



# San Francisco Residential Rent Stabilization and Arbitration Board

Rent Board Date Stamp

## REPORT OF ALLEGED WRONGFUL EVICTION

### ↓ Rental Unit Information ↓

Street Number of Unit \_\_\_\_\_ Street Name \_\_\_\_\_ Unit Number \_\_\_\_\_ San Francisco, CA 941 \_\_\_\_\_ Zip Code \_\_\_\_\_

Full Property Address \_\_\_\_\_ Name of Building Complex, if applicable \_\_\_\_\_ # of Units in Building \_\_\_\_\_

Move-in Date: \_\_\_\_\_ At move-in, this was  a vacant unit  part of existing tenancy

What year was the property constructed? \_\_\_\_\_ Section 8 voucher?  Yes  No

The rent is paid to (select one):  Owner  Property Manager  Master Tenant  Other \_\_\_\_\_

This household includes children under 18.  Yes  No The no. of school aged children (grades K-12) is: \_\_\_\_\_

Please list the case numbers of prior relevant Rent Board petitions: \_\_\_\_\_

### ↓ Tenant Information ↓ *Please provide contact information for every tenant who wishes to be included in this report. Attach additional sheet if necessary.*

First Name \_\_\_\_\_ Middle Initial \_\_\_\_\_ Last Name \_\_\_\_\_

**Mailing Address:** Street Number \_\_\_\_\_ Street Name \_\_\_\_\_ Unit Number \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
*(be specific, e.g. 1, 2, A, B, upper/lower/rear/front)*

Primary Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_

**If you share the same residential address as the owner or master tenant, please provide a second address where you can be reached.**

**Mailing Address:** Street Number \_\_\_\_\_ Street Name \_\_\_\_\_ Unit Number \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### ↓ Tenant Representative Information ↓ Attorney Non-attorney Representative Interpreter

First Name \_\_\_\_\_ Middle Initial \_\_\_\_\_ Last Name \_\_\_\_\_

**Mailing Address:** Street Number \_\_\_\_\_ Street Name \_\_\_\_\_ Unit Number \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Primary Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_

**REPORT OF ALLEGED WRONGFUL EVICTION**

Please provide the following information for all parties who should receive notice of this report.

**↓Owner Information↓**

First Name	Middle Initial	Last Name			
<b>Mailing Address:</b> Street Number	Street Name	Unit Number	City	State	Zip Code
Primary Phone Number	Email Address				

**↓Master Tenant Information (if applicable)↓**

First Name	Middle Initial	Last Name			
<b>Mailing Address:</b> Street Number	Street Name	Unit Number	City	State	Zip Code
Primary Phone Number	Email Address				

**↓Property Manager Information (if applicable)↓**

First Name	Middle Initial	Last Name			
<b>Mailing Address:</b> Street Number	Street Name	Unit Number	City	State	Zip Code
Primary Phone Number	Email Address				

**↓Other Landlord Representative Information (if applicable)↓  Attorney  Non-attorney Representative**

First Name	Middle Initial	Last Name			
<b>Mailing Address:</b> Street Number	Street Name	Unit Number	City	State	Zip Code
Primary Phone Number	Email Address				

**WARNING TO TENANTS:** The filing of this report will not prevent the landlord from filing an unlawful detainer (eviction) lawsuit against you in court. IF YOU RECEIVE COURT PAPERS, YOU SHOULD SEEK LEGAL ASSISTANCE IMMEDIATELY.

**REPORT OF ALLEGED WRONGFUL EVICTION**

**I am filing this petition for the following reason(s):**

**1.** I received a **written** Notice to Quit or Vacate my rental unit (an eviction notice) on \_\_\_\_\_ from \_\_\_\_\_  
(Date of Receipt of Notice) (First Name) (Last Name)

The eviction notice requires me to vacate my rental unit by: \_\_\_\_\_  
(Date)

**Yes, I have included a copy of the Notice to Quit or Vacate with this report.**

**2.** On \_\_\_\_\_, the landlord **orally** told me to vacate my rental unit and/or  
(Date(s) of Receipt of Notice)  
through conduct has tried to make me move out by: \_\_\_\_\_  
(Date)

**Yes, I have included a true statement fully describing the basis for my claim on page 4.**

**Please complete the following:**

My rent is due on the following date: \_\_\_\_\_ My current rent is \$ \_\_\_\_\_

I offered to pay rent.  Yes  No If Yes, state amount \$ \_\_\_\_\_ and date of offer: \_\_\_\_\_

Did the landlord accept the rent?  Yes  No If No, please explain briefly:

I have vacated my rental unit.  Yes  No If Yes, state date of move-out: \_\_\_\_\_

An Unlawful Detainer (eviction) action has been filed in Superior Court:  Yes  No

If Yes, I understand that the Rent Board will not carry out an investigation on eviction cases filed in Superior Court. I am responsible for filing my own response in Superior Court within 5 day of receiving the unlawful detainer summons and complaint.

Do you live in the same unit with the owner?  Yes  No

If Yes, use the space provided on page 4 to describe the unit and state whether there are other occupants in the unit.

Do you live in the same unit with a master tenant?  Yes  No

If Yes, did the master tenant give you written notice prior to commencement of your tenancy, that your tenancy is not subject to the "just cause" eviction provisions of the Rent Ordinance?  Yes  No  
(Please attach a copy of the notice.)

**REPORT OF ALLEGED WRONGFUL EVICTION**

**I believe this eviction is wrongful because:**

- I have been locked out of my apartment.
- Utilities have been turned off.
- No "just cause" reason stated on the eviction notice.
- "Just cause" reason stated in notice is not true.
- No advice clause given on eviction notice.
- The landlord paid me incorrect relocation amounts.
- Landlord has refused to accept rent payment.
- Landlord has attempted to recover possession of my unit through harassment.
- Other: \_\_\_\_\_

*(Use additional sheets if necessary to provide a complete description of your claim of wrongful eviction.)*

**DECLARATION OF TENANT(S)**

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THIS INFORMATION AND EVERY ATTACHED DOCUMENT, STATEMENT AND FORM IS TRUE AND CORRECT.

**NOTE:** Every tenant of the rental unit who wishes to be included in this report must sign this declaration. Any tenant who lives in a different rental unit must file a separate report.

_____	_____	_____
(Print Name)	(Signature of Tenant)	(Date)
_____	_____	_____
(Print Name)	(Signature of Tenant )	(Date)
_____	_____	_____
(Print Name)	(Signature of Tenant)	(Date)