



San Francisco Residential Rent Stabilization and Arbitration Board  
Annual Statistical Report for Fiscal Year 2021 - 2022

# **Rent Board Annual Report**

**Fiscal Year 2021 - 2022**

## SAN FRANCISCO RENT BOARD

The following pages reflect the filings and activities at the Rent Board for the fiscal year ending June 30, 2022. Overall, the total number of filings at the Board increased by 22% from 3,057 in FY20-21 to 3,718 in FY21-22. Total landlord and tenant petitions increased by 16%, from 952 in FY20-21 to 1,105 in FY21-22, including a 74% increase in landlord petitions from 216 in FY20-21 to 375 in FY21-22, and a 1% decrease in tenant petitions from 736 in FY20-21 to 730 in FY21-22. The total number of appeals filed by landlords and tenants decreased by 21% from 80 in FY20-21 to 63 in FY21-22. The total number of calls handled by the counseling staff increased by 18% from 38,999 in FY20-21 to 46,166 in FY21-22.

Total eviction notices filed with the Board increased by 43% from 814 in FY20-21 to 1,160 in FY21-22, and the number of tenant reports of alleged wrongful eviction increased by 48% from 124 in FY20-21 to 184 in FY21-22. The number of pre-buyout declarations filed increased by 5% from 672 in FY20-21 to 707 in FY21-22 and buyout agreements increased by 22% from 353 in FY20-21 to 429 in FY21-22. *Note that filings and activities this fiscal year continue to be significantly impacted by the COVID-19 public health emergency.* Highlights of some of the tables are as follows (percentages as compared to last fiscal year):

+175%	Tenant Summary Petitions
+100%	Landlord 1.21 Petitions
+74%	Total Landlord Petitions
+43%	Total Eviction Notices
+26%	Capital Improvement Petitions
+22%	Buyout Agreements
+22%	Total Rent Board Filings
+5%	Pre-Buyout Declarations
-1%	Total Tenant Petitions
-6%	Ellis Eviction Filings
-23%	Tenant Financial Hardship Applications
-49%	Subtenant Petitions

Our services last year also included the following:

46,166 calls handled by the counseling staff [+18%]

1,232,517 web site page views [+4%]

12,530 emails received from the public (+10%)

564 Reports to City Departments (Condo Reports, No-Fault Eviction Reports, and ADU Declarations) [-8%]

November 30, 2022

This report can also be obtained on our website at [www.sf.gov/rentboard](http://www.sf.gov/rentboard) under “Statistics and Reports.”





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## Rent Board Monthly Statistical Summary • 2021-2022

		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Totals
<b>Tenant Petitions</b>	Pet	42	51	65	39	50	57	50	59	78	52	61	60	664
<b>Tenant Summary Petitions</b>	Pet	1	1	0	0	3	0	0	1	3	0	2	0	11
<b>Subtenant Petitions</b>	Pet	0	5	2	4	3	2	1	2	3	2	5	3	32
<b>Tenant ADR Requests</b>	Pet	3	0	5	0	2	1	0	1	6	2	2	1	23
<b>TOTAL TENANT PETITIONS</b>		<b>46</b>	<b>57</b>	<b>72</b>	<b>43</b>	<b>58</b>	<b>60</b>	<b>51</b>	<b>63</b>	<b>90</b>	<b>56</b>	<b>70</b>	<b>64</b>	<b>730</b>
<b>Capital Improvement Petitions</b>	Pet	13	18	11	15	22	11	9	8	27	23	10	16	183
	Units	154	65	48	56	153	37	67	23	144	68	88	97	1,000
<b>Operating &amp; Maintenance Petitions</b>	Pet	0	0	0	1	0	1	0	1	1	0	0	1	5
	Units	0	0	0	1	0	2	0	7	1	0	0	1	12
<b>Comparable Rent Petitions</b>	Pet	0	0	0	0	1	1	0	0	0	0	0	0	2
	Units	0	0	0	0	1	1	0	0	0	0	0	0	2
<b>Costa-Hawkins Petitions</b>	Pet	1	3	1	2	0	0	0	0	3	2	4	0	16
	Units	1	3	1	2	0	0	0	0	3	2	4	0	16
<b>1.21 Tenant In Occupancy Petitions</b>	Pet	0	1	1	0	1	2	1	0	2	0	0	0	8
	Units	0	1	1	0	1	2	1	0	2	0	0	0	8
<b>Utility Passthrough Petitions</b>	Pet	0	0	0	0	0	4	0	0	2	0	0	0	6
	Units	0	0	0	0	0	298	0	0	9	0	0	0	307
<b>Utility Passthrough Worksheets</b>	Pet	0	0	0	0	0	9	1	0	2	0	5	0	17
	Units	0	0	0	0	0	418	1	0	7	0	18	0	444
<b>Extension of Time Petitions</b>	Pet	0	0	0	0	0	1	1	0	0	0	1	0	3
	Units	0	0	0	0	0	1	1	0	0	0	1	0	3
<b>Landlord "Other" Petitions</b>	Pet	0	0	1	2	0	0	0	0	0	0	1	1	5
	Units	0	0	1	2	0	0	0	0	0	0	1	1	5
<b>Landlord ADR Requests</b>	Pet	3	2	1	2	5	1	2	0	3	1	2	2	24
	Units	6	2	0	2	6	0	2	0	0	0	2	2	22
<b>Landlord ADU Declarations</b>	Pet	0	0	0	0	0	2	16	24	13	9	27	15	106
<b>TOTAL LANDLORD PETITIONS</b>		<b>17</b>	<b>24</b>	<b>15</b>	<b>22</b>	<b>29</b>	<b>32</b>	<b>30</b>	<b>33</b>	<b>53</b>	<b>35</b>	<b>50</b>	<b>35</b>	<b>375</b>
<b>TOTAL ALL PETITIONS</b>		<b>63</b>	<b>81</b>	<b>87</b>	<b>65</b>	<b>87</b>	<b>92</b>	<b>81</b>	<b>96</b>	<b>143</b>	<b>91</b>	<b>120</b>	<b>99</b>	<b>1,105</b>
<b>Landlord Appeals</b>	App	1	3	3	6	0	4	0	1	2	2	1	4	27
	Units	1	3	3	6	0	9	0	1	2	4	1	47	77
<b>Tenant Appeals</b>	App	3	3	2	2	12	0	0	2	5	5	0	2	36
<b>TOTAL APPEALS</b>		<b>4</b>	<b>6</b>	<b>5</b>	<b>8</b>	<b>12</b>	<b>4</b>	<b>0</b>	<b>3</b>	<b>7</b>	<b>7</b>	<b>1</b>	<b>6</b>	<b>63</b>
<b>Ellis Eviction Filings (Landlord)</b>	Pet	4	3	3	3	4	2	2	9	3	5	4	3	45
	Units	13	6	8	6	16	8	5	22	12	11	10	5	122
<b>Wrongful Eviction Reports (Tenant)</b>	Rpt	13	11	16	13	16	12	12	21	17	14	22	17	184
<b>Eviction Notices</b>	Notices	72	72	93	114	112	86	103	122	86	96	97	107	1,160
<b>OMI Rescissions</b>	Rescissions	1	2	2	3	0	4	1	3	4	3	1	1	25
<b>Pre-Buyout Declarations</b>	Declarations	86	64	48	32	60	40	47	53	69	63	80	65	707
<b>Buyout Agreements</b>	Agreements	42	53	37	35	28	26	28	29	33	20	54	44	429
<b>GRAND TOTAL</b>		<b>285</b>	<b>292</b>	<b>291</b>	<b>273</b>	<b>319</b>	<b>266</b>	<b>274</b>	<b>336</b>	<b>362</b>	<b>299</b>	<b>379</b>	<b>342</b>	<b>3,718</b>



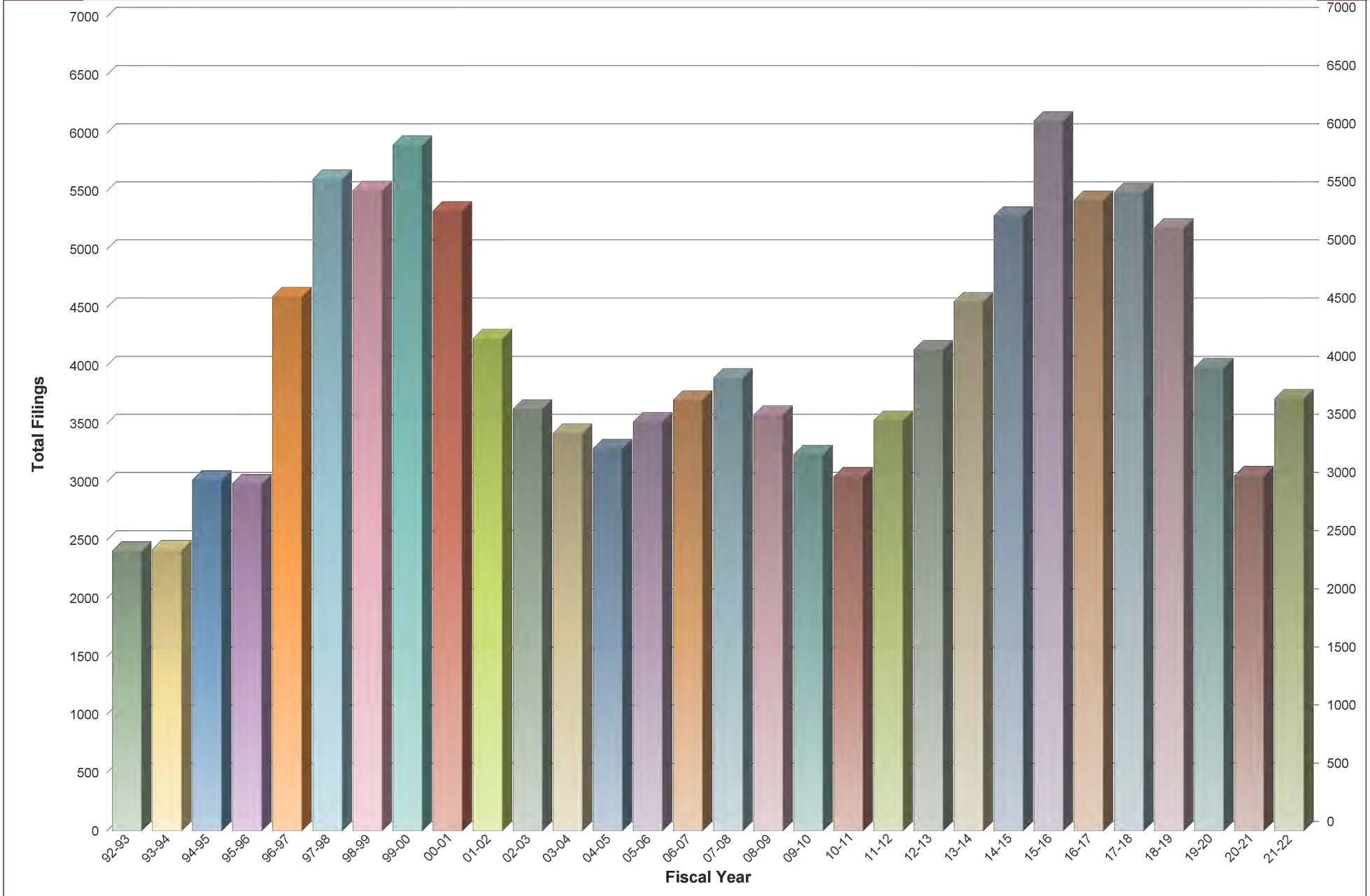
## Rent Board 10-Year Statistical Summary • Total Filings (Detail)

Fiscal Year		12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22
Tenant Petitions	Pet	773	959	1,260	791	919	907	854	824	641	664
Tenant Summary Petitions	Pet	42	28	19	21	13	13	12	9	4	11
Subtenant Petitions	Pet	61	92	87	115	95	75	84	62	63	32
Tenant ADR Requests	Pet	30	48	45	21	20	22	25	32	28	23
<b>TOTAL TENANT PETITIONS</b>		<b>906</b>	<b>1,127</b>	<b>1,411</b>	<b>948</b>	<b>1,047</b>	<b>1,017</b>	<b>975</b>	<b>927</b>	<b>736</b>	<b>730</b>
Capital Improvement Petitions	Pet	285	328	343	421	429	490	513	371	145	183
	Units	1,747	2,174	2,348	3,286	2,785	4,411	3,672	2,845	646	1,000
Operating & Maintenance Petitions	Pet	46	40	45	73	77	100	27	13	4	5
	Units	313	375	510	905	784	1,081	332	96	9	12
Comparable Rent Petitions	Pet	11	7	8	9	4	7	12	3	2	2
	Units	11	7	8	9	5	7	15	3	2	2
Costa-Hawkins Petitions	Pet	45	49	50	51	46	25	25	18	9	16
	Units	45	49	50	55	47	25	25	18	9	16
1.21 Tenant In Occupancy Petitions	Pet	44	40	45	36	36	30	22	12	4	8
	Units	44	40	45	37	36	31	22	10	4	8
Utility Passthrough Petitions	Pet	21	23	49	67	21	48	31	7	2	6
	Units	115	155	306	834	145	522	449	124	285	307
Utility Passthrough Worksheets	Pet	95	60	96	233	79	156	147	42	14	17
	Units	1,092	384	491	1,830	518	1,497	1,305	762	308	444
Extension of Time Petitions	Pet	11	13	13	17	7	14	16	19	3	3
	Units	59	26	30	31	10	23	39	25	6	3
Landlord "Other" Petitions	Pet	23	22	29	60	21	11	12	4	3	5
	Units	30	34	31	81	63	11	19	4	3	5
Landlord ADR Requests	Pet	35	33	35	27	25	34	24	15	30	24
	Units	6	45	42	38	30	45	34	11	35	22
Landlord ADU Declarations	Pet	0	0	0	0	0	0	0	0	0	106
<b>TOTAL LANDLORD PETITIONS</b>		<b>616</b>	<b>615</b>	<b>713</b>	<b>994</b>	<b>745</b>	<b>915</b>	<b>829</b>	<b>504</b>	<b>216</b>	<b>375</b>
<b>TOTAL ALL PETITIONS</b>		<b>1,522</b>	<b>1,742</b>	<b>2,124</b>	<b>1,942</b>	<b>1,792</b>	<b>1,932</b>	<b>1,804</b>	<b>1,431</b>	<b>952</b>	<b>1,105</b>
Landlord Appeals	App	55	44	60	75	76	62	50	61	34	27
	Units	77	67	106	95	85	104	143	112	43	77
Tenant Appeals	App	73	152	89	95	44	46	73	115	46	36
<b>TOTAL APPEALS</b>		<b>128</b>	<b>196</b>	<b>149</b>	<b>170</b>	<b>120</b>	<b>108</b>	<b>123</b>	<b>176</b>	<b>80</b>	<b>63</b>
Ellis Eviction Filings (Landlord)	Pet	57	76	63	68	95	98	81	53	48	45
	Units	192	304	191	273	260	278	230	150	133	122
Wrongful Eviction Reports (Tenant)	Rpt	497	471	559	484	397	381	304	172	124	184
Eviction Notices	Notice	1,934	2,064	2,194	2,304	1,798	1,657	1,544	1,044	813	1,160
OMI Rescissions	Rescissions	0	3	6	29	14	29	61	57	15	25
Pre-Buyout Declarations	Declaration	0	0	156	809	872	934	908	702	672	707
Buyout Agreements	Agreement	0	0	38	301	337	356	362	350	353	429
<b>GRAND TOTAL</b>		<b>4,138</b>	<b>4,552</b>	<b>5,289</b>	<b>6,107</b>	<b>5,425</b>	<b>5,495</b>	<b>5,187</b>	<b>3,985</b>	<b>3,057</b>	<b>3,718</b>

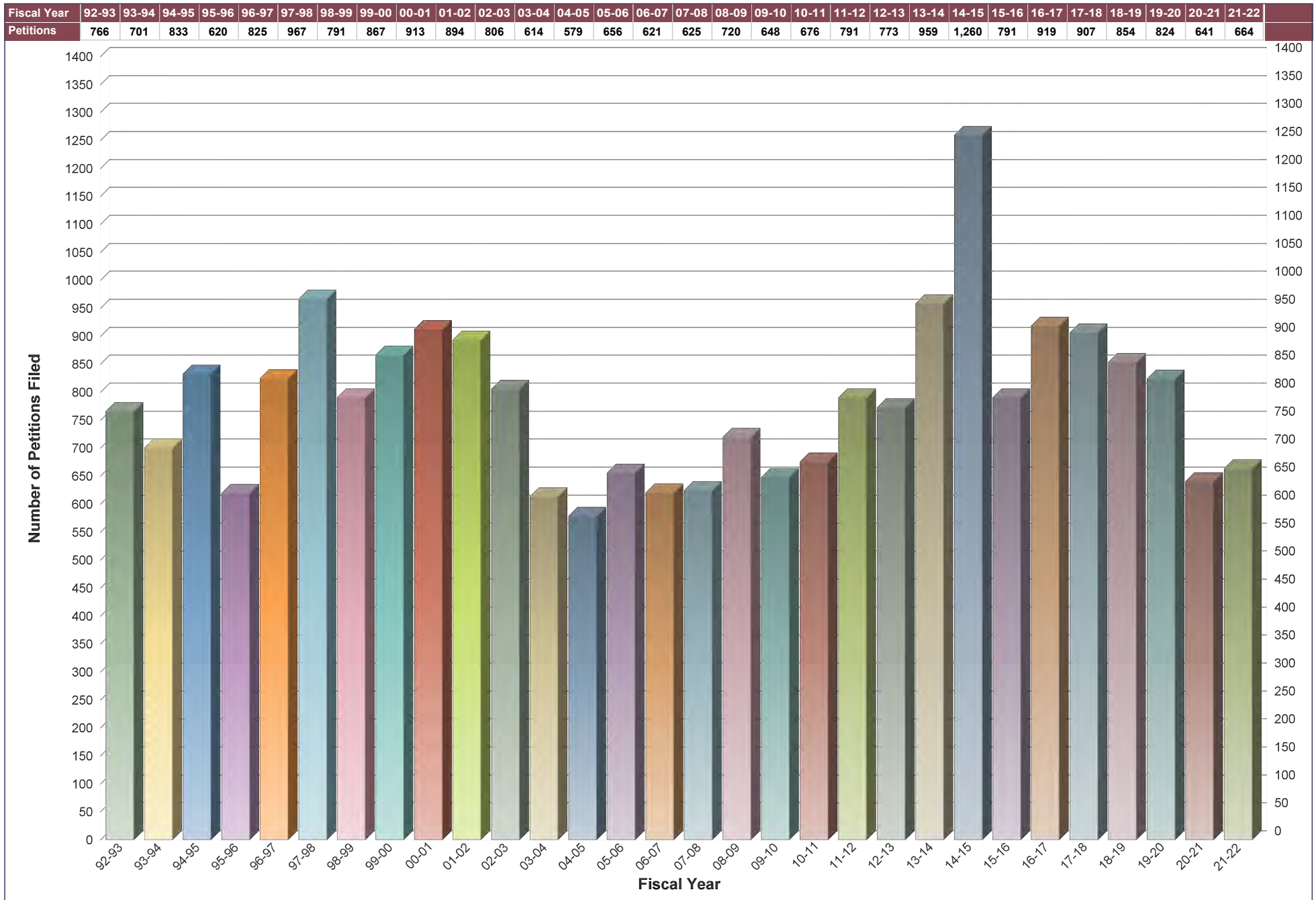


## Rent Board 30-Year Statistical Summary • Total Filings (Overview)

Fiscal Year	92-93	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
Filings	2,409	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

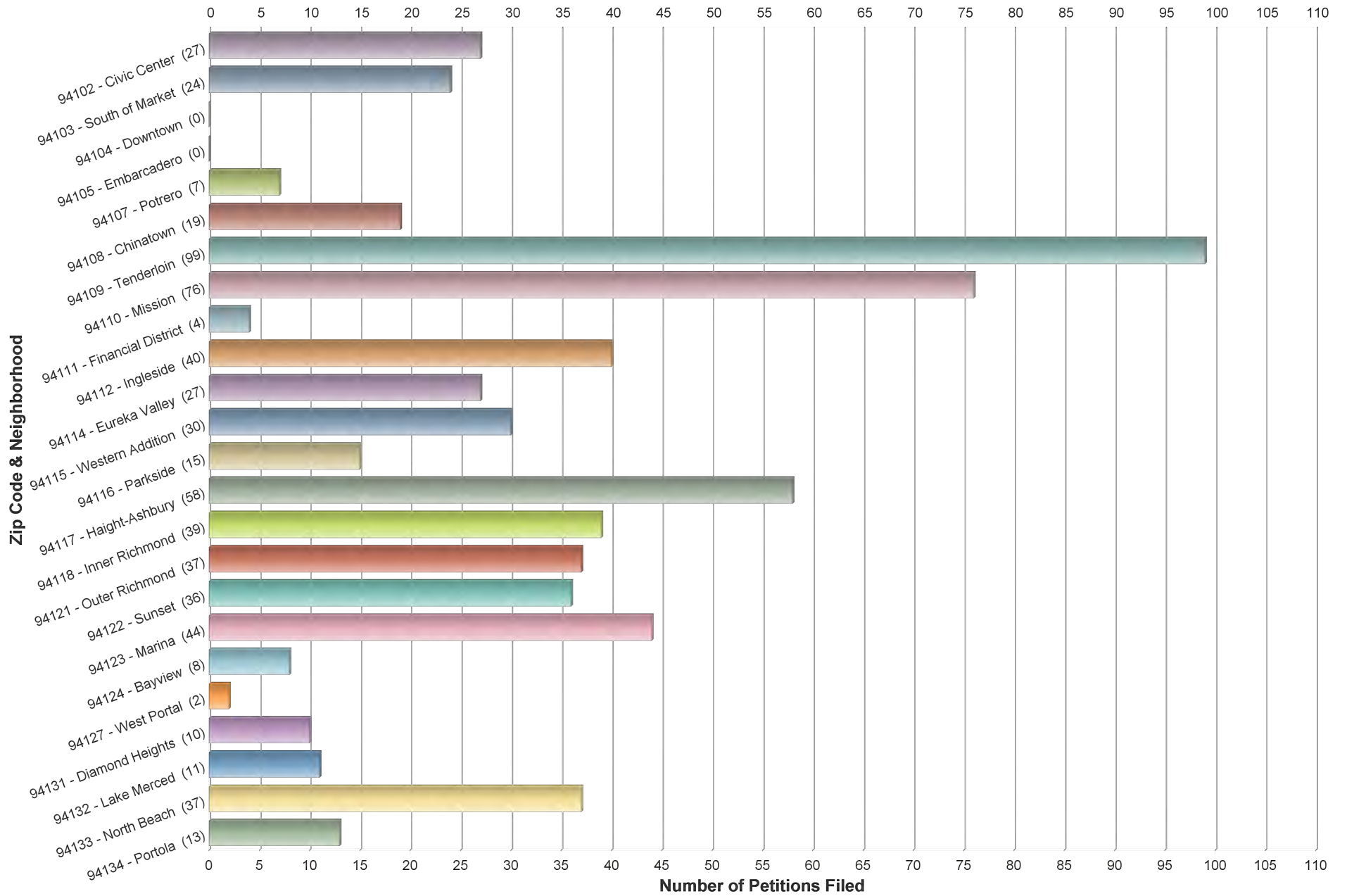


## Tenant Petitions • 30-Year Trend





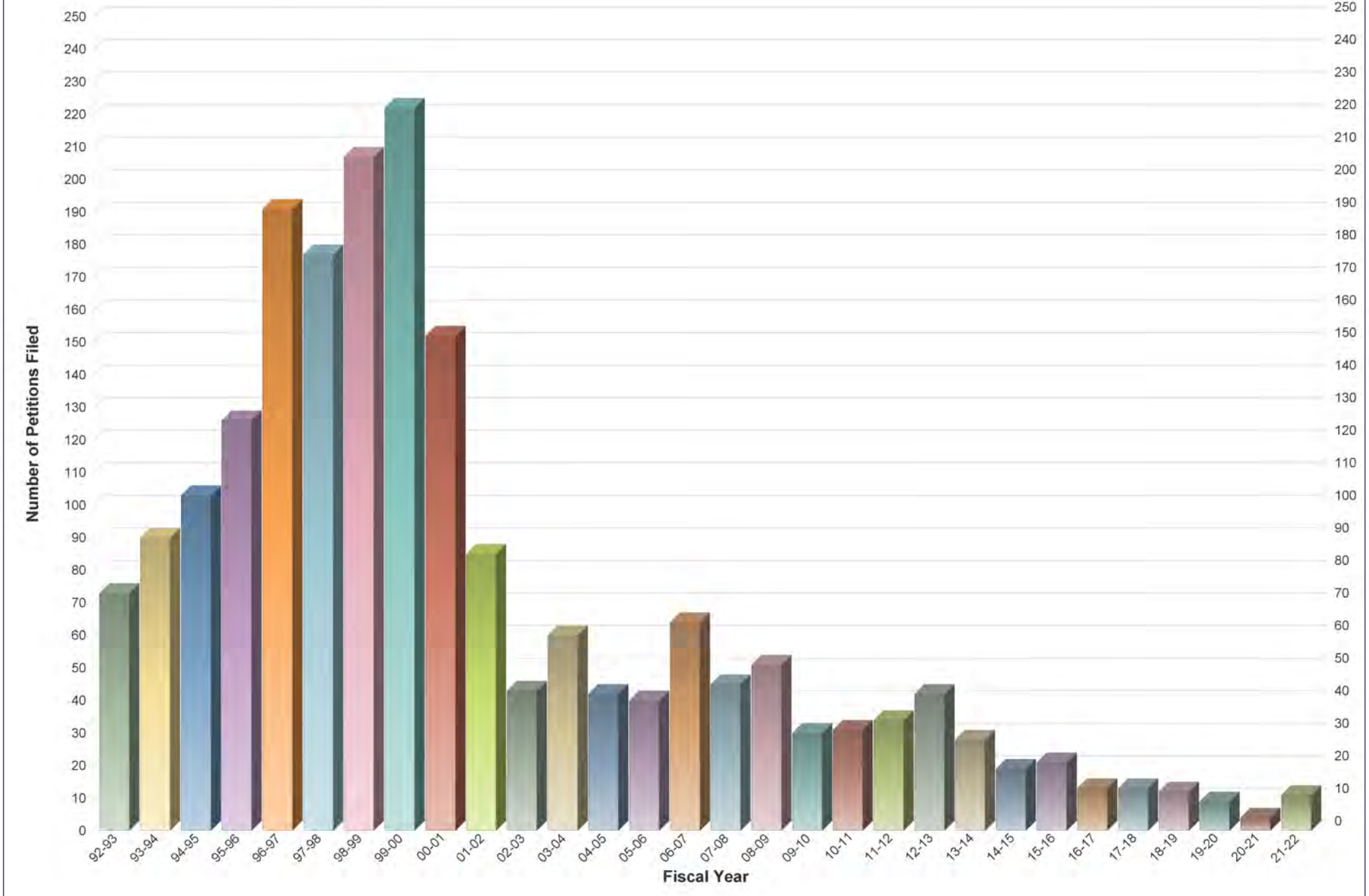
## Tenant Petitions by Zip Code • Fiscal Year 2021-2022





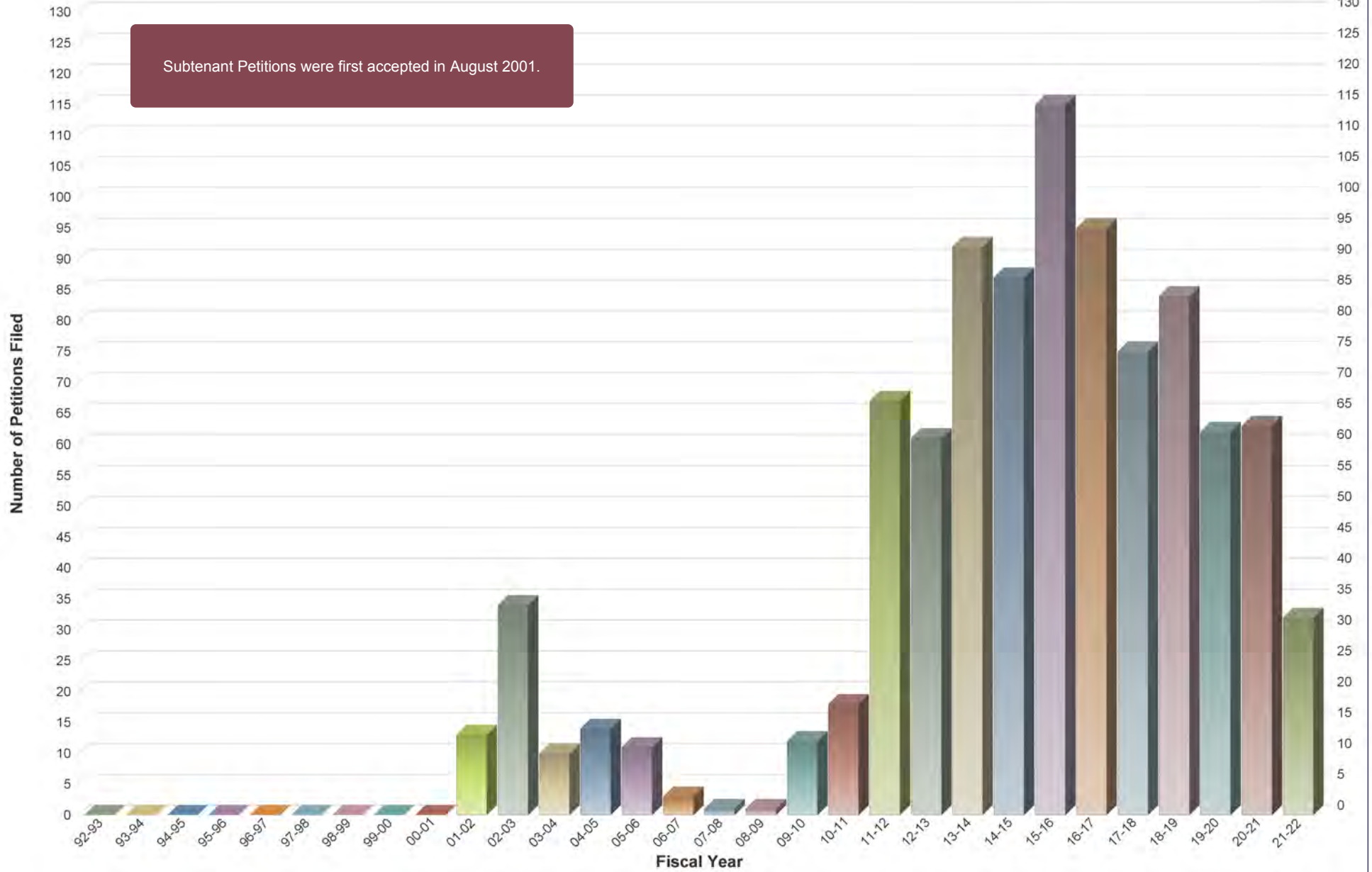
### Tenant Summary Petitions • 30-Year Trend

Fiscal Year	92-93	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
Petitions	73	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



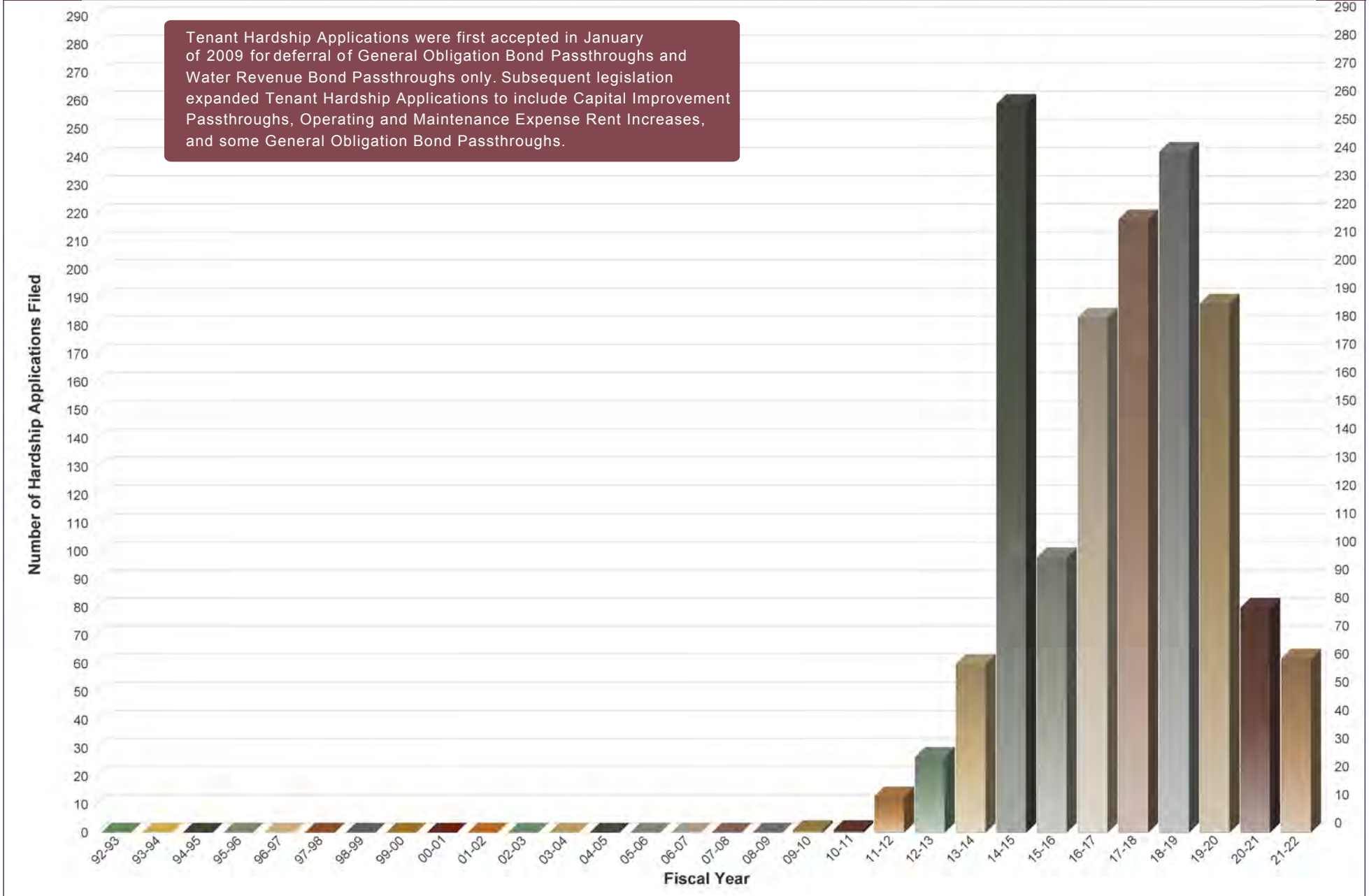
### Subtenant Petitions • 30-Year Trend

Fiscal Year	92-93	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
Petitions	0	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

