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April 8, 2026

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

Re: 2025-2026 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, 2025 through February 28, 2026, a total of 1,488 eviction notices were filed with the Department. This figure includes 415 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 (those with at least 25 filings in 2025-26), Breach of Rental Agreement, Nuisance, Unapproved Subtenant, and Ellis notices saw the largest percentage of increased filings. Breach of Rental Agreement eviction notices increased by 119%, from 151 to 331. Ellis Act eviction notices increased by 43%, from 35 to 50. Nuisance eviction notices increased by 41%, from 288 to 405. Unapproved Subtenant eviction notices increased by 26%, from 23 to 29. Capital Improvement eviction was the only frequently filed category of eviction notices to show a decrease, by 11%, from 104 to 93. While the 1,488 total notices filed with the Department this year represent a 44% increase from last year's total of 1,033, the number includes an 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 the total number of such eviction notices in the City has

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increased or decreased, or by how much. Among the notices required to be filed, the 1,073 total required notices represent a 43% increase from last year's total of 749 required notices.

The Rent Ordinance was amended effective February 9, 2026 adding a new just cause for eviction, Section 37.9(a)(17), which applies when a permitted redevelopment project requires demolition of an entire building, and narrowing the existing just cause under Section 37.9(a)(10), which now applies only to the permanent removal of a single unit.

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
415 *	non-payment of rent	37.9(a)(1)
9	habitual late payment of rent	37.9(a)(1)
331	breach of rental agreement	37.9(a)(2)
405	committing a nuisance	37.9(a)(3)
6	illegal use of rental unit	37.9(a)(4)
2	failure to renew agreement	37.9(a)(5)
12	failure to permit landlord access	37.9(a)(6)
29	unapproved subtenant	37.9(a)(7)
98	owner/relative move-in	37.9(a)(8)
0	condo conversion sale	37.9(a)(9)
0	demolition (single unit)	37.9(a)(10)
93	capital improvement work	37.9(a)(11)
0	substantial rehabilitation	37.9(a)(12)
50	Ellis (withdrawal of unit)	37.9(a)(13)
1	lead remediation	37.9(a)(14)
0	development agreement	37.9(a)(15)
0	Good Samaritan	37.9(a)(16)
0	demolition (redevelopment)	37.9(a)(17)
20	roommate eviction	37.9(b)
17	other or no reason given	

1,488 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 2025-26) is as follows:

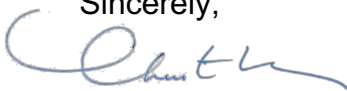
Just Cause Reason	2024/25	2025/26	%Change
Breach of rental agreement	151	331	+119%
Other	10	17	+70%
Ellis withdrawal of unit	35	50	+43%
Nuisance	288	405	+41%

Unapproved subtenant	23	29	+26%
Owner/relative move-in	85	98	+15%
Failure to permit access	13	13	0%
Roommate eviction	22	20	-9%
Capital improvement	104	93	-11%

During the period March 1, 2025 - February 28, 2026, tenants filed a total of 283 Reports of Alleged Wrongful Eviction with the Rent Board. Of the 283 reports filed, 32 involved school-age children, with 24 of these 32 reports relating to evictions occurring during the school term. Of the 283 total reports, 21 specifically objected to no-fault evictions, and 5 of these 21 reports involved school-age children, with 3 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 such 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

3/1/2025 Through 2/28/2026

Cause For Eviction	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Total
Non-payment of Rent	51	51	59	27	46	35	22	21	19	31	30	23	415
Habitual Late Payment of Rent	1	1	2	1	2	0	1	0	0	0	0	1	9
Breach of Lease Agreement	28	24	32	12	26	28	45	28	23	25	39	21	331
Nuisance	42	19	36	33	28	37	34	36	31	27	44	38	405
Illegal Use of Unit	0	0	1	0	2	1	0	2	0	0	0	0	6
Failure to Sign Lease Renewal.	0	0	0	0	0	0	0	1	1	0	0	0	2
Denial of Access to Unit	1	0	0	1	0	1	2	4	0	0	1	2	12
Unapproved Subtenