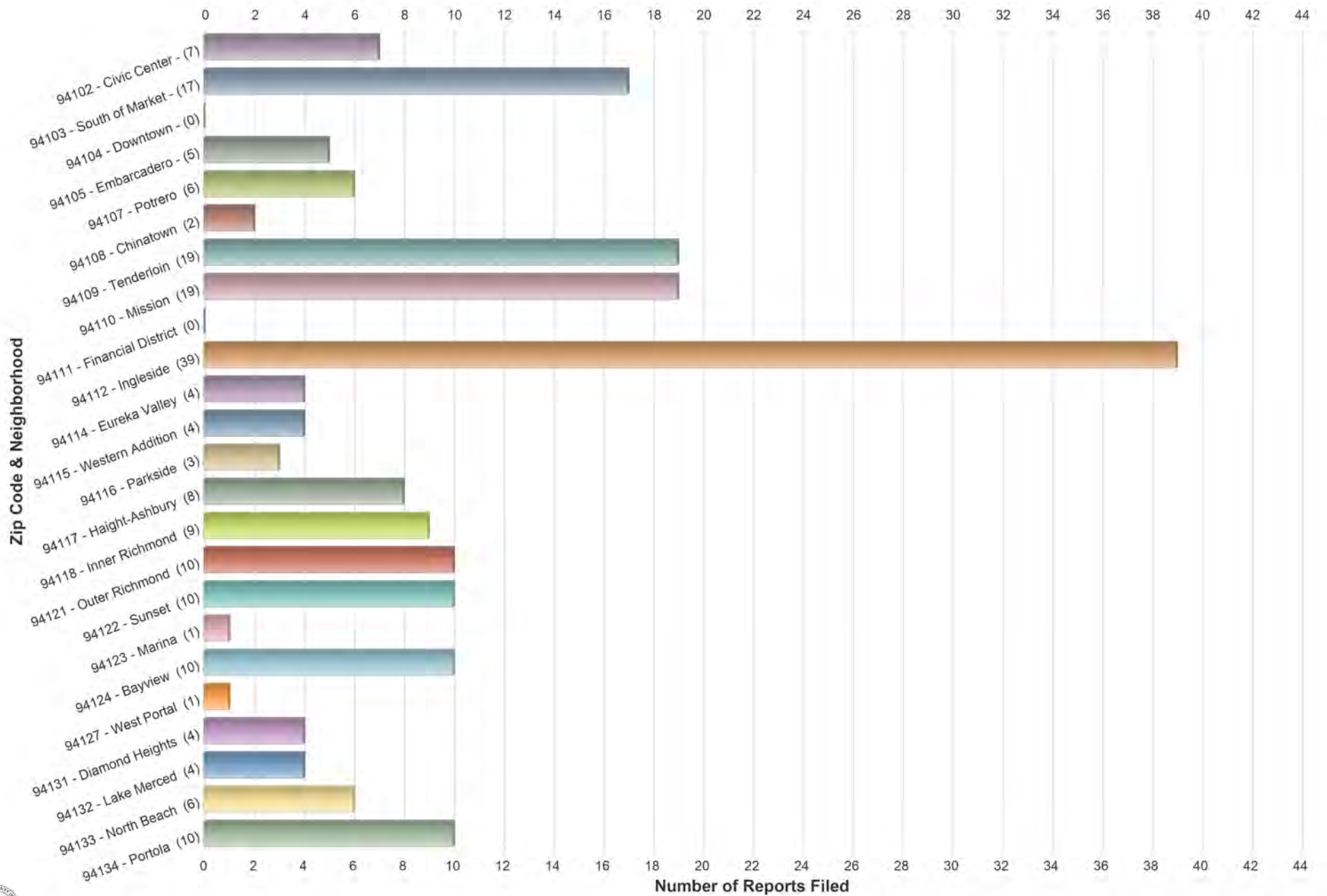
Landlord Ellis Act Filings by Zip Code • Fiscal Year 2022-2023



Tenant Wrongful Eviction Reports • 30-Year Trend

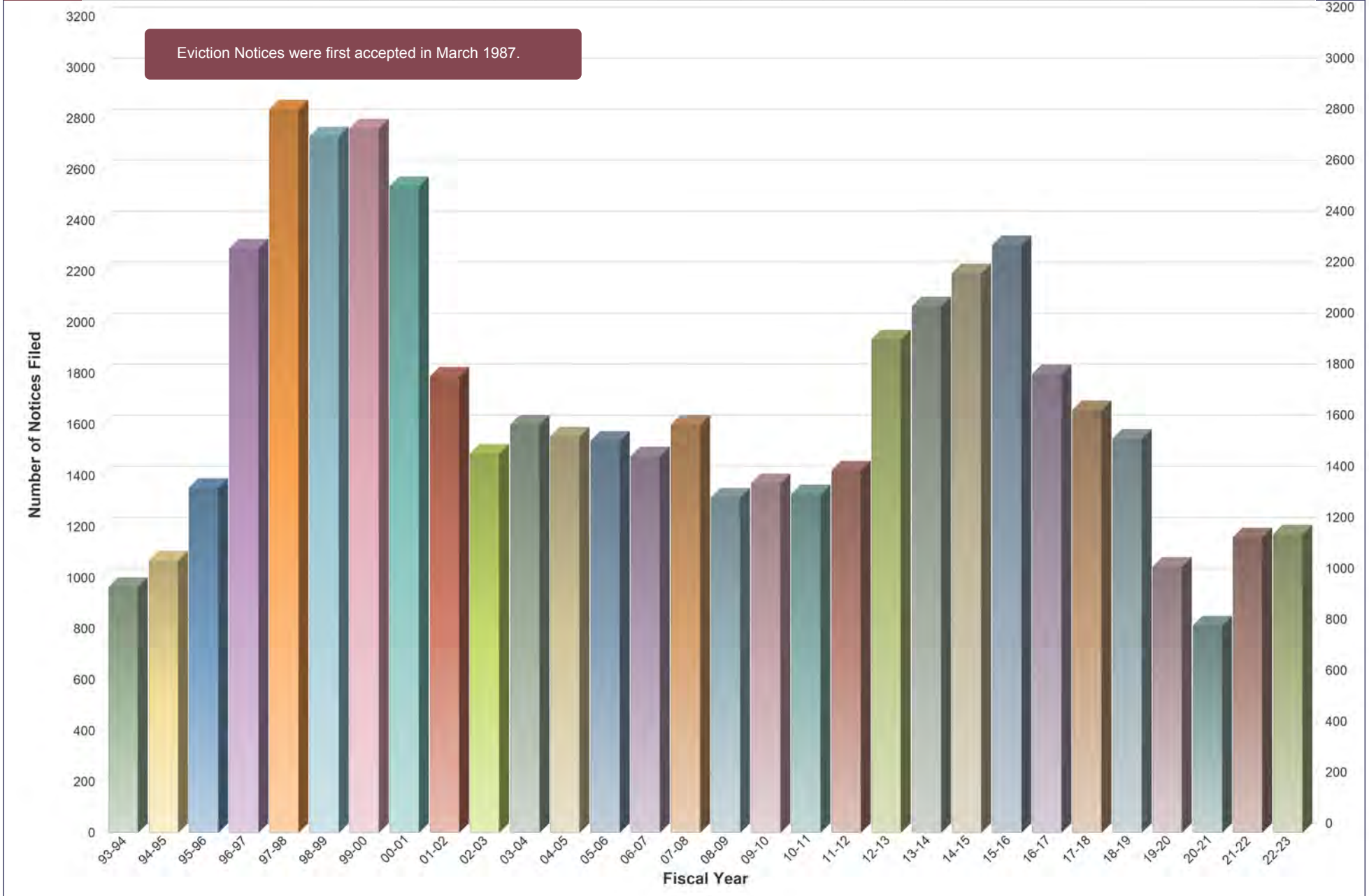


Tenant Wrongful Eviction Reports by Zip Code • Fiscal Year 2022-2023



Eviction Notices • 30-Year Trend

Fiscal Year	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
Notices	965	1,068	1,354	2,291	2,836	2,730	2,762	2,535	1,788	1,486	1,599	1,554	1,536	1,475	1,600	1,315	1,372	1,328	1,421	1,934	2,064	2,194	2,304	1,798	1,657	1,544	1,044	813	1,160	1,171



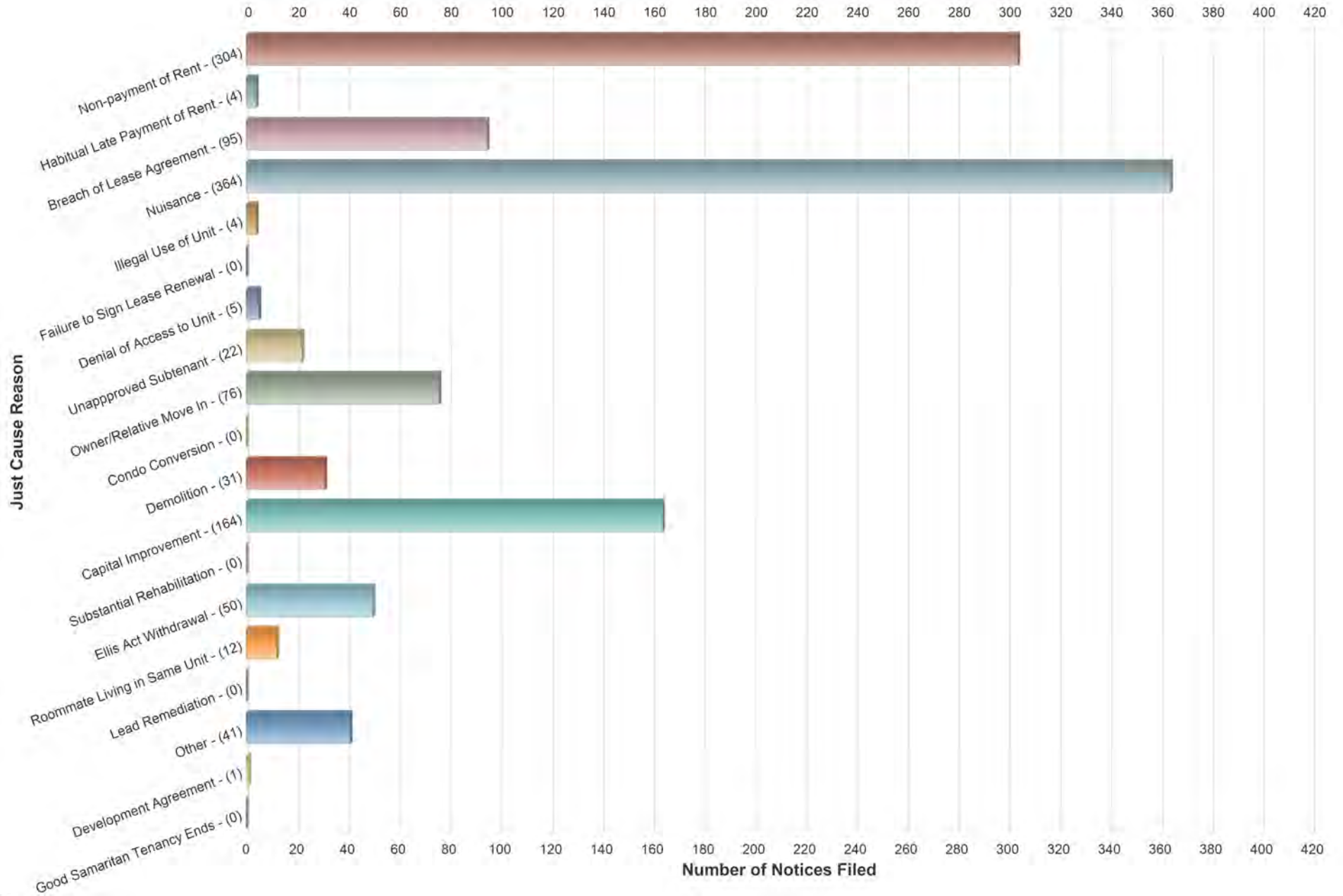
Eviction Notices by Just Cause Reason • 30-Year Trend

	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08
Non-payment of Rent	101	133	125	132	142	143	150	111	109	89	114	86	103	99	98
Habitual Late Payment of Rent	50	40	49	85	100	101	93	86	57	65	62	49	60	72	88
Breach of Lease Agreement	133	104	172	290	327	344	327	398	329	236	274	246	271	294	424
Nuisance	159	204	236	247	258	247	278	256	283	247	285	274	310	310	317
Illegal Use of Unit	15	9	53	16	17	24	32	27	41	18	25	21	49	39	39
Failure to Sign Lease Renewal	0	0	0	0	2	4	6	2	2	1	0	0	0	1	9
Denial of Access to Unit	5	11	1	0	18	12	14	9	6	9	4	5	11	15	20
Unapproved Subtenant	12	25	34	67	90	168	84	30	4	13	11	15	19	24	13
Owner/Relative Move-In	344	361	481	1,075	1,410	1,200	937	991	594	422	364	288	248	210	161
Condo Conversion	0	0	1	1	1	0	6	5	5	7	3	7	1	4	2
Demolition	12	33	36	53	77	39	43	84	88	94	73	66	48	47	39
Capital Improvement	33	8	18	53	44	24	80	58	47	64	69	70	83	58	56
Substantial Rehabilitation	4	7	10	38	35	26	14	7	8	2	0	1	5	0	0
Ellis Act Withdrawal	0	0	0	3	12	206	440	274	83	115	228	330	248	210	265
Roommate Living in Same Unit	20	30	49	71	119	104	146	130	94	73	57	49	39	42	19
Lead Remediation	0	0	0	0	0	0	1	1	0	0	0	7	0	1	2
Other	77	104	103	160	194	90	110	69	37	31	30	40	41	49	48
Development Agreement															
Good Samaritan Tenancy Ends															
TOTAL:	965	1,069	1,368	2,291	2,846	2,732	2,761	2,538	1,787	1,486	1,599	1,554	1,536	1,475	1,600

	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
Non-payment of Rent	129	85	106	73	74	116	130	119	119	75	83	77	97	178	304
Habitual Late Payment of Rent	88	60	42	59	70	78	72	125	80	48	32	21	2	3	4
Breach of Lease Agreement	376	457	428	536	510	646	736	555	427	385	535	311	109	184	95
Nuisance	279	308	261	277	350	359	406	360	348	331	308	333	407	464	364
Illegal Use of Unit	31	40	21	29	53	52	90	95	85	34	20	13	5	11	4
Failure to Sign Lease Renewal	4	11	4	7	11	1	6	2	7	5	10	1	4	0	0
Denial of Access to Unit	14	31	19	20	14	8	24	12	23	18	5	5	9	4	5
Unapproved Subtenant	18	19	15	22	21	14	25	22	29	27	21	16	18	39	22
Owner/Relative Move-In	143	127	139	136	234	307	393	413	348	274	209	96	23	76	76
Condo Conversion	3	2	3	6	10	13	8	20	3	4	10	3	2	3	0
Demolition	29	24	37	42	62	112	60	43	5	1	6	2	0	49	31
Capital Improvement	24	21	27	39	36	34	36	298	70	191	124	49	23	33	164
Substantial Rehabilitation	0	0	1	0	6	0	0	0	0	0	1	0	0	0	0
Ellis Act Withdrawal	99	69	40	81	144	215	121	146	149	188	133	81	82	67	50
Roommate Living in Same Unit	30	30	32	32	40	55	40	53	66	31	25	19	7	25	12
Lead Remediation	3	0	0	0	0	0	0	0	0	1	0	0	0	0	0
Other	45	88	47	62	66	54	46	40	32	19	22	17	26	24	41
Development Agreement			106	0	232	0	1	1	0	23	0	0	0	0	1
Good Samaritan Tenancy Ends			0	0	1	0	0	0	7	0	0	1	0	0	0
TOTAL:	1,315	1,372	1,328	1,421	1,934	2,064	2,194	2,304	1,798	1,655	1,544	1,045	814	1,160	1,173

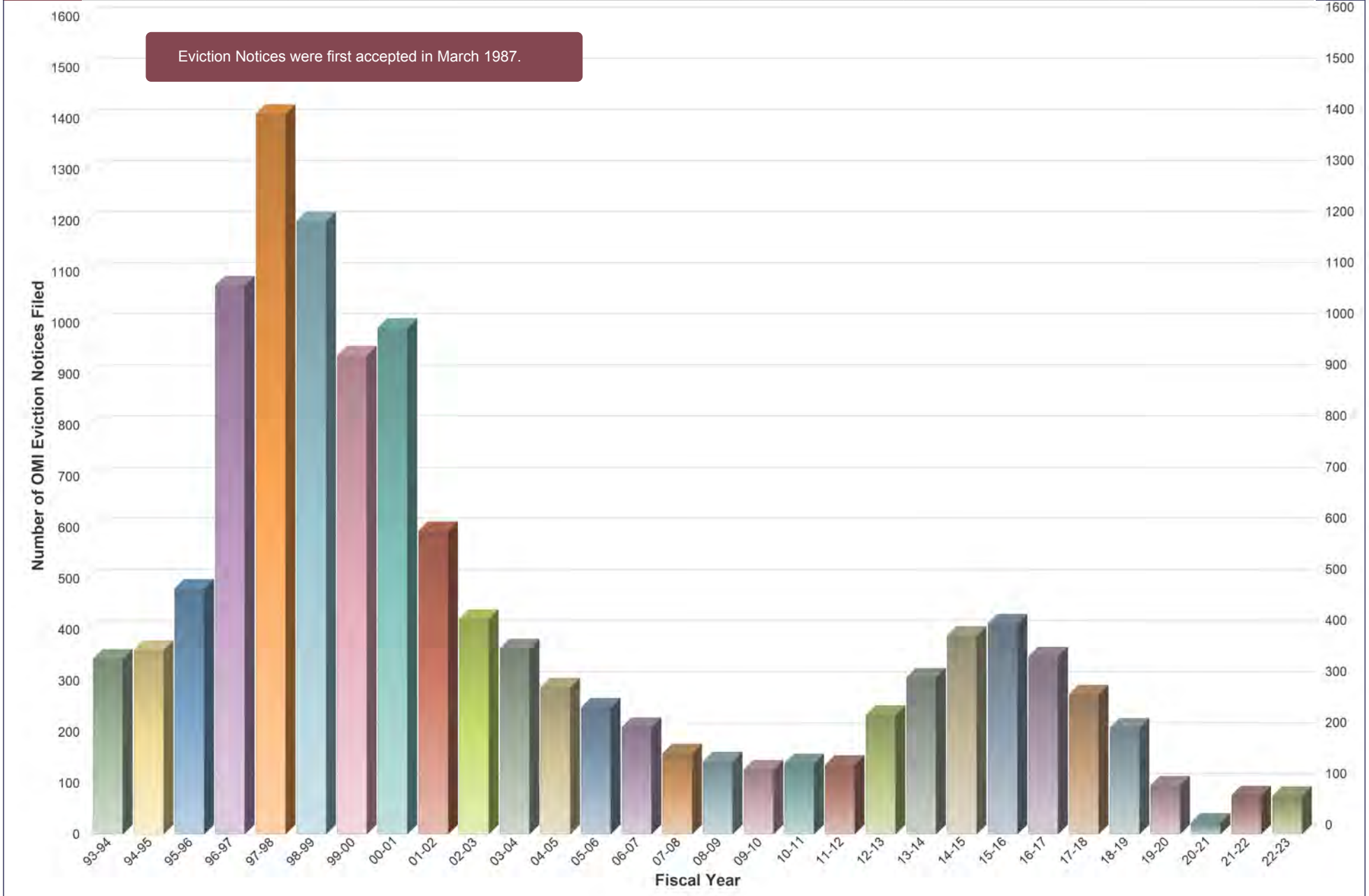


Eviction Notices by Just Cause Reason • Fiscal Year 2022-2023



OMI (Owner Move-In) Eviction Notices • 30-Year Trend

Fiscal Year	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
Notices	344	361	481	1,074	1,410	1,200	937	991	594	422	364	288	248	210	159	143	127	139	136	234	307	389	413	348	274	209	96	23	76	75