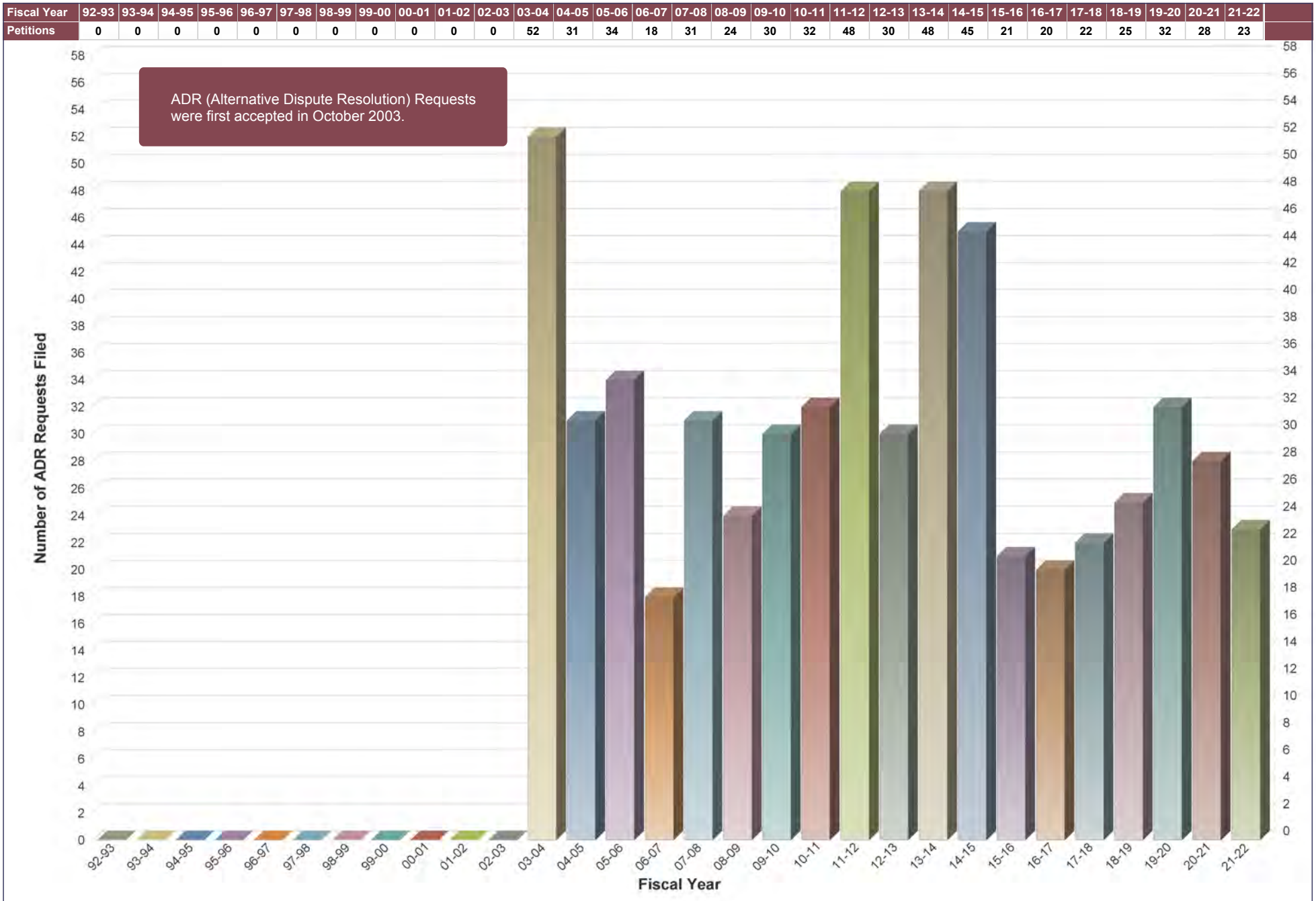


### Tenant Hardship Applications • 30-Year Trend

Fiscal Year	92-93	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	
Petitions	0	0	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



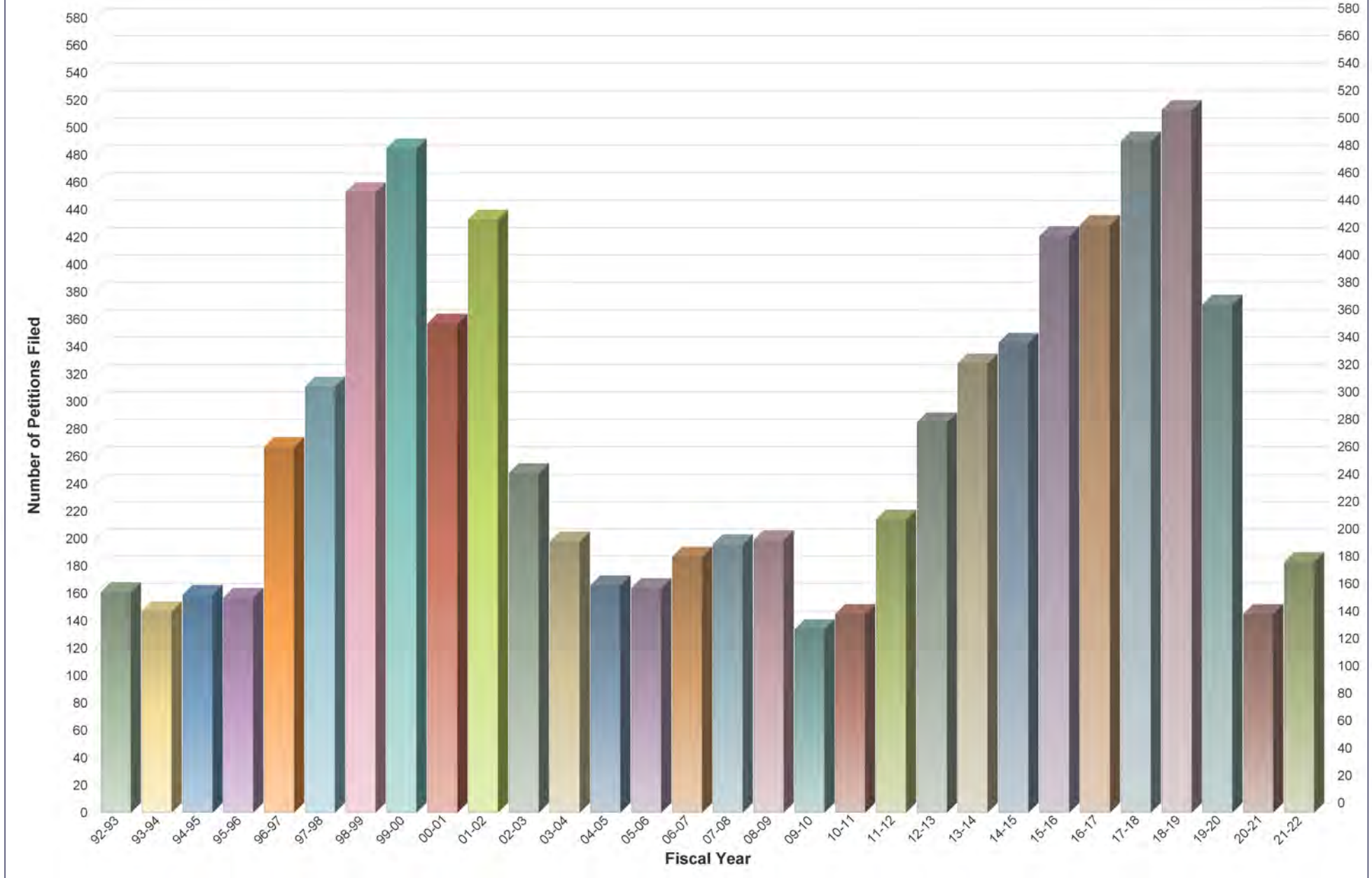
### Tenant ADR Requests • 30-Year Trend



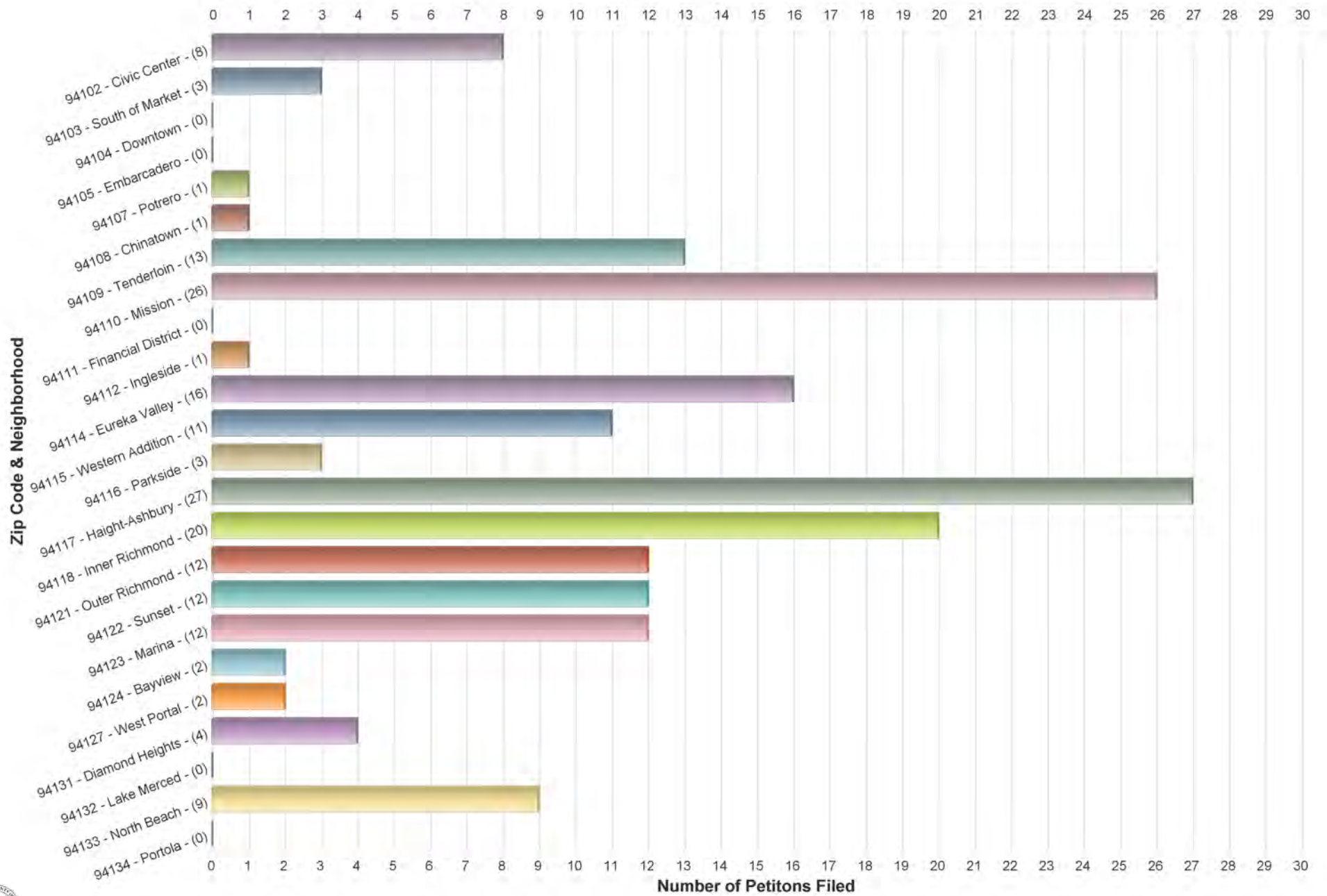


### Landlord Capital Improvement Petitions • 30-Year Trend

Fiscal Year	92-93	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
Petitions	161	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
Units	1,315	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

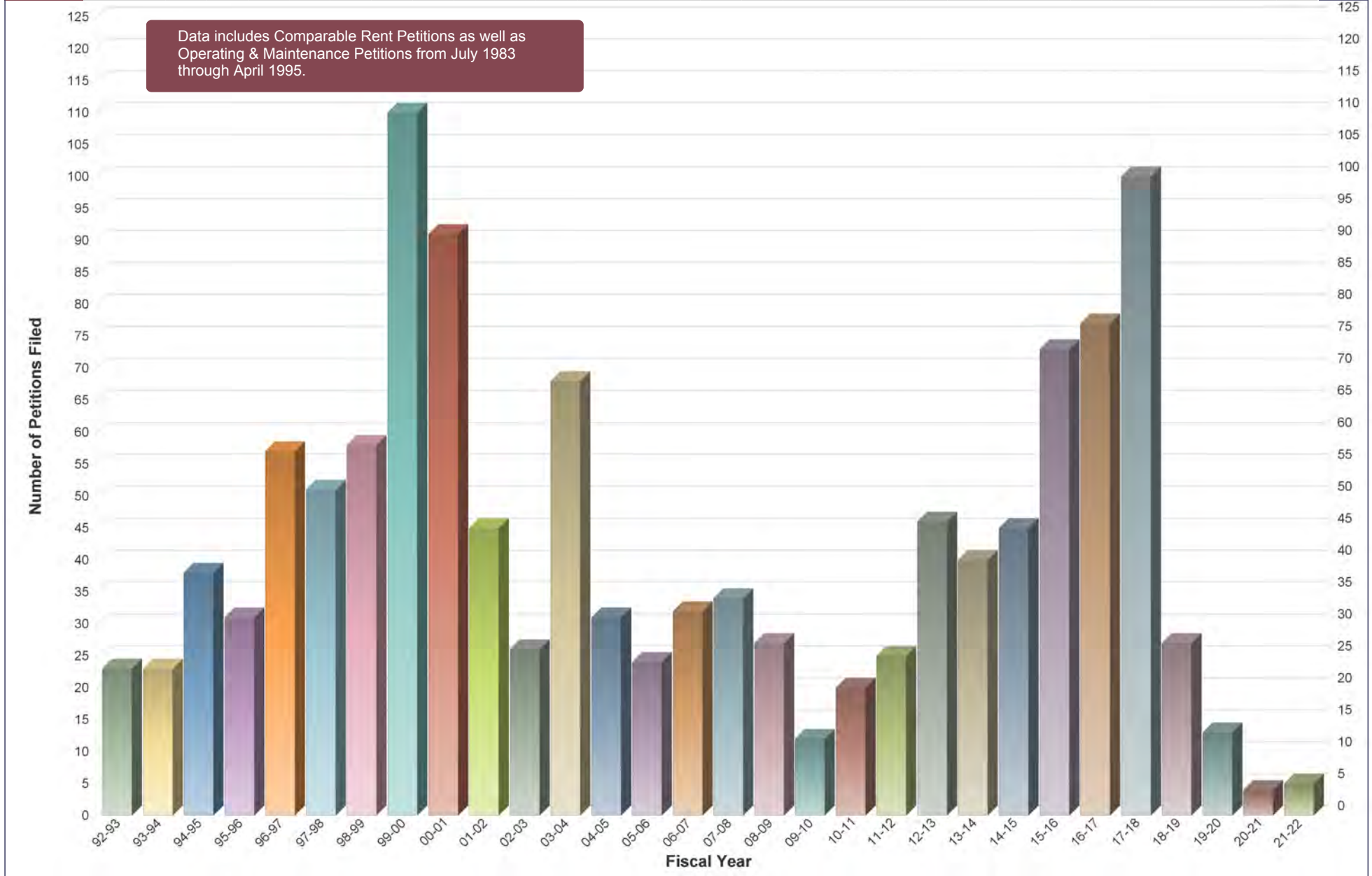


## Landlord Capital Improvement Petitions by Zip Code • Fiscal Year 2021-2022



## Landlord Operating & Maintenance Petitions • 30-Year Trend

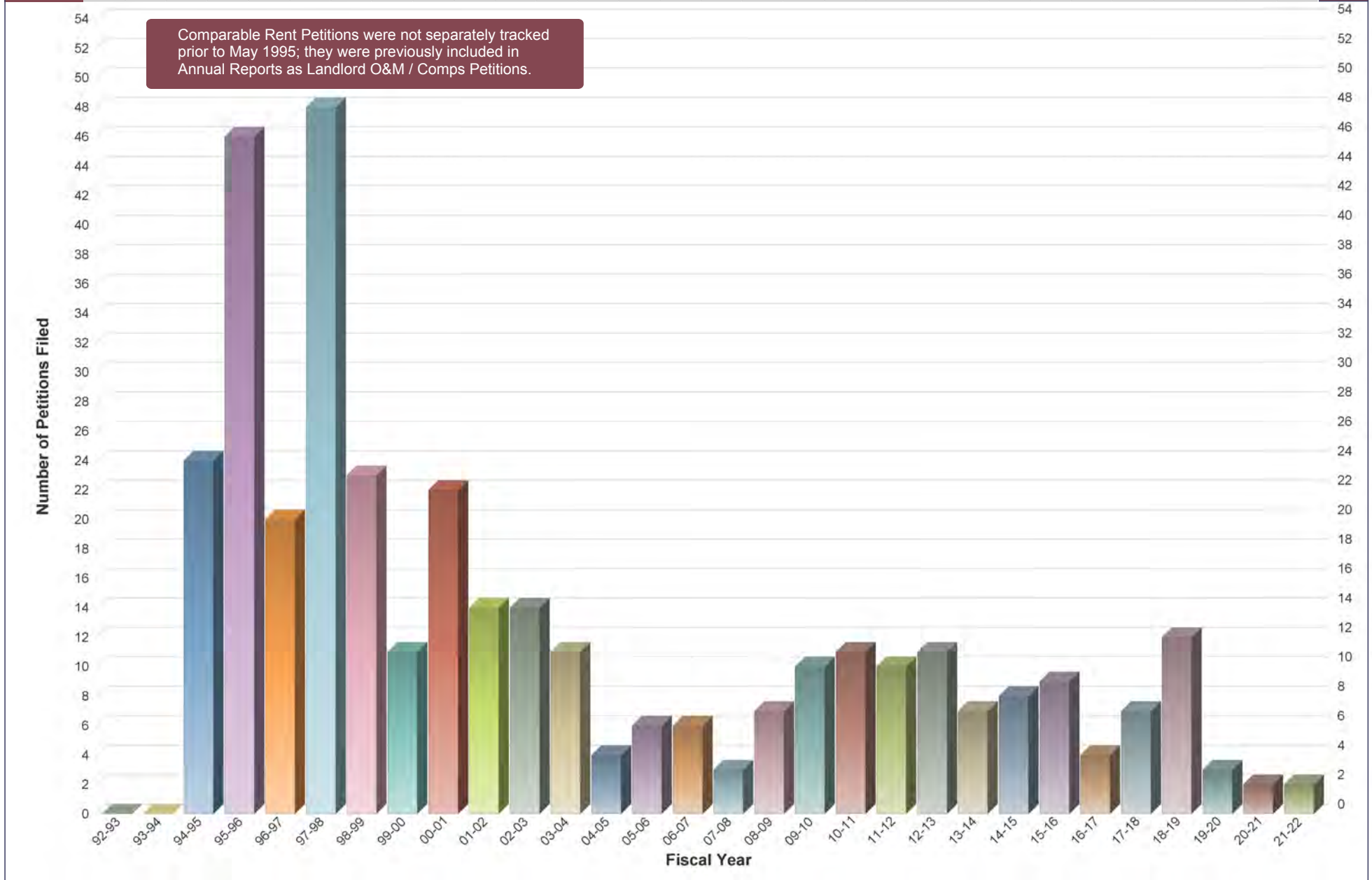
Fiscal Year	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22
Petitions	23	23	38	31	57	51	58	110	91	45	26	68	31	24	32	34	27	12	20	25	46	40	45	73	77	100	27	13	4	5
Units	152	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





