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Residential Rent Stabilization and Arbitration Board

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March 28, 2025

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

Re: 2024-2025 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, 2024 through February 28, 2025, a total of 1,033 eviction notices were filed with the Department. This figure includes 284 notices given due to failure to pay rent, which are not required to be filed with the Department. Among the most frequently filed categories of eviction notices required to be filed at the Department (those with at least 25 filings in 2024-25), Breach of Rental Agreement and Owner/Relative Move-In notices saw the largest percentage of increased filings, while Nuisance, Ellis Act, and Capital Improvement notices saw the largest percentage of decreases. Breach of Rental Agreement eviction notices increased by 76% from 86 to 151. Owner/Relative Move-In eviction notices increased by 39% from 61 to 85. Nuisance eviction notices decreased 11%, from 325 to 288. Ellis Act eviction notices decreased 19%, from 43 to 35. Capital Improvement eviction notices decreased 19%, from 128 to 104. While the 1,033 total notices filed with the Department this year represents a 30% increase from the previous year's total of 797, the increase was largely due to a significant increase in filings of Nonpayment of Rent eviction notices, which are not required to be filed with the Department. Since those notices are not required to be filed with the Department, it cannot be ascertained whether

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the total number of such eviction notices in the City has increased or decreased, or by how much. Among the notices required to be filed with the Rent Board, the 749 total required notices represent a 6% increase from last year's total of 708 required notices.

The below list gives the total number of eviction notices filed with the Department, the stated reason for the eviction and the applicable Ordinance section.

Number	Reason	Ordinance Section
284 *	non-payment of rent	37.9(a)(1)
12	habitual late payment of rent	37.9(a)(1)
151	breach of rental agreement	37.9(a)(2)
288	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)
13	failure to permit landlord access	37.9(a)(6)
23	unapproved subtenant	37.9(a)(7)
85	owner/relative move-in	37.9(a)(8)
0	condo conversion sale	37.9(a)(9)
3	demolish or remove from housing use	37.9(a)(10)
104	capital improvement work	37.9(a)(11)
0	substantial rehabilitation	37.9(a)(12)
35	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)
22	roommate eviction	37.9(b)
10	other or no reason given	

1,033 **Total Eviction Notices**

*The Rent Ordinance does not require the filing of Non-Payment of Rent notices with the department.

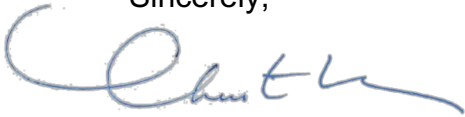
The increase or decrease since last year for each just cause (excluding categories for which filing is not required or where the department did not receive at least 10 notices in 2024-25) is as follows:

Just Cause Reason	2023/24	2024/25	%Change
Habitual late payment	4	12	+200%
Breach of rental agreement	86	151	+76%
Failure to permit access	8	13	+63%
Roommate eviction	14	22	+57%
Unapproved subtenant	15	23	+53%
Owner/relative move-in	61	85	+39%
Nuisance	325	288	-11%
Ellis withdrawal of unit	43	35	-19%
Capital improvement	128	104	-19%
Other	21	10	-52%

During the period March 1, 2024 - February 28, 2025, tenants filed a total of 185 Reports of Alleged Wrongful Eviction with the Rent Board. Of the 185 reports filed, 35 involved school-age children, with 30 of these 35 reports relating to evictions occurring during the school term. Of the 185 total reports, 18 specifically objected to no-fault evictions, and 7 of these 18 reports involved school-age children, with 5 reports relating to evictions occurring during the school term.

This eviction report and eviction reports from prior years can also be found on our web site under "Rent Board Statistics and Reports," under the section "Annual Eviction Reports." A monthly breakdown of all eviction filings by category is also 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 eventually evicted, so the notices below may differ from actual evictions. Notices for non-payment of rent will be underreported in this report as there is no requirement to file notices with the Rent Board. This report does not include notices for San Francisco housing in units not subject to the Rent Ordinance. 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

3/1/2024 Through 2/28/2025

Cause For Eviction	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Total
Non-payment of Rent	7	5	4	19	16	11	22	15	29	30	65	61	284
Habitual Late Payment of Rent	1	0	0	1	0	1	0	1	4	1	3	0	12
Breach of Lease Agreement	1	4	8	3	10	14	22	35	12	13	15	14	151
Nuisance	23	22	22	25	15	24	23	36	26	24	23	25	288
Illegal Use of Unit	0	0	0	1	0	0	0	1	1	0	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	1	1	1	1	1	1	2	4	1	0	0	0	13
Unapproved Subtenant	2	2	1	1	2	2	1	3	2	2	2	3	23
Owner Move In	3	12	8	14	6	14	8	3	5	1	2	9	85
Condo Conversion	0	0	0	0	0	0	0	0	0	0	0	0	0
Demolition	0	1	0	0	1	0	1	0	0	0	0	0	3
Capital Improvement	15	3	5	19	1	0	31	0	19	4	2	5	104
Substantial Rehabilitation	0	0	0	0	0	0	0	0	0	0	0	0	0
Ellis Act Withdrawal	0	6	1	2	1	2	0	8	4	5	2	4	35
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	1	0	1	3	2	1	3	4	0	0	3	4	22
Other	1	0	0	0	1	0	1	0	1	1	2	3	10
Total	55	56	51	89	56	70	114	110	104	81	119	128	1033