OMI (Owner Move-In) Eviction Notices by Zip Code • 30-Year Trend

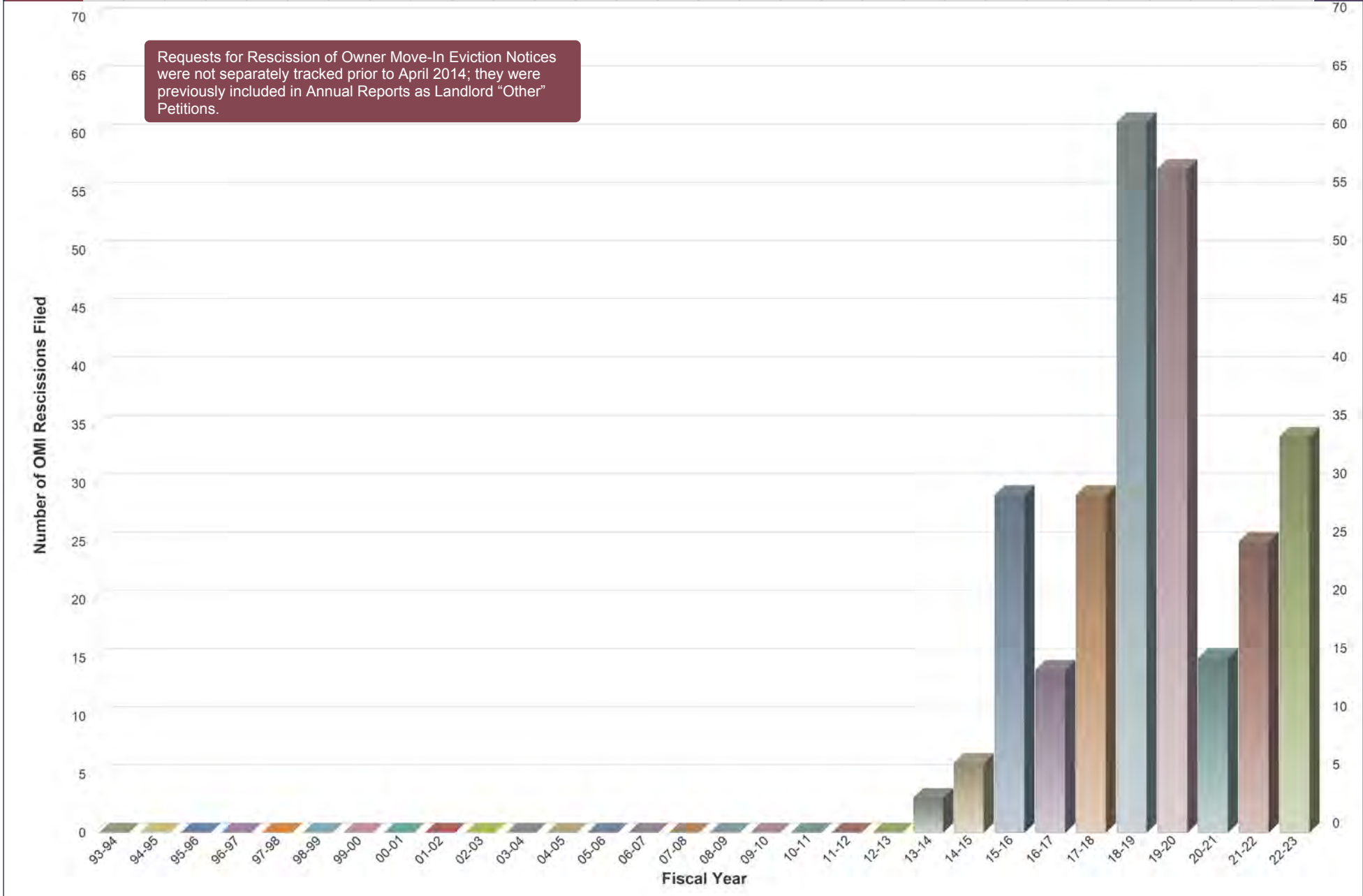
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08
94102 Civic Center		7	7	23	27	18	21	12	3	1	4	3	5	2	0
94103 South of Market		13	12	40	42	27	22	19	11	9	11	7	5	1	6
94104 Downtown		0	0	0	0	0	0	0	0	0	0	0	0	0	0
94105 Embarcadero		0	0	0	0	0	0	0	0	1	1	2	0	0	1
94107 Potrero		9	18	26	40	33	25	27	14	9	9	6	5	4	1
94108 Chinatown		4	3	11	8	4	12	7	3	1	3	0	2	0	1
94109 Tenderloin		17	31	55	42	31	38	37	19	5	7	8	12	9	5
94110 Mission		37	72	158	217	166	133	125	70	67	67	51	42	40	23
94111 Financial District		0	0	4	1	1	2	1	0	0	0	0	3	6	0
94112 Ingleside		18	33	58	86	94	77	122	49	41	25	17	19	6	12
94114 Eureka Valley		46	61	103	103	98	55	59	52	29	34	14	19	20	14
94115 Western Addition		29	35	66	57	39	42	31	22	15	16	5	9	8	7
94116 Parkside		15	8	38	50	62	60	51	21	22	17	15	9	12	5
94117 Haight-Ashbury		26	39	100	156	109	54	41	28	31	29	27	16	11	13
94118 Inner Richmond		23	25	96	101	61	61	77	62	34	22	14	13	15	12
94121 Outer Richmond		28	21	56	97	69	65	58	40	24	23	34	26	16	9
94122 Sunset		23	35	72	103	133	91	118	89	45	30	21	27	24	19
94123 Marina		25	29	48	84	49	23	23	17	11	18	17	4	11	10
94124 Bayview		1	2	9	11	43	31	33	20	17	7	3	3	0	2
94127 West Portal		2	1	11	28	12	10	12	2	9	8	5	4	3	5
94131 Diamond Heights		10	15	36	58	44	35	35	22	20	8	10	5	8	7
94132 Lake Merced		2	4	7	19	13	15	13	6	3	5	9	5	1	4
94133 North Beach		20	23	35	38	51	27	40	4	12	5	7	9	10	1
94134 Portola		6	7	22	42	43	38	50	40	16	15	13	6	3	2
TOTAL:	344	361	481	1,074	1,410	1,200	937	991	594	422	364	288	248	210	159