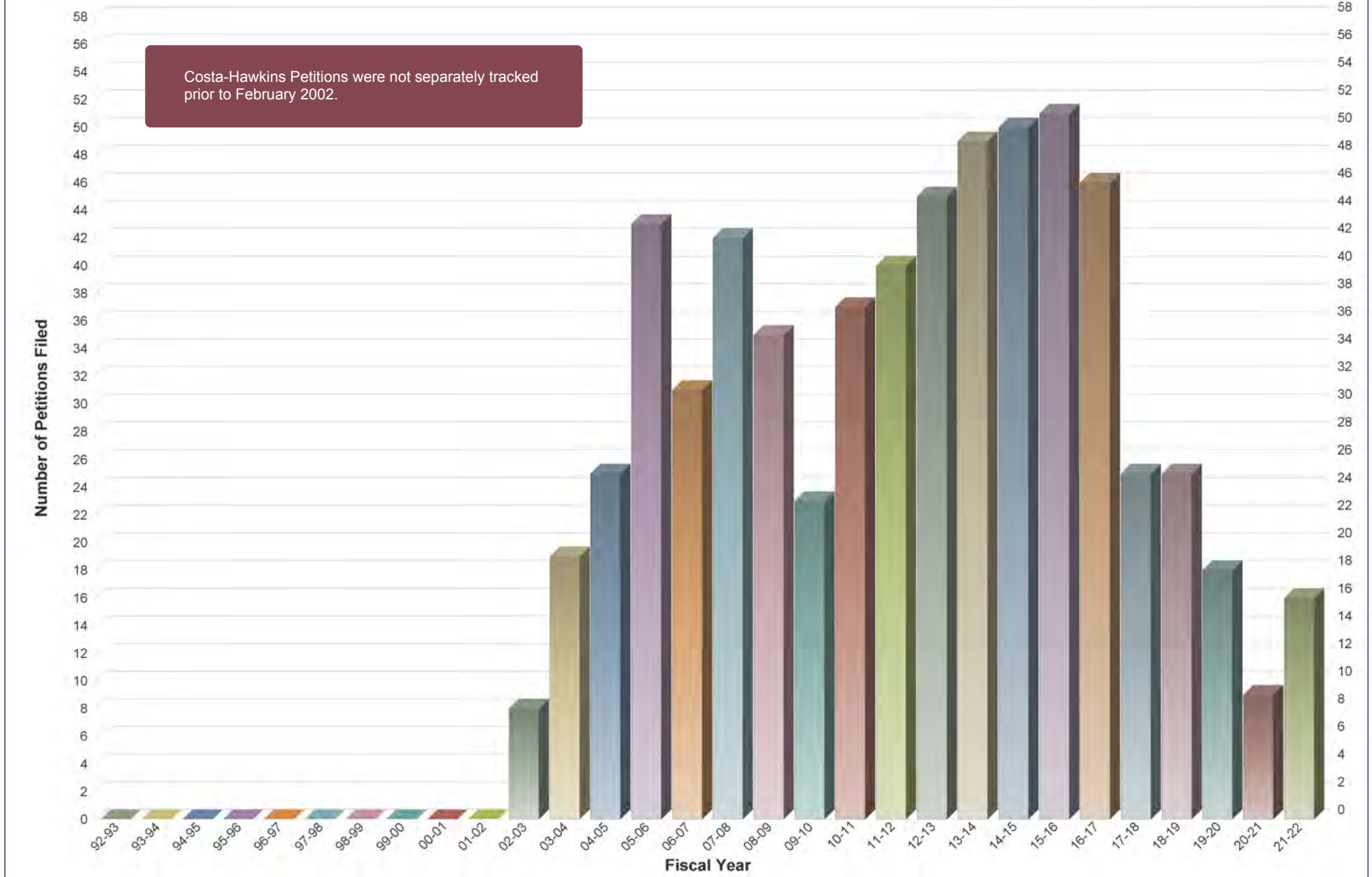
### Landlord Comparable Rent Petitions • 30-Year Trend

Fiscal Year	92-93	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
Petitions	0	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
Units	0	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

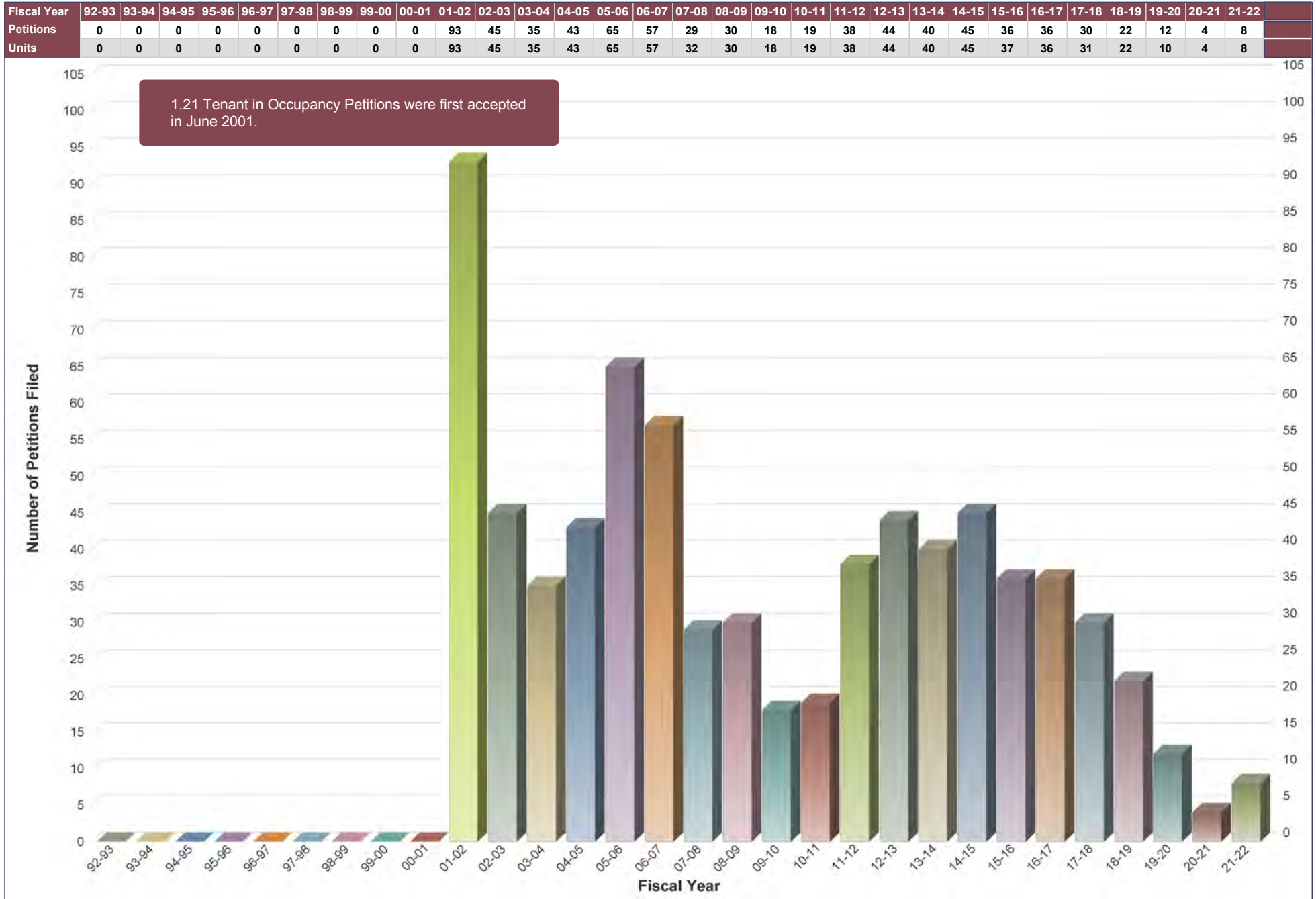


## Landlord Costa-Hawkins Petitions • 30-Year Trend

Fiscal Year	92-93	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
Petitions	0	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
Units	0	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

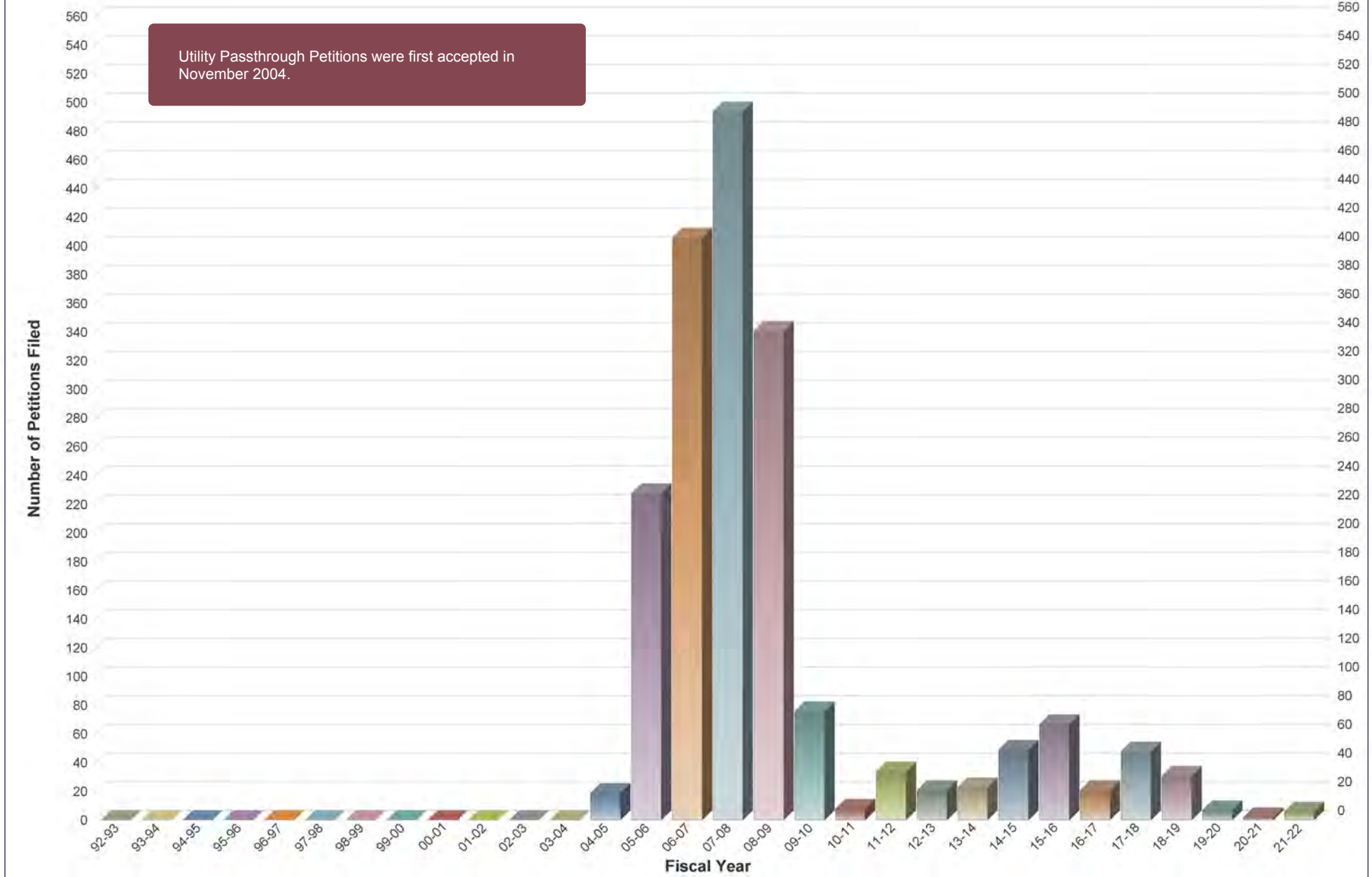


## Landlord 1.21 Tenant in Occupancy Petitions • 30-Year Trend



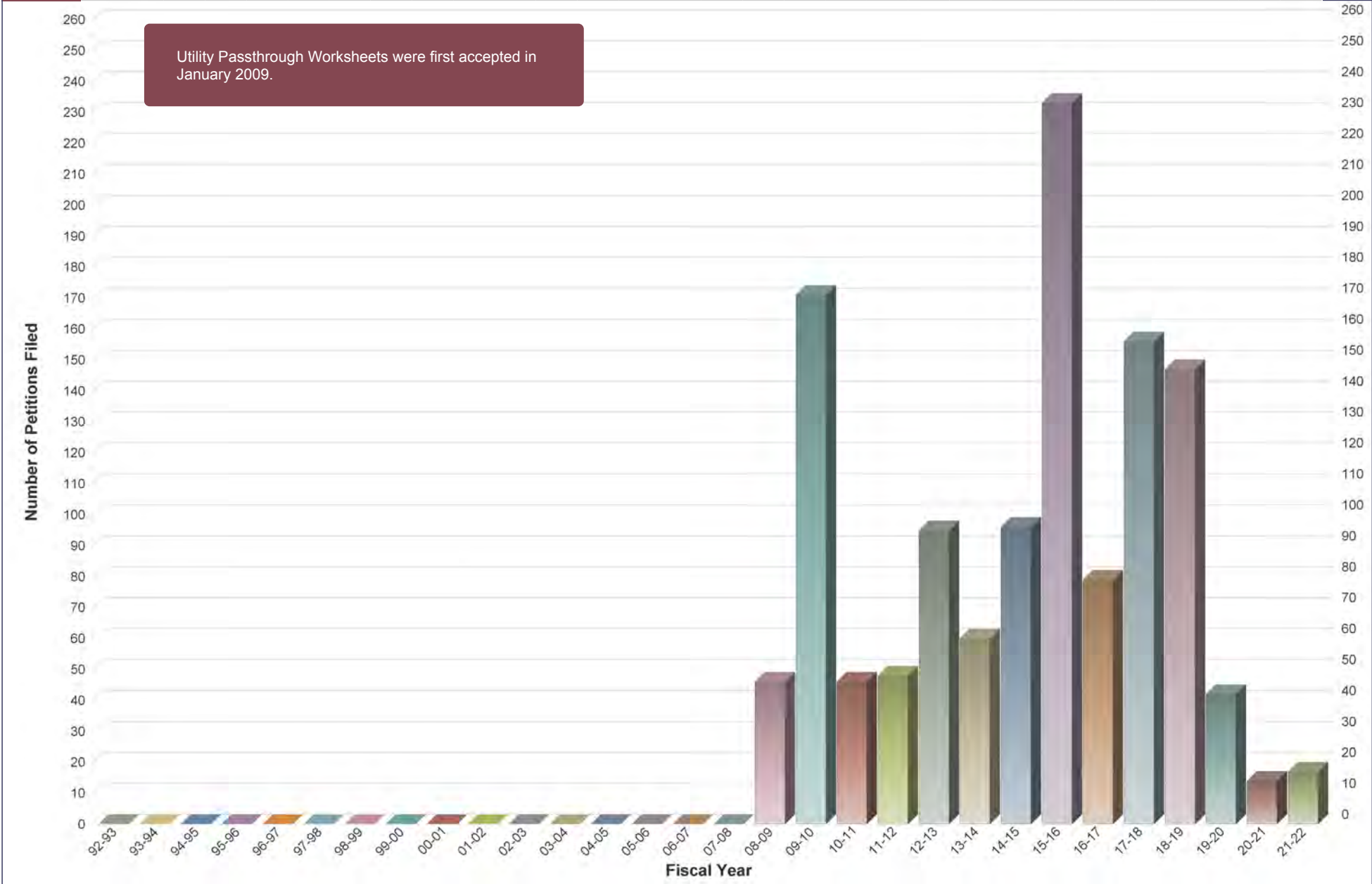
## Landlord Utility Passthrough Petitions • 30-Year Trend

Fiscal Year	92-93	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
Petitions	0	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
Units	0	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



### Landlord Utility Passthrough Worksheets • 30-Year Trend

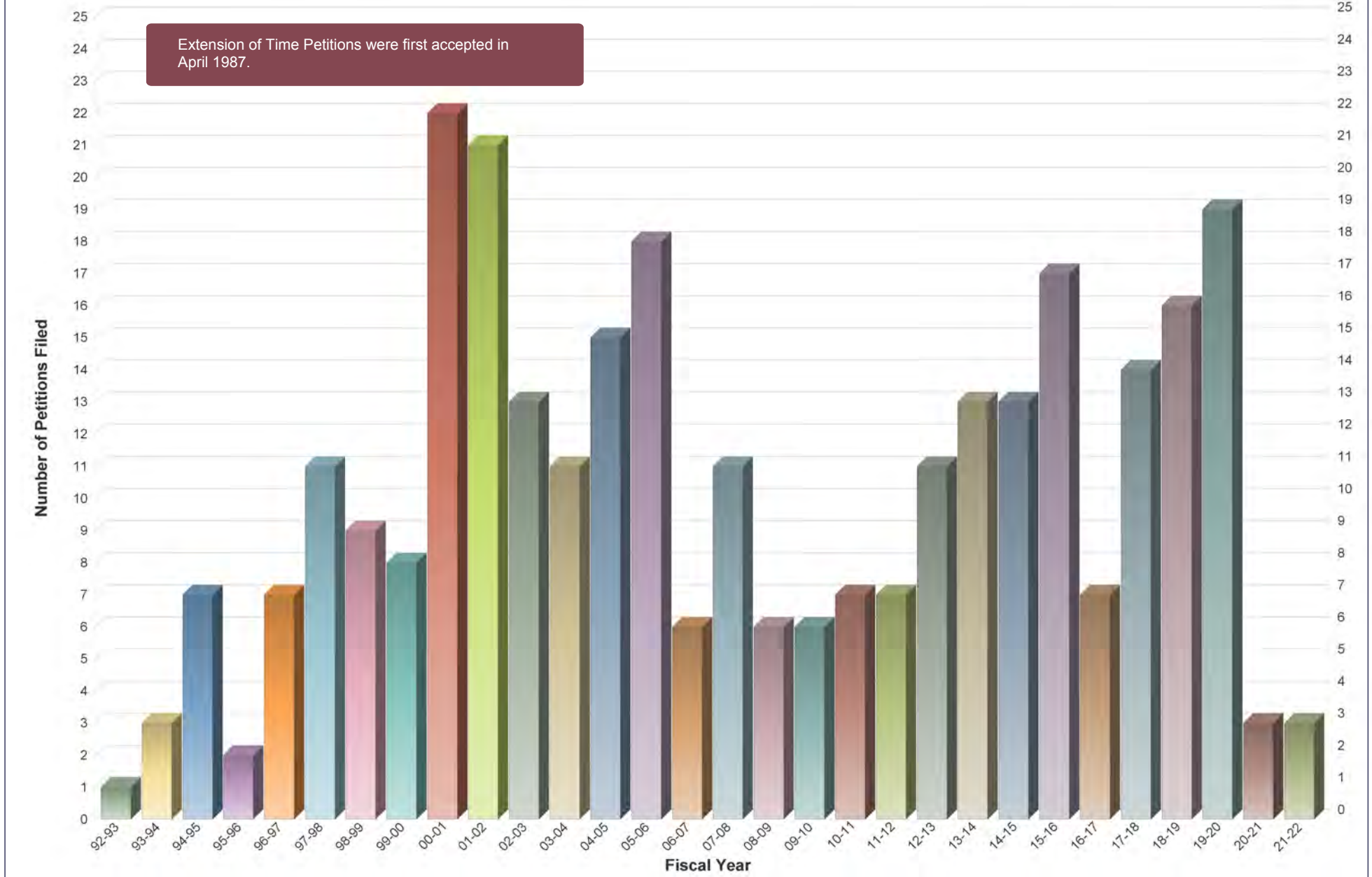
Fiscal Year	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22
Petitions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46	171	46	48	95	60	96	233	79	156	147	42	14	17
Units	0	0	0	0	0	0	0	0	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





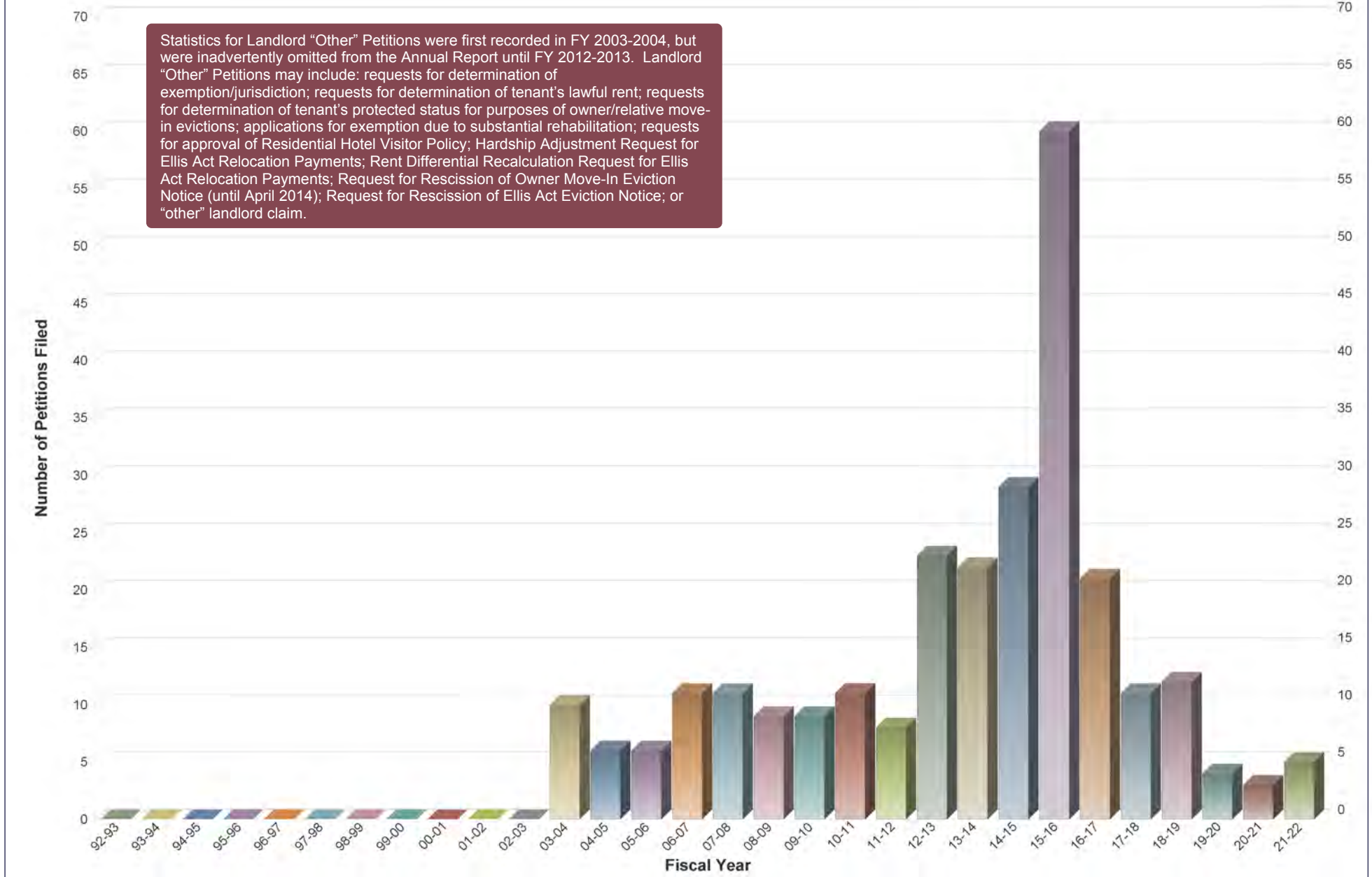
## Landlord Extension Of Time Petitions • 30-Year Trend

Fiscal Year	92-93	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
Petitions	1	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
Units	1	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



### Landlord “Other” Petitions • 30-Year Trend

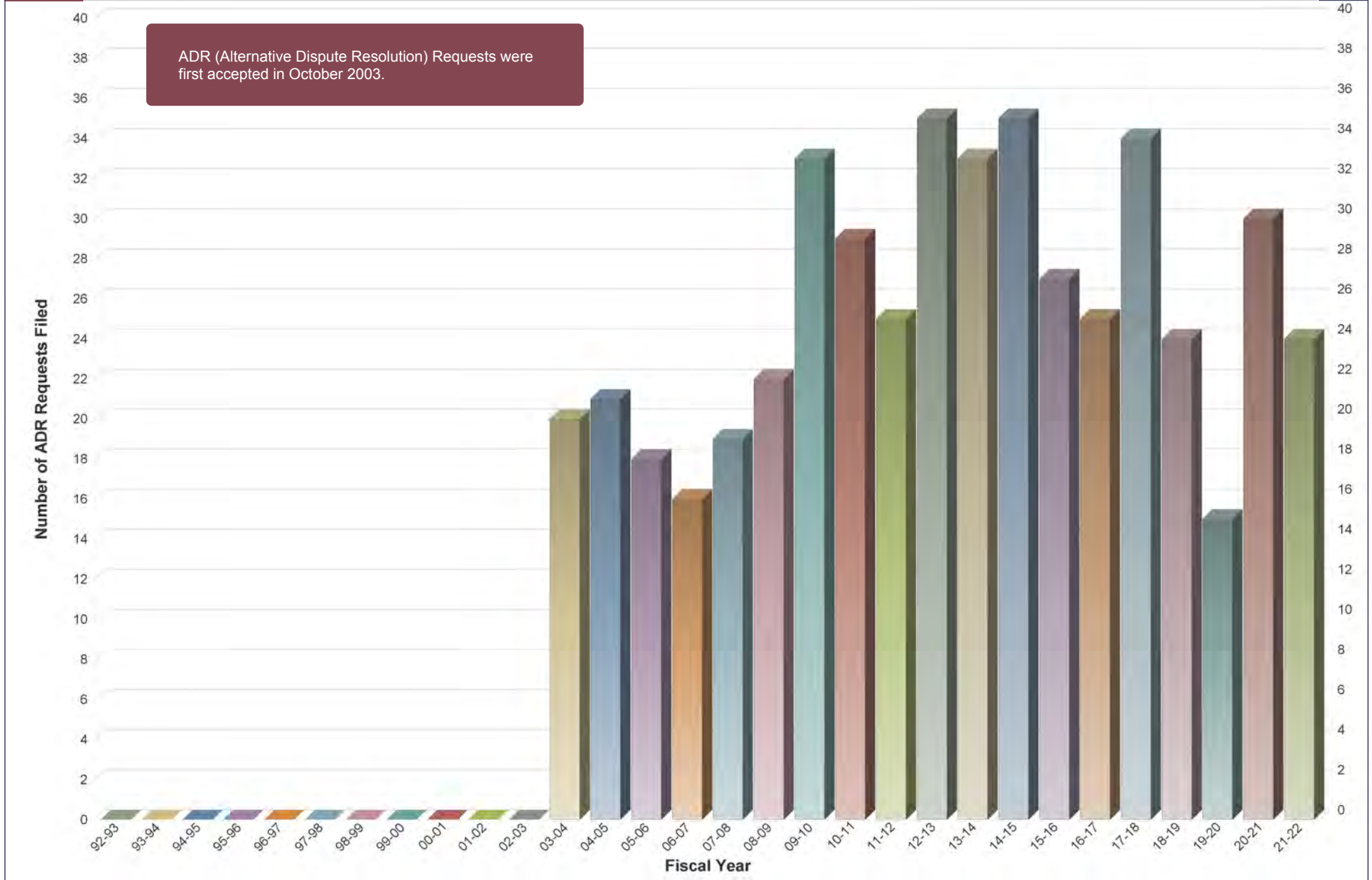
Fiscal Year	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22
<b>Petitions</b>	0	0	0	0	0	0	0	0	0	0	0	10	6	6	11	11	9	9	11	8	23	22	29	60	21	11	12	4	3	5
<b>Units</b>	0	0	0	0	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



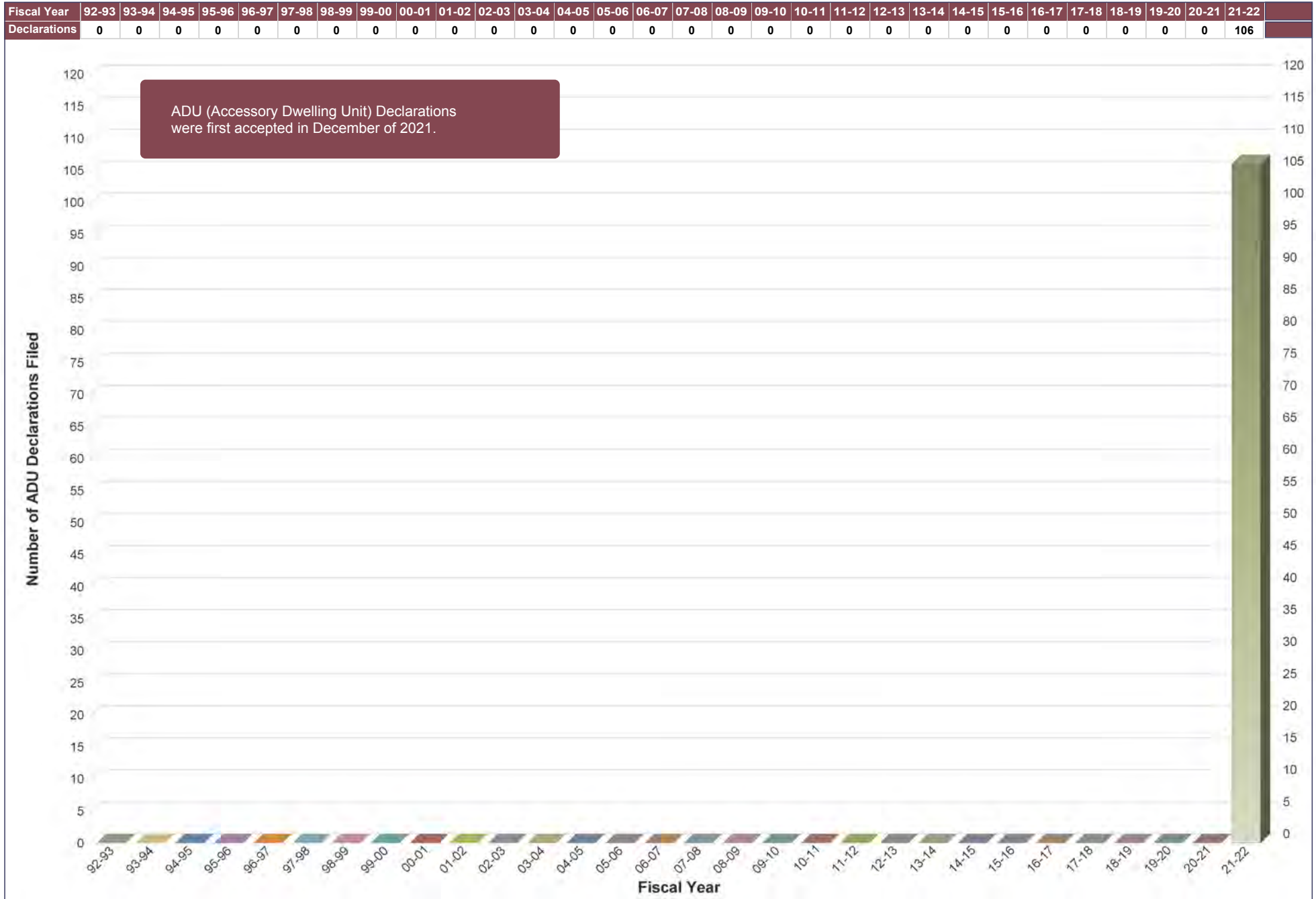


### Landlord ADR Petitions • 30-Year Trend

Fiscal Year	92-93	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
Petitions	0	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
Units	0	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