	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
94102 Civic Center	1	1	1	1	4	2	5	6	0	2	1	1	0	0	1
94103 South of Market	3	2	2	3	4	2	4	5	3	6	1	2	0	0	1
94104 Downtown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
94105 Embarcadero	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
94107 Potrero	6	3	5	5	9	9	12	5	9	6	1	0	0	0	2
94108 Chinatown	0	0	2	0	0	0	1	1	0	0	2	1	0	0	0
94109 Tenderloin	7	6	0	4	7	14	12	6	4	2	5	3	0	1	1
94110 Mission	14	19	27	21	38	38	52	54	43	25	32	19	4	12	12
94111 Financial District	0	0	0	0	0	0	0	2	0	1	0	0	0	0	0
94112 Ingleside	12	8	12	8	10	29	55	50	62	50	29	13	2	14	14
94114 Eureka Valley	9	7	15	10	13	19	32	16	22	9	6	5	5	2	1
94115 Western Addition	9	3	6	6	10	13	11	18	7	9	8	2	0	0	0
94116 Parkside	2	7	4	9	13	29	24	25	23	19	25	7	0	5	11
94117 Haight-Ashbury	13	19	9	15	17	22	20	26	12	12	10	0	1	6	1
94118 Inner Richmond	18	6	6	3	27	32	26	31	19	25	14	6	2	3	5
94121 Outer Richmond	18	7	8	10	12	21	27	27	34	23	10	10	0	10	7
94122 Sunset	11	14	9	10	20	27	32	40	41	26	29	10	3	5	7
94123 Marina	5	8	4	9	14	6	11	14	9	11	3	1	0	2	1
94124 Bayview	3	3	5	4	4	4	4	19	18	14	11	5	2	6	6
94127 West Portal	3	2	2	2	8	2	7	7	1	3	2	0	0	0	1
94131 Diamond Heights	6	6	9	7	5	12	16	13	4	10	6	3	0	4	0
94132 Lake Merced	0	0	0	1	6	3	6	5	6	1	1	1	0	2	0
94133 North Beach	3	4	7	5	8	7	13	12	8	5	6	4	3	2	2
94134 Portola	0	2	6	3	5	16	19	31	23	15	7	2	1	2	2
TOTAL:	143	127	139	136	234	307	389	413	348	274	209	96	23	76	75