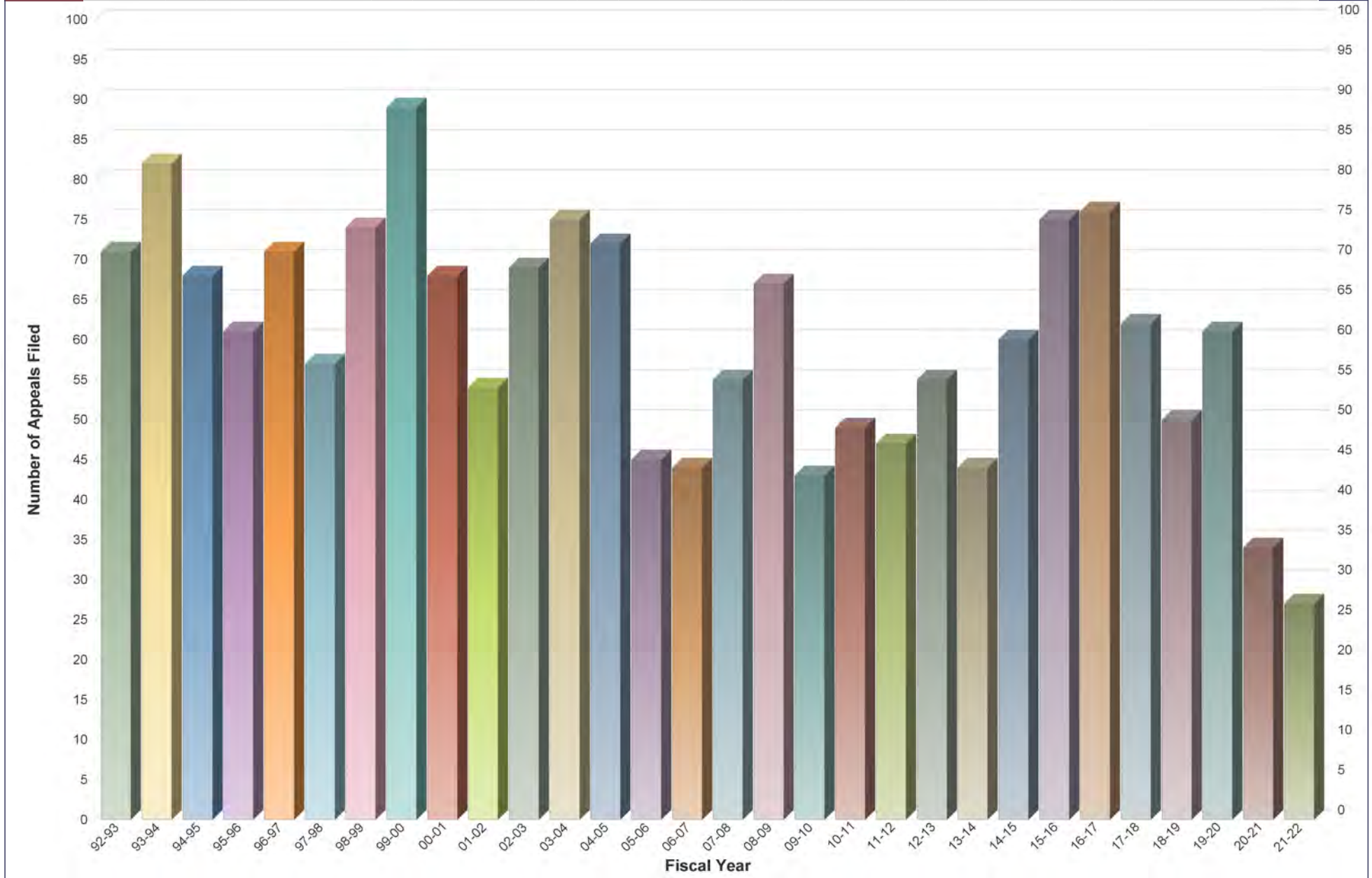


### Landlord ADU Declarations • 30-Year Trend

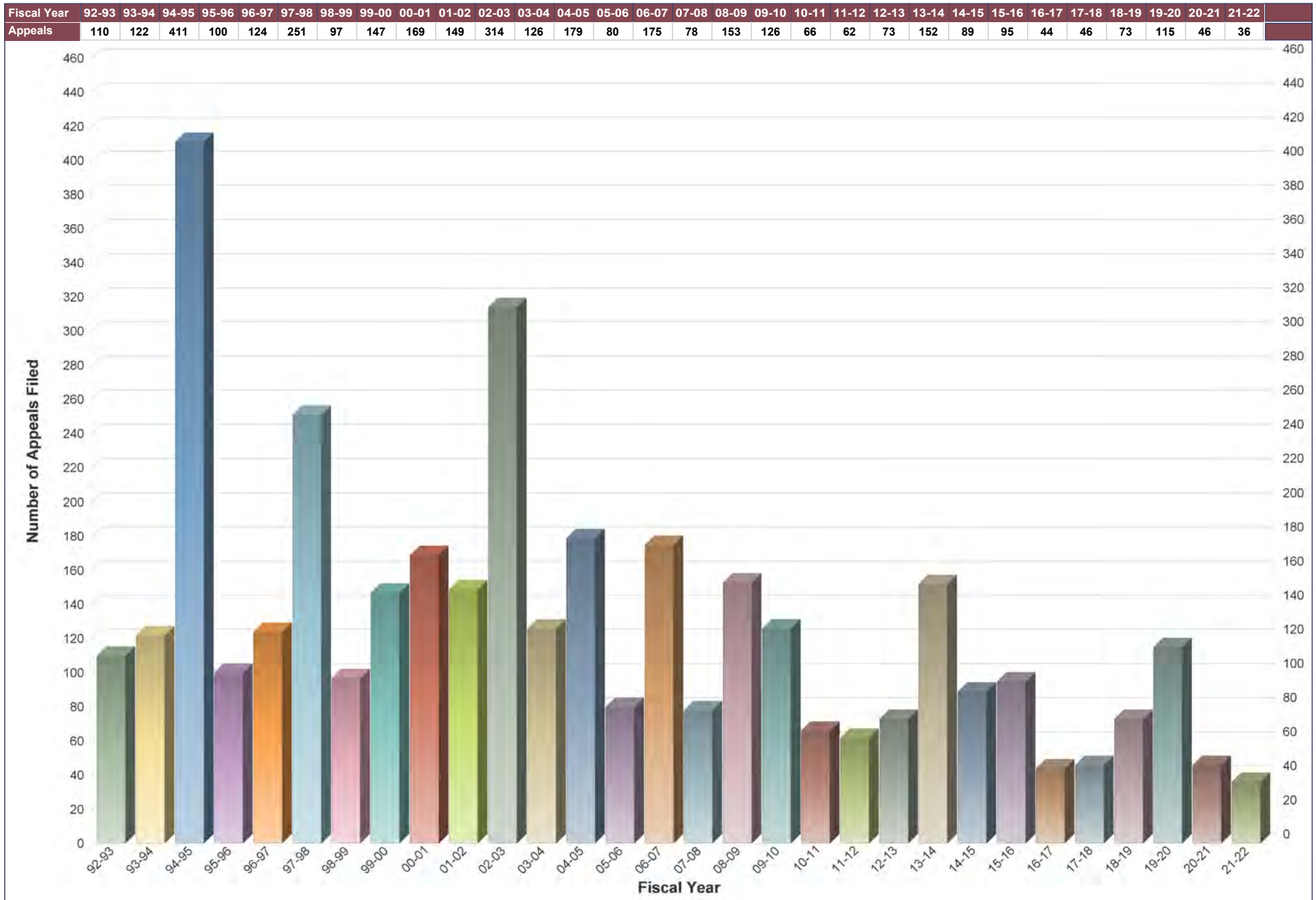


## Landlord Appeals • 30-Year Trend

Fiscal Year	92-93	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
Appeals	71	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
Units	121	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

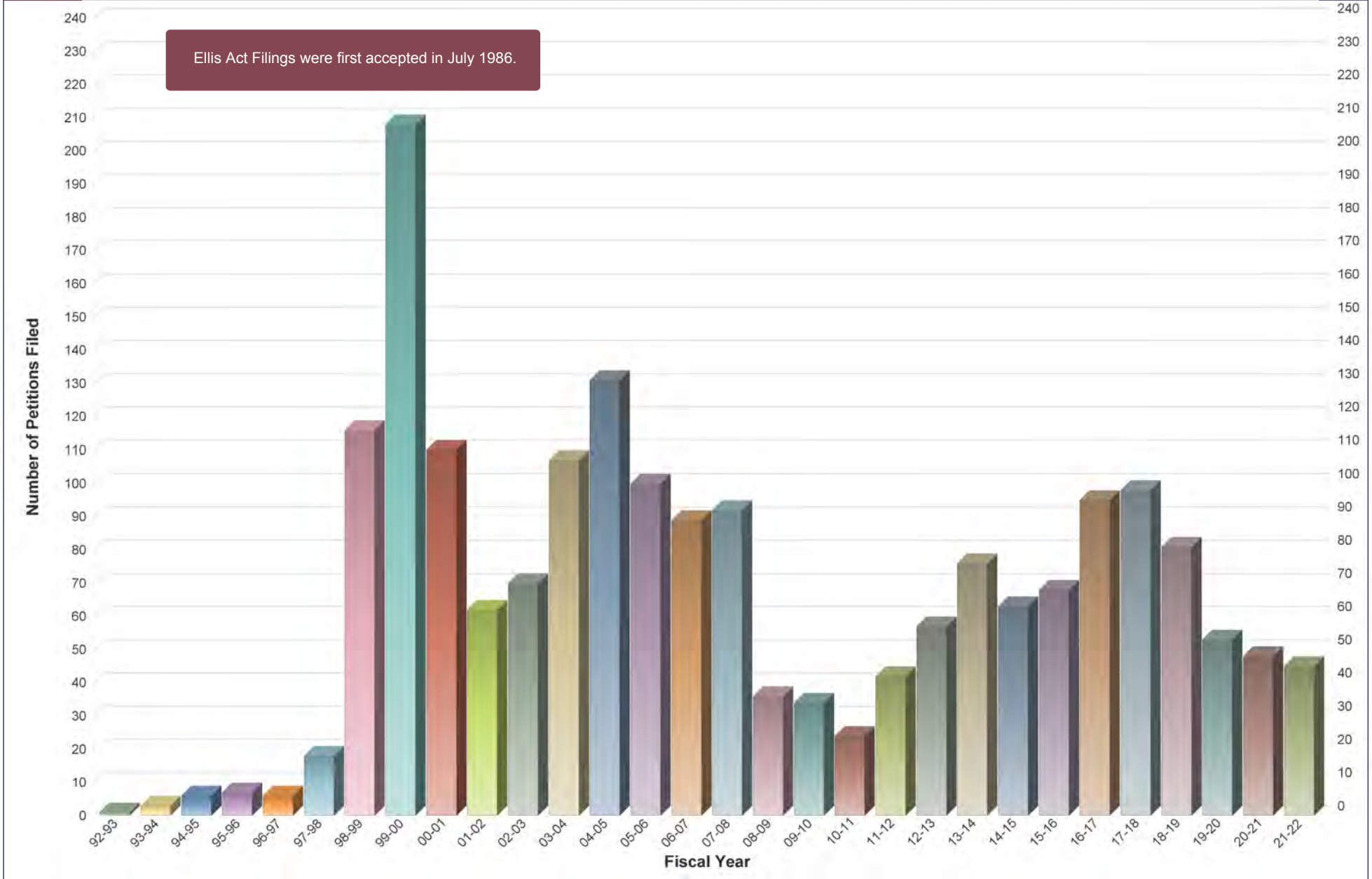


## Tenant Appeals • 30-Year Trend



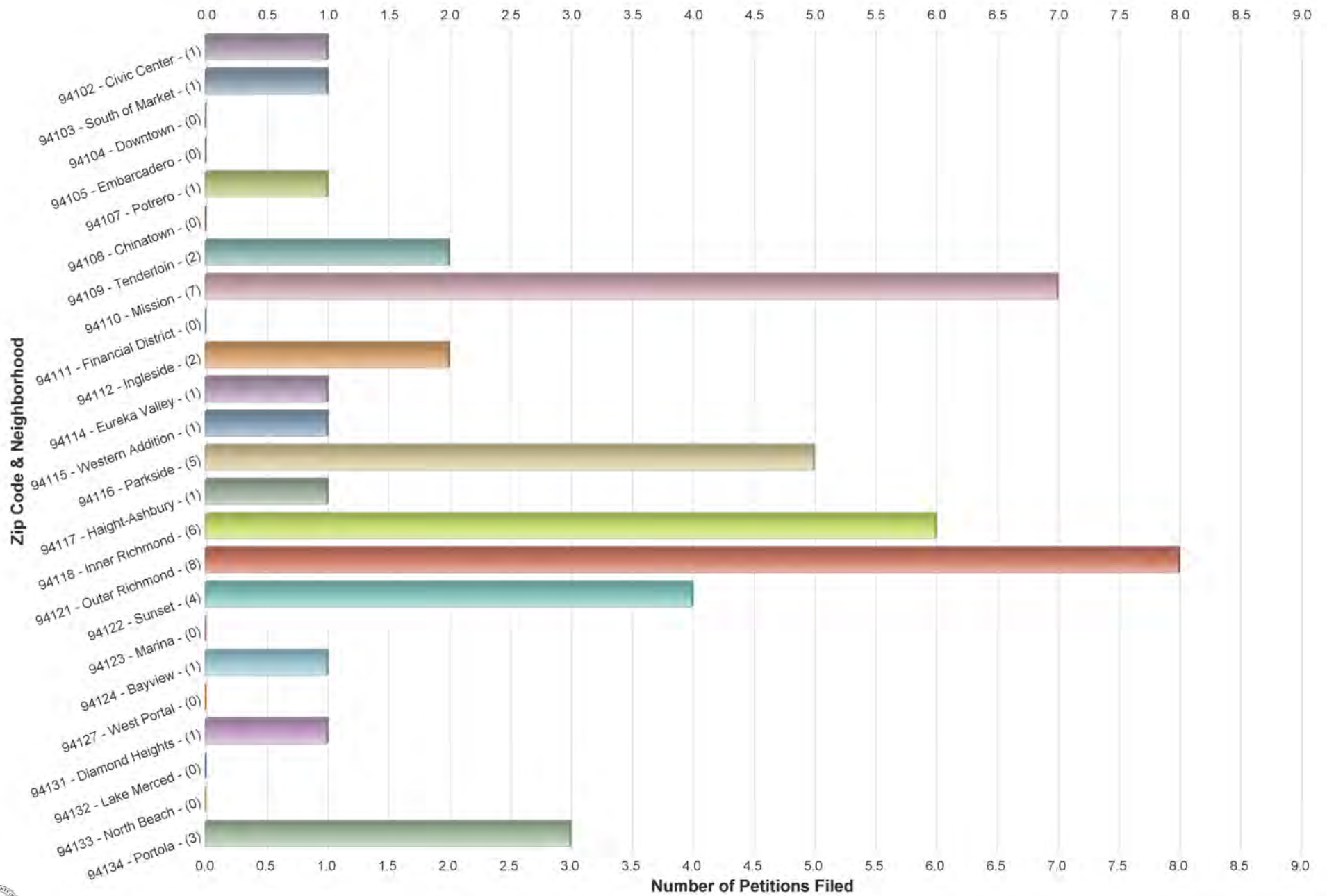
### Landlord Ellis Act Filings • 30-Year Trend

Fiscal Year	92-93	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
Petitions	1	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
Units	1	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

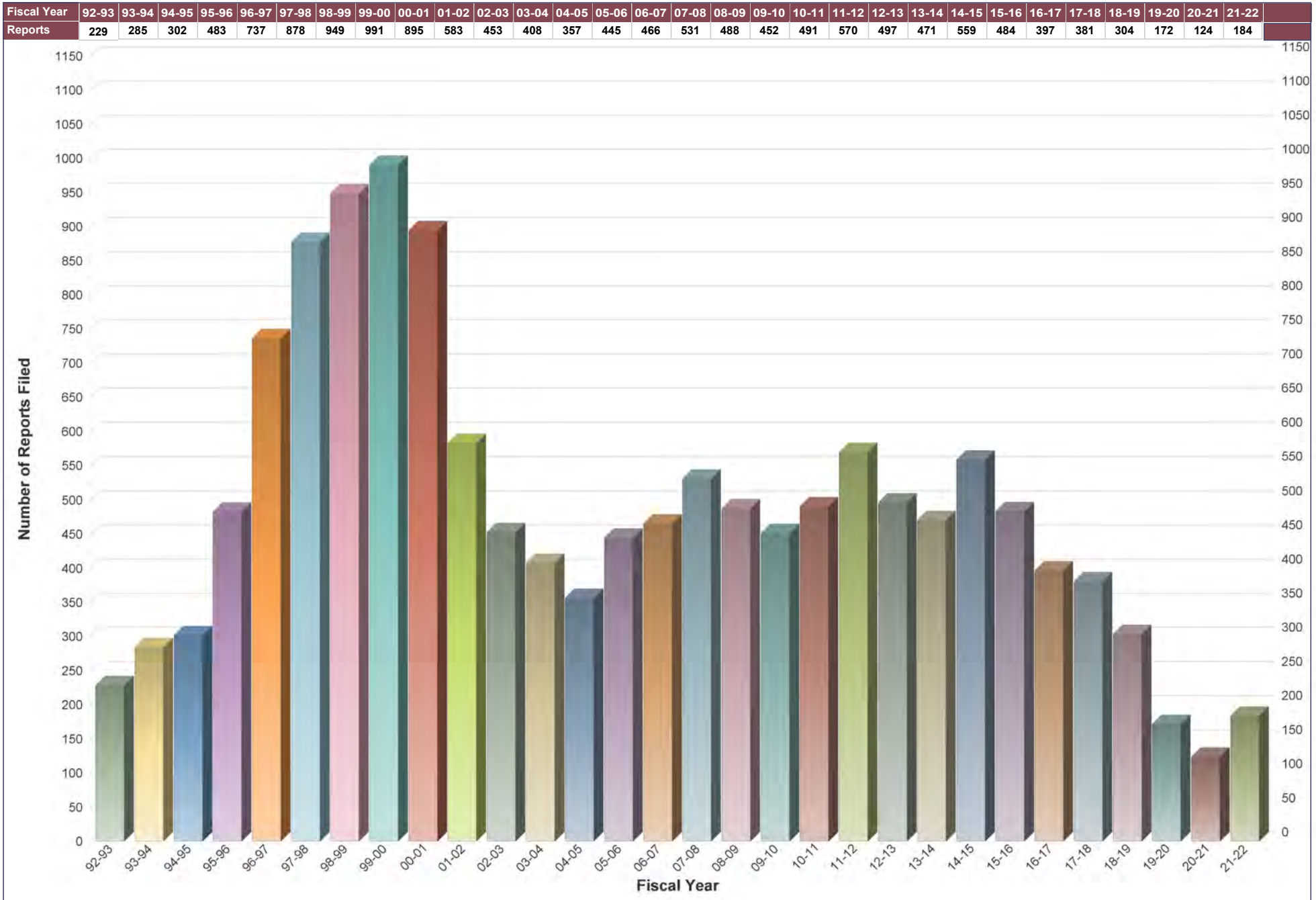




## Landlord Ellis Act Filings by Zip Code • Fiscal Year 2021-2022

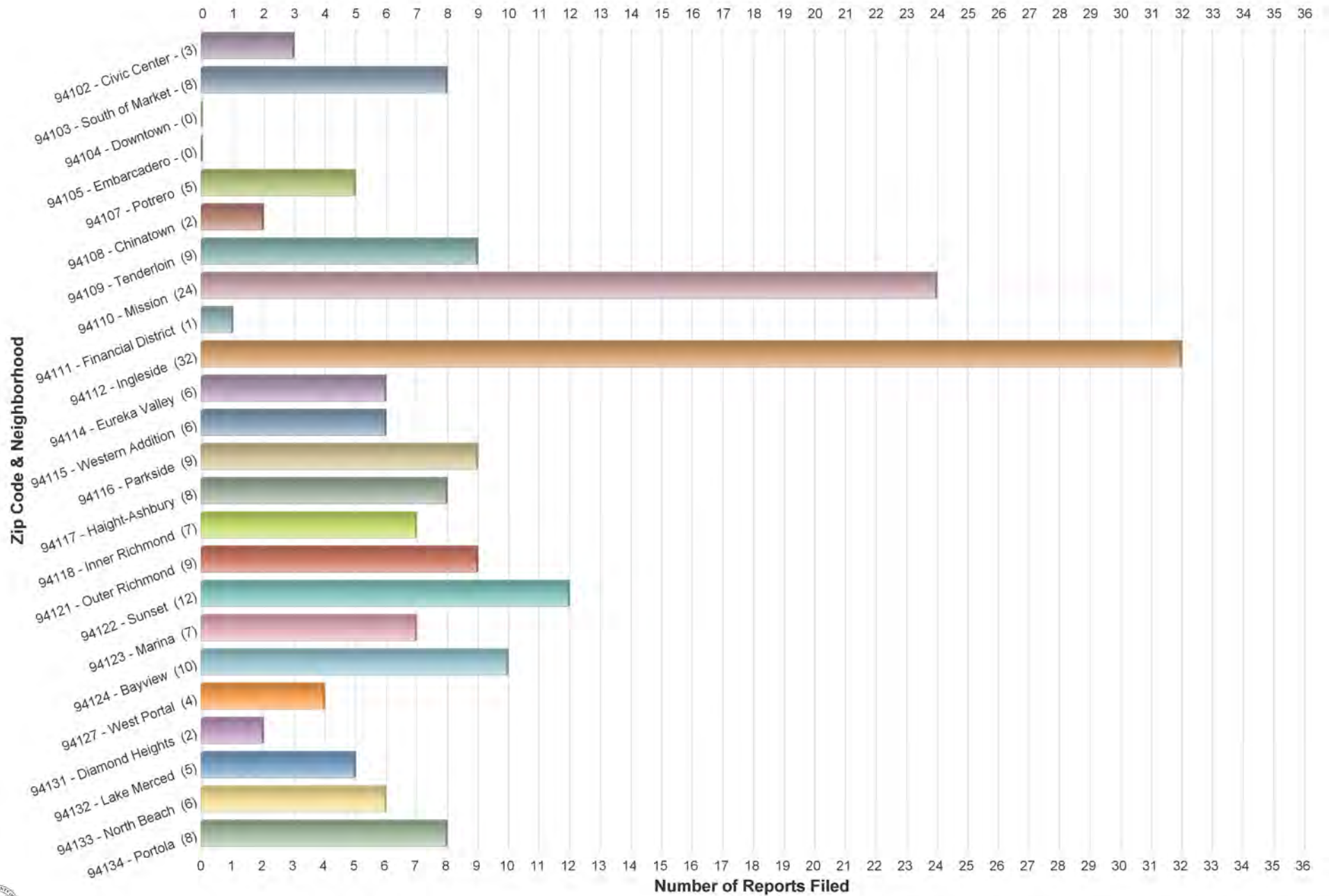


### Tenant Wrongful Eviction Reports • 30-Year Trend



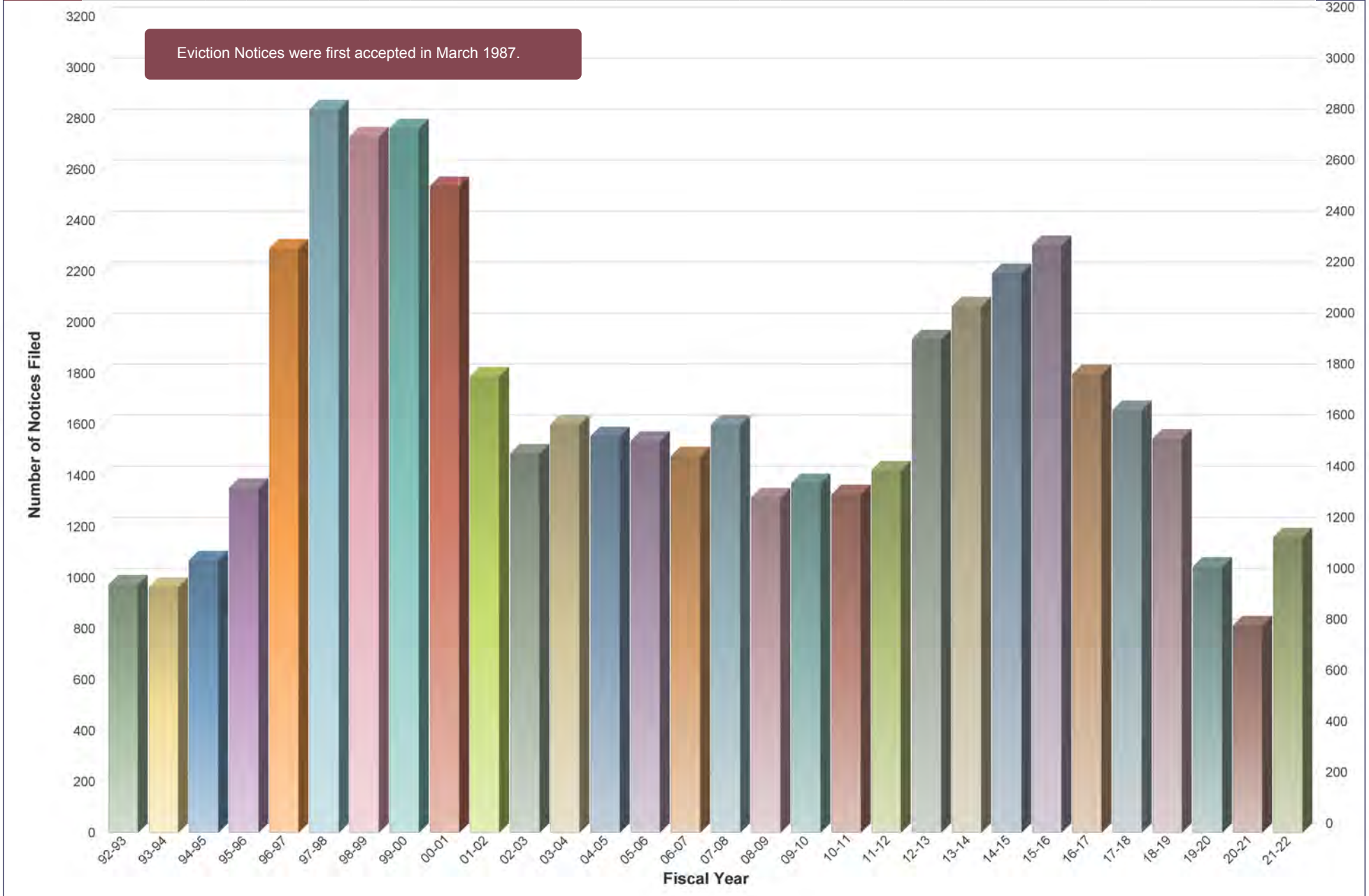


## Tenant Wrongful Eviction Reports by Zip Code • Fiscal Year 2021-2022



### Eviction Notices • 30-Year Trend

Fiscal Year	92-93	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
Notices	974	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



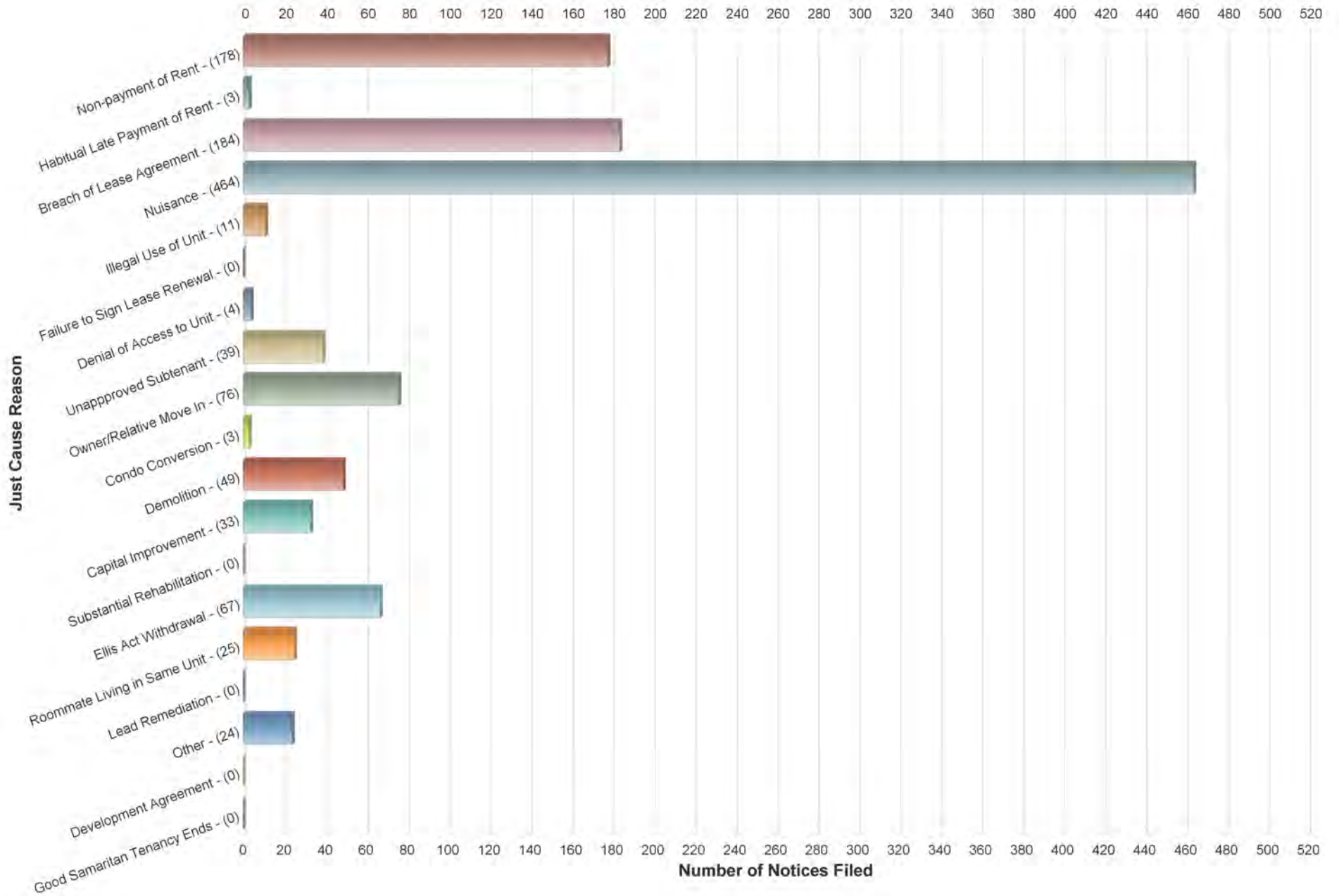
## Eviction Notices by Just Cause Reason • 30-Year Trend

	92-93	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
Non-payment of Rent	96	101	133	125	132	142	143	150	111	109	89	114	86	103	99
Habitual Late Payment of Rent	72	50	40	49	85	100	101	93	86	57	65	62	49	60	72
Breach of Lease Agreement	136	133	104	172	290	327	344	327	398	329	236	274	246	271	294
Nuisance	215	159	204	236	247	258	247	278	256	283	247	285	274	310	310
Illegal Use of Unit	11	15	9	53	16	17	24	32	27	41	18	25	21	49	39
Failure to Sign Lease Renewal	3	0	0	0	0	2	4	6	2	2	1	0	0	0	1
Denial of Access to Unit	8	5	11	1	0	18	12	14	9	6	9	4	5	11	15
Unapproved Subtenant	34	12	25	34	67	90	168	84	30	4	13	11	15	19	24
Owner/Relative Move-In	293	344	361	481	1,075	1,410	1,200	937	991	594	422	364	288	248	210
Condo Conversion	0	0	0	1	1	1	0	6	5	5	7	3	7	1	4
Demolition	12	12	33	36	53	77	39	43	84	88	94	73	66	48	47
Capital Improvement	10	33	8	18	53	44	24	80	58	47	64	69	70	83	58
Substantial Rehabilitation	1	4	7	10	38	35	26	14	7	8	2	0	1	5	0
Ellis Act Withdrawal	0	0	0	0	3	12	206	440	274	83	115	228	330	248	210
Roommate Living in Same Unit	10	20	30	49	71	119	104	146	130	94	73	57	49	39	42
Lead Remediation	0	0	0	0	0	0	0	1	1	0	0	0	7	0	1
Other	73	77	104	103	160	194	90	110	69	37	31	30	40	41	49
Development Agreement															
Good Samaritan Tenancy Ends															
<b>TOTAL:</b>	<b>974</b>	<b>965</b>	<b>1,069</b>	<b>1,368</b>	<b>2,291</b>	<b>2,846</b>	<b>2,732</b>	<b>2,761</b>	<b>2,538</b>	<b>1,787</b>	<b>1,486</b>	<b>1,599</b>	<b>1,554</b>	<b>1,536</b>	<b>1,475</b>

	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
Non-payment of Rent	98	129	85	106	73	74	116	130	119	119	75	83	77	97	178
Habitual Late Payment of Rent	88	88	60	42	59	70	78	72	125	80	48	32	21	2	3
Breach of Lease Agreement	424	376	457	428	536	510	646	736	555	427	385	535	311	109	184
Nuisance	317	279	308	261	277	350	359	406	360	348	331	308	333	407	464
Illegal Use of Unit	39	31	40	21	29	53	52	90	95	85	34	20	13	5	11
Failure to Sign Lease Renewal	9	4	11	4	7	11	1	6	2	7	5	10	1	4	0
Denial of Access to Unit	20	14	31	19	20	14	8	24	12	23	18	5	5	9	4
Unapproved Subtenant	13	18	19	15	22	21	14	25	22	29	27	21	16	18	39
Owner/Relative Move-In	161	143	127	139	136	234	307	393	413	348	274	209	96	23	76
Condo Conversion	2	3	2	3	6	10	13	8	20	3	4	10	3	2	3
Demolition	39	29	24	37	42	62	112	60	43	5	1	6	2	0	49
Capital Improvement	56	24	21	27	39	36	34	36	298	70	191	124	49	23	33
Substantial Rehabilitation	0	0	0	1	0	6	0	0	0	0	0	1	0	0	0
Ellis Act Withdrawal	265	99	69	40	81	144	215	121	146	149	188	133	81	82	67
Roommate Living in Same Unit	19	30	30	32	32	40	55	40	53	66	31	25	19	7	25
Lead Remediation	2	3	0	0	0	0	0	0	0	0	1	0	0	0	0
Other	48	45	88	47	62	66	54	46	40	32	19	22	17	26	24
Development Agreement				106	0	232	0	1	1	0	23	0	0	0	0
Good Samaritan Tenancy Ends				0	0	1	0	0	0	7	0	0	1	0	0
<b>TOTAL:</b>	<b>1,600</b>	<b>1,315</b>	<b>1,372</b>	<b>1,328</b>	<b>1,421</b>	<b>1,934</b>	<b>2,064</b>	<b>2,194</b>	<b>2,304</b>	<b>1,798</b>	<b>1,655</b>	<b>1,544</b>	<b>1,045</b>	<b>814</b>	<b>1,160</b>

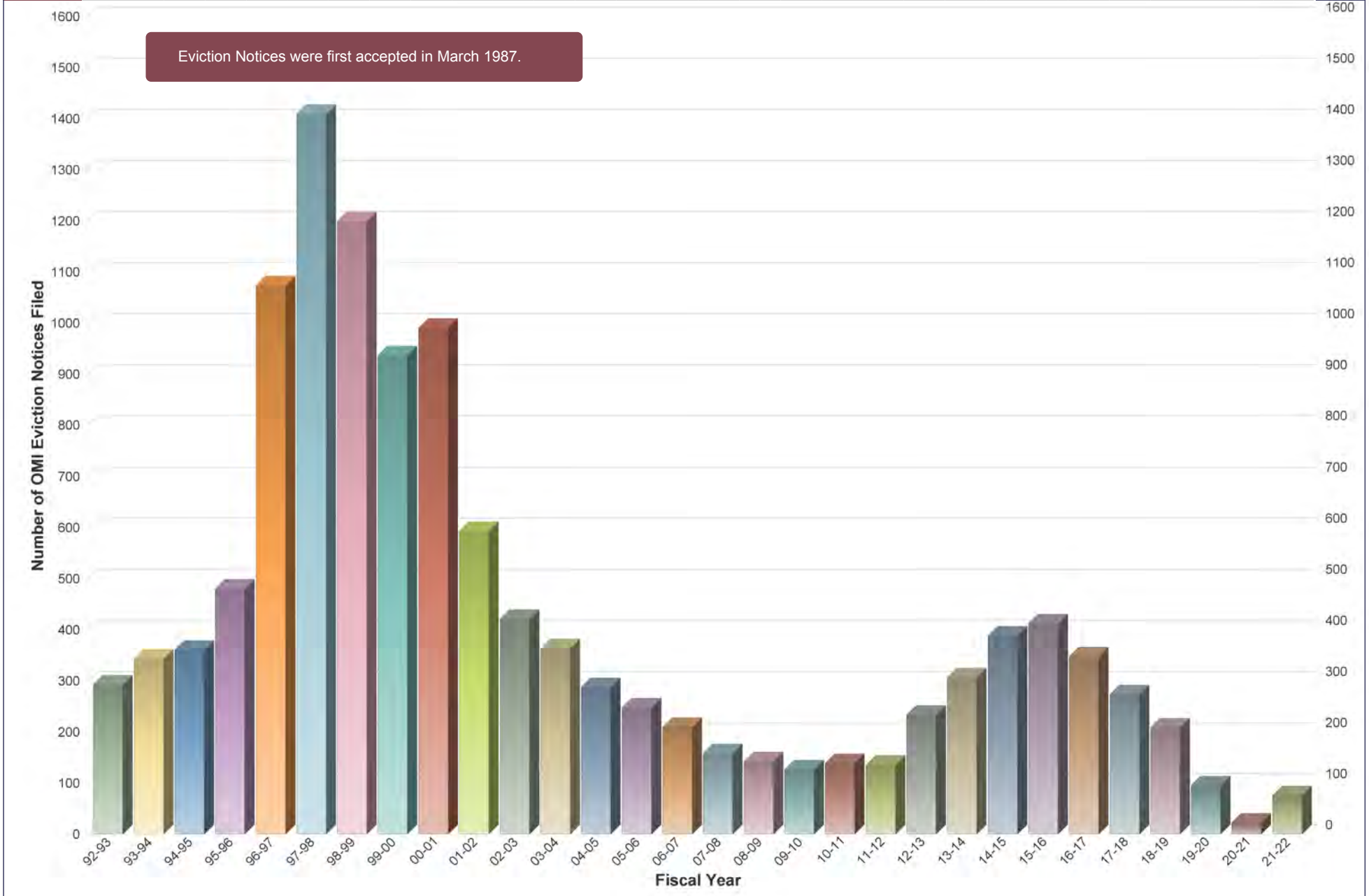


## Eviction Notices by Just Cause Reason • Fiscal Year 2021-2022



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

Fiscal Year	92-93	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
Notices	293	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