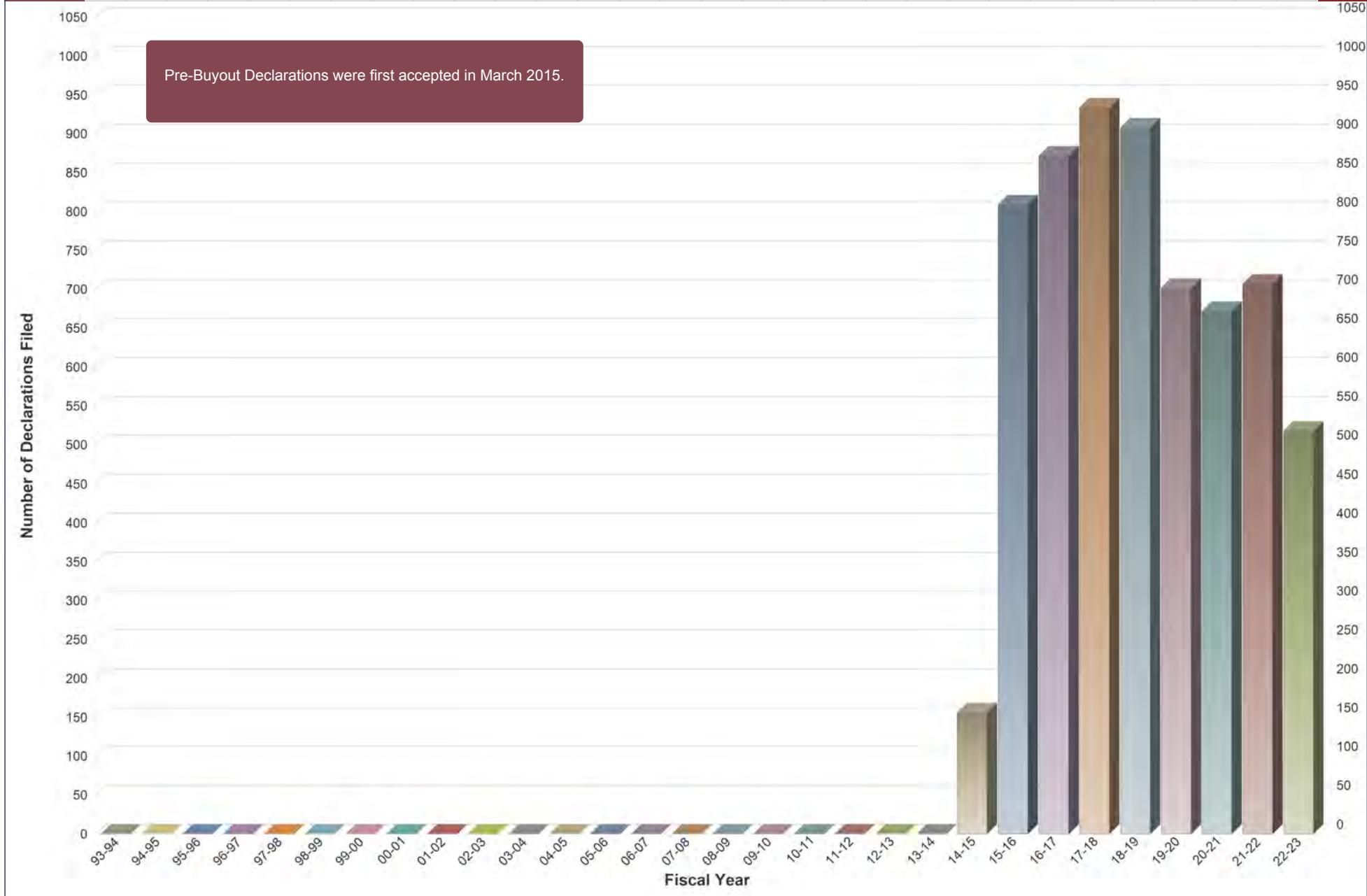
OMI (Owner Move-In) Rescission Requests • 30-Year Trend

Fiscal Year	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
Rescissions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	6	29	14	29	61	57	15	25	34

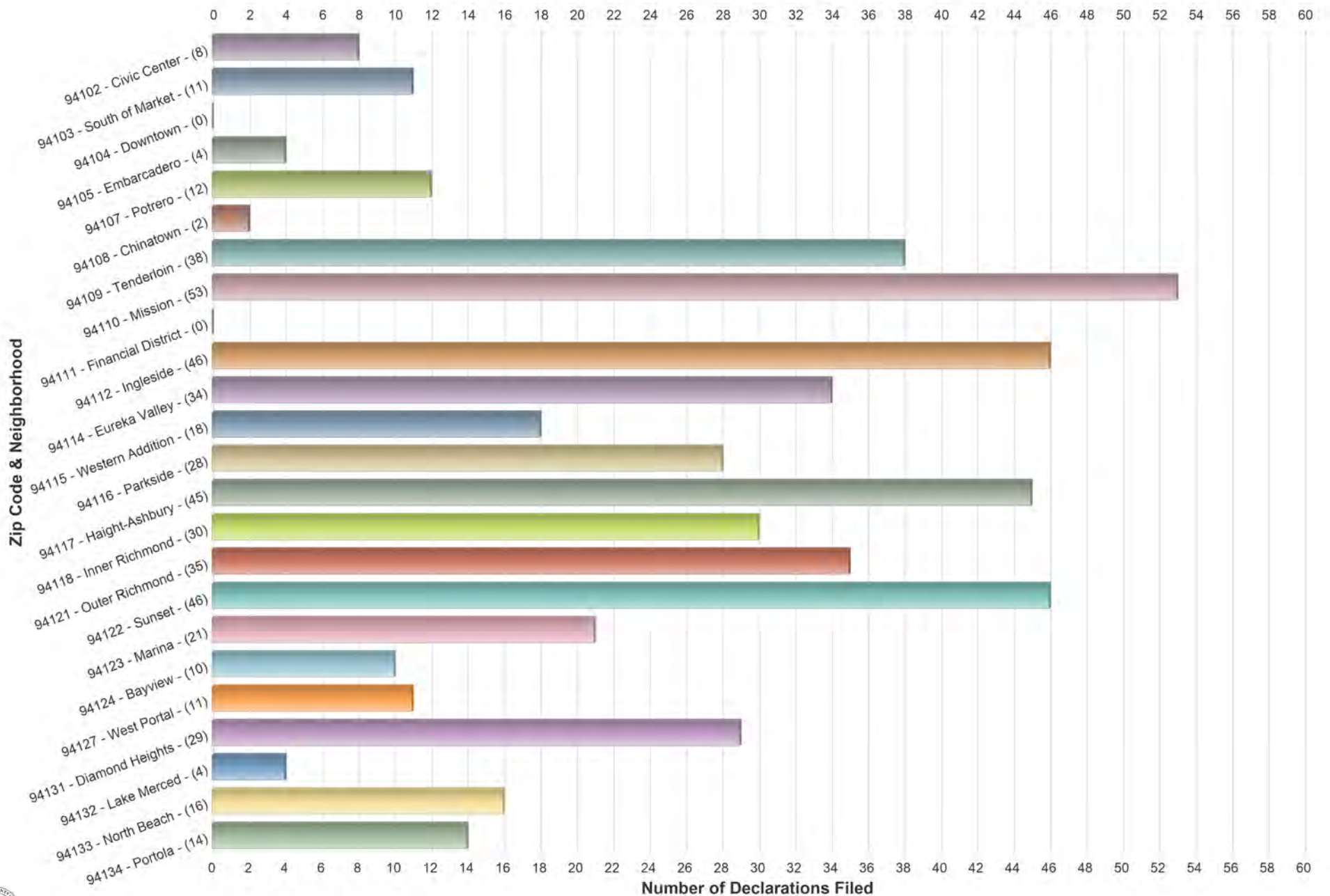


Pre-Buyout Declarations • 30-Year Trend

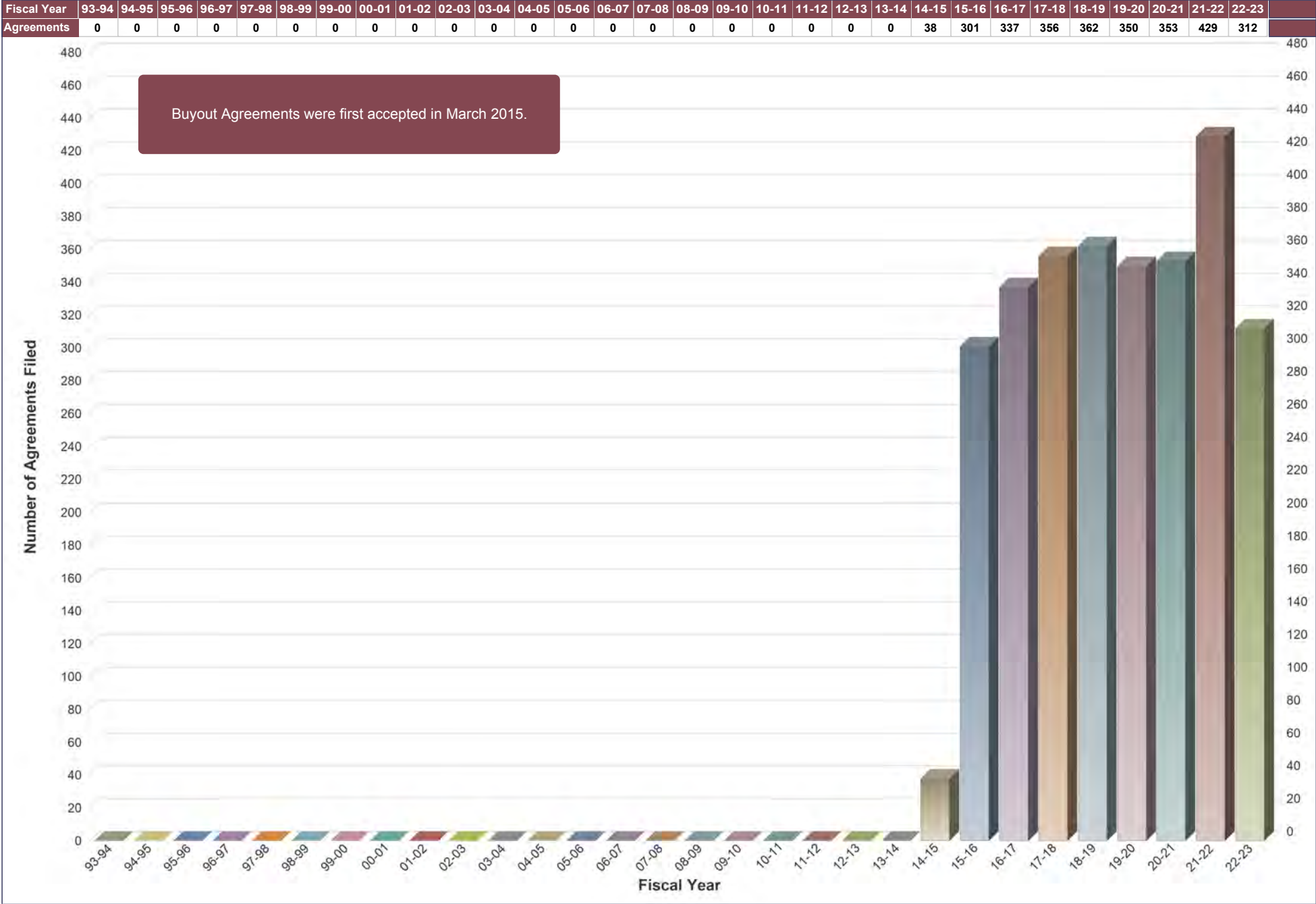
Fiscal Year	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
Declarations	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	156	809	872	934	908	702	672	707	518



Pre-Buyout Declarations by Zip Code • Fiscal Year 2022-2023



Buyout Agreements • 30-Year Trend



Buyout Agreements by Zip Code • Fiscal Year 2022-2023