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

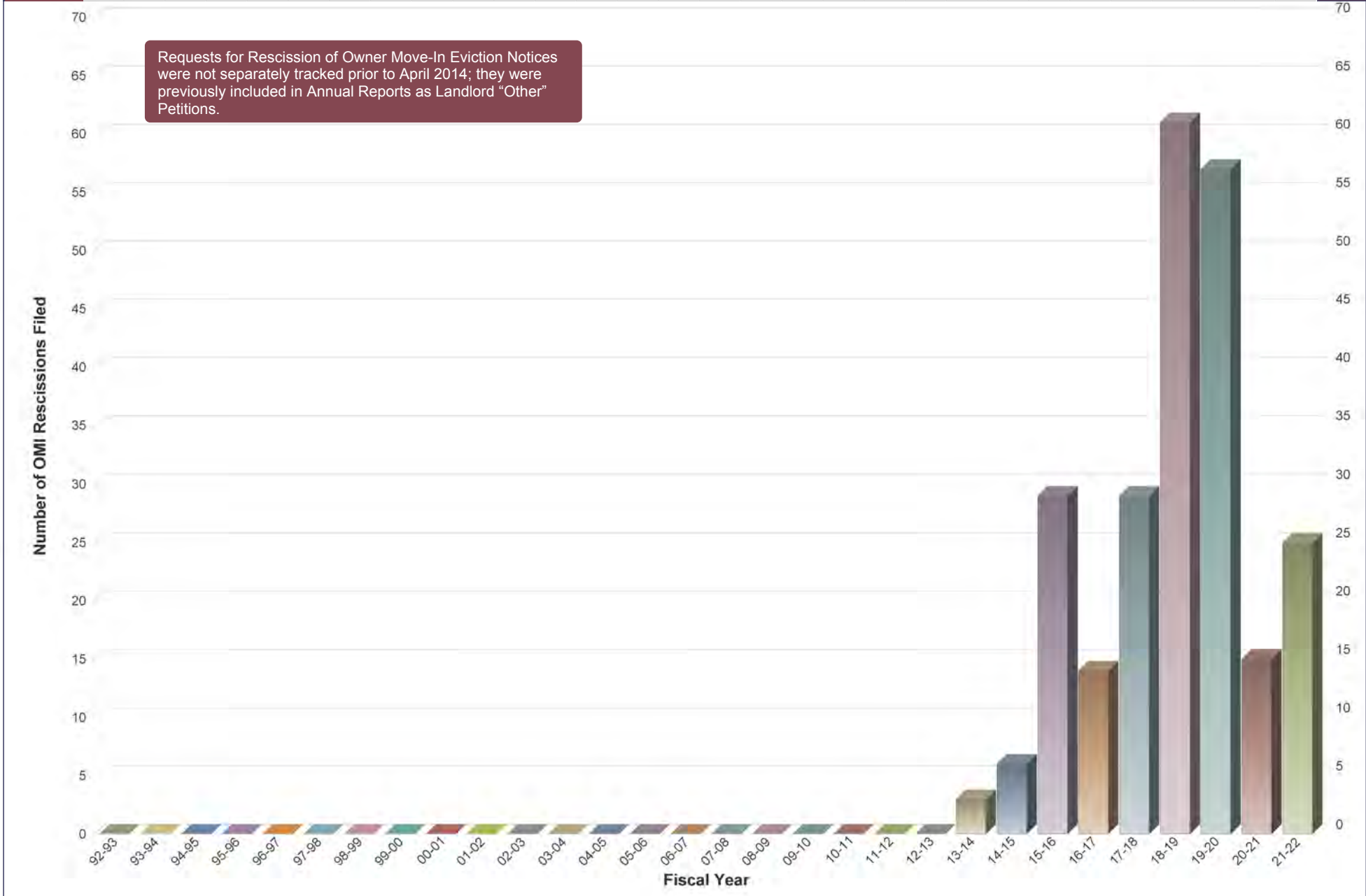
	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07
94102 Civic Center			7	7	23	27	18	21	12	3	1	4	3	5	2
94103 South of Market			13	12	40	42	27	22	19	11	9	11	7	5	1
94104 Downtown			0	0	0	0	0	0	0	0	0	0	0	0	0
94105 Embarcadero					0	0	0	0	0	0	1	1	2	0	0
94107 Potrero					26	40	33	25	27	14	9	9	6	5	4
94108 Chinatown				3	11	8	4	12	7	3	1	3	0	2	0
94109 Tenderloin				31	55	42	31	38	37	19	5	7	8	12	9
94110 Mission				72	158	217	166	133	125	70	67	67	51	42	40
94111 Financial District			0	0	4	1	1	2	1	0	0	0	0	3	6
94112 Ingleside			18	33	58	86	94	77	122	49	41	25	17	19	6
94114 Eureka Valley			46	61	103	103	98	55	59	52	29	34	14	19	20
94115 Western Addition			29	35	66	57	39	42	31	22	15	16	5	9	8
94116 Parkside			15	8	38	50	62	60	51	21	22	17	15	9	12
94117 Haight-Ashbury			26	39	100	156	109	54	41	28	31	29	27	16	11
94118 Inner Richmond			23	25	96	101	61	61	77	62	34	22	14	13	15
94121 Outer Richmond			28	21	56	97	69	65	58	40	24	23	34	26	16
94122 Sunset			23	35	72	103	133	91	118	89	45	30	21	27	24
94123 Marina			25	29	48	84	49	23	23	17	11	18	17	4	11
94124 Bayview			1	2	9	11	43	31	33	20	17	7	3	3	0
94127 West Portal			2	1	11	28	12	10	12	2	9	8	5	4	3
94131 Diamond Heights			10	15	36	58	44	35	35	22	20	8	10	5	8
94132 Lake Merced			2	4	7	19	13	15	13	6	3	5	9	5	1
94133 North Beach			20	23	35	38	51	27	40	4	12	5	7	9	10
94134 Portola			6	7	22	42	43	38	50	40	16	15	13	6	3
<b>TOTAL:</b>	<b>293</b>	<b>344</b>	<b>361</b>	<b>481</b>	<b>1,074</b>	<b>1,410</b>	<b>1,200</b>	<b>937</b>	<b>991</b>	<b>594</b>	<b>422</b>	<b>364</b>	<b>288</b>	<b>248</b>	<b>210</b>

	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
94102 Civic Center	0	1	1	1	1	4	2	5	6	0	2	1	1	0	0
94103 South of Market	6	3	2	2	3	4	2	4	5	3	6	1	2	0	0
94104 Downtown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
94105 Embarcadero	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0
94107 Potrero	1	6	3	5	5	9	9	12	5	9	6	1	0	0	0
94108 Chinatown	1	0	0	2	0	0	0	1	1	0	0	2	1	0	0
94109 Tenderloin	5	7	6	0	4	7	14	12	6	4	2	5	3	0	1
94110 Mission	23	14	19	27	21	38	38	52	54	43	25	32	19	4	12
94111 Financial District	0	0	0	0	0	0	0	0	2	0	1	0	0	0	0
94112 Ingleside	12	12	8	12	8	10	29	55	50	62	50	29	13	2	14
94114 Eureka Valley	14	9	7	15	10	13	19	32	16	22	9	6	5	5	2
94115 Western Addition	7	9	3	6	6	10	13	11	18	7	9	8	2	0	0
94116 Parkside	5	2	7	4	9	13	29	24	25	23	19	25	7	0	5
94117 Haight-Ashbury	13	13	19	9	15	17	22	20	26	12	12	10	0	1	6
94118 Inner Richmond	12	18	6	6	3	27	32	26	31	19	25	14	6	2	3
94121 Outer Richmond	9	18	7	8	10	12	21	27	27	34	23	10	10	0	10
94122 Sunset	19	11	14	9	10	20	27	32	40	41	26	29	10	3	5
94123 Marina	10	5	8	4	9	14	6	11	14	9	11	3	1	0	2
94124 Bayview	2	3	3	5	4	4	4	4	19	18	14	11	5	2	6
94127 West Portal	5	3	2	2	2	8	2	7	7	1	3	2	0	0	0
94131 Diamond Heights	7	6	6	9	7	5	12	16	13	4	10	6	3	0	4
94132 Lake Merced	4	0	0	0	1	6	3	6	5	6	1	1	1	0	2
94133 North Beach	1	3	4	7	5	8	7	13	12	8	5	6	4	3	2
94134 Portola	2	0	2	6	3	5	16	19	31	23	15	7	2	1	2
<b>TOTAL:</b>	<b>159</b>	<b>143</b>	<b>127</b>	<b>139</b>	<b>136</b>	<b>234</b>	<b>307</b>	<b>389</b>	<b>413</b>	<b>348</b>	<b>274</b>	<b>209</b>	<b>96</b>	<b>23</b>	<b>76</b>



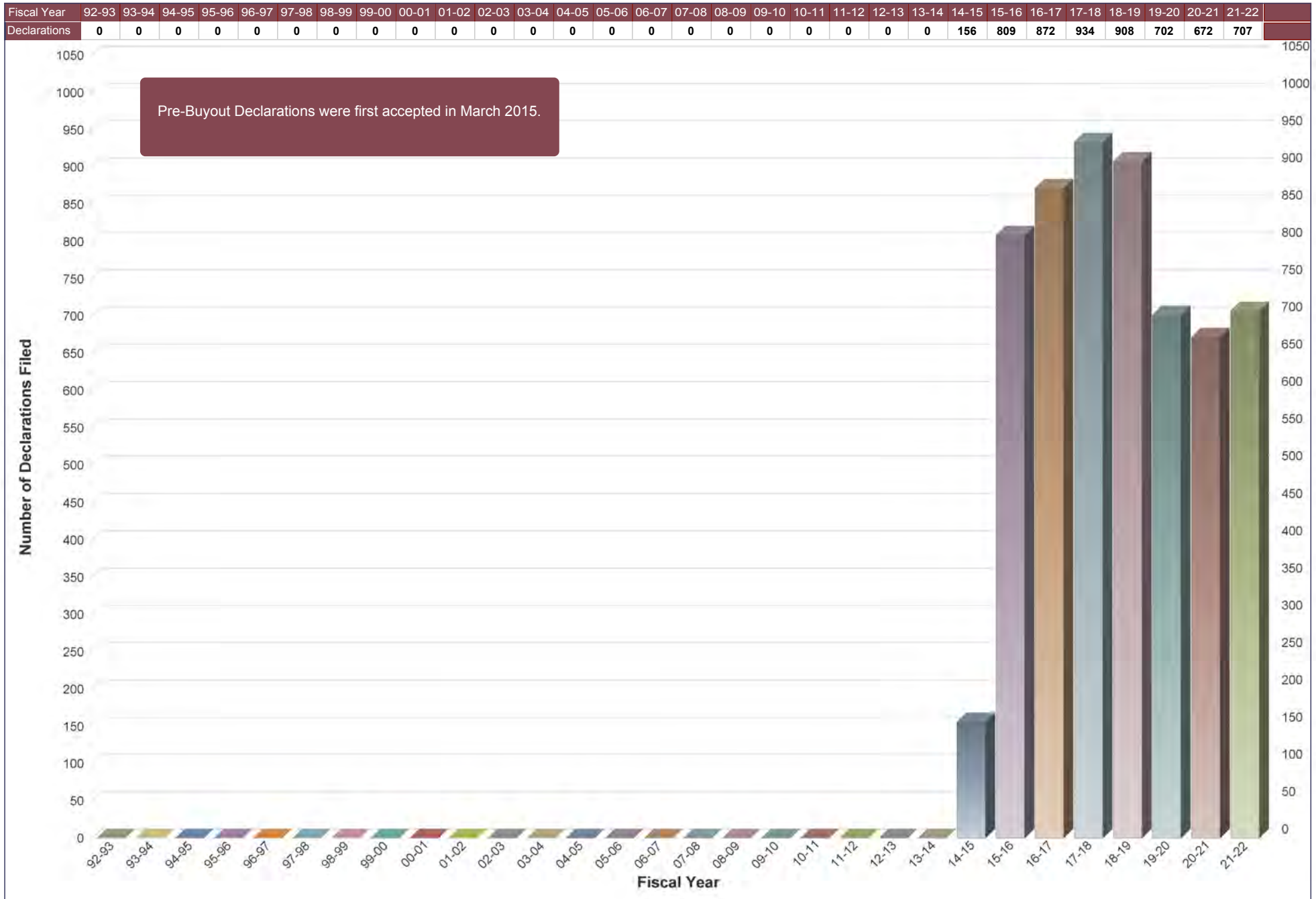
### OMI (Owner Move-In) Rescission Requests • 30-Year Trend

Fiscal Year	92-93	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
Rescissions	0	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





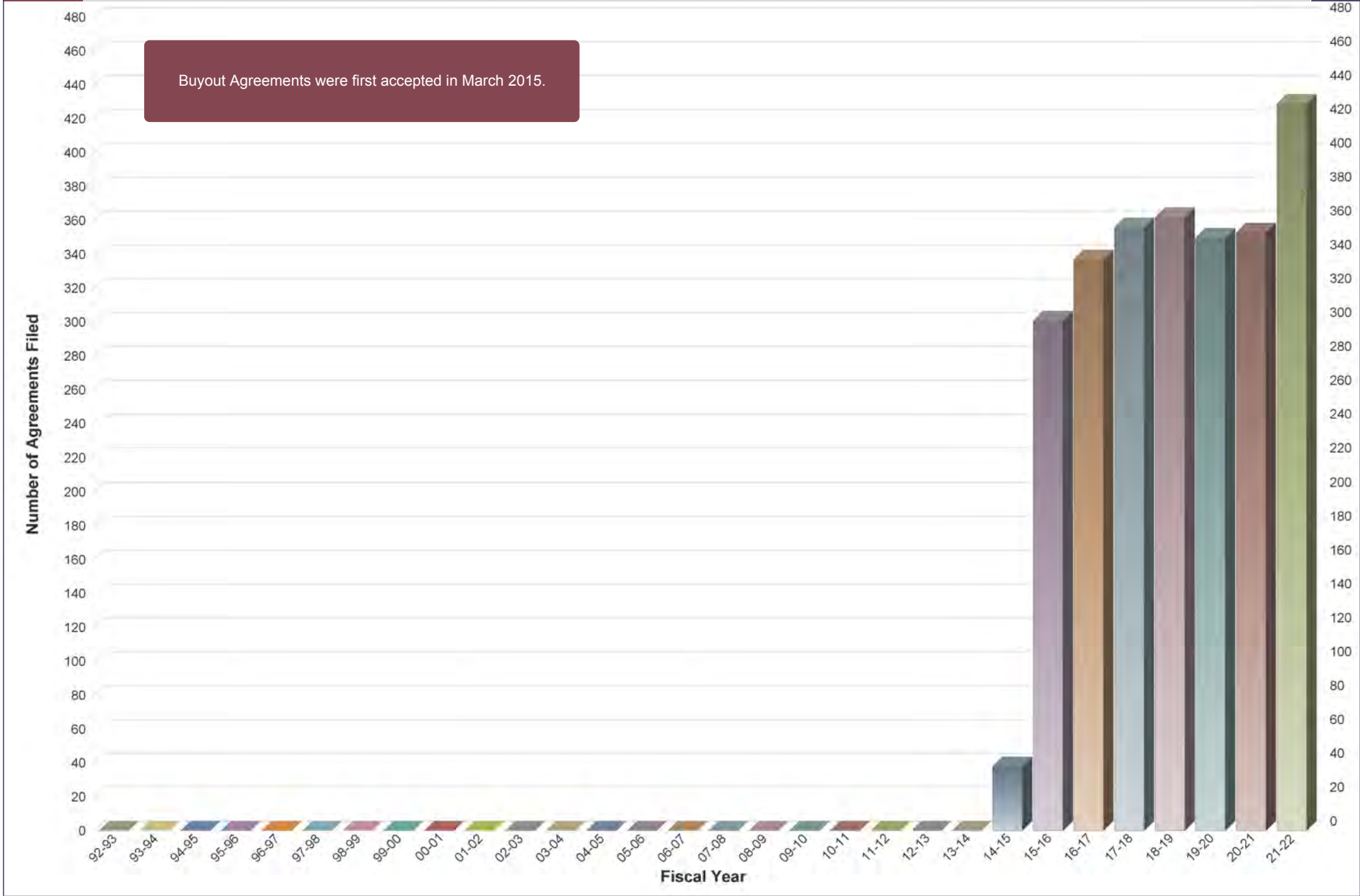
### Pre-Buyout Declarations • 30-Year Trend





### Buyout Agreements • 30-Year Trend

Fiscal Year	92-93	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
Agreements	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	301	337	356	362	350	353	429



## Buyout Agreements by Zip Code • Fiscal Year 2021-2022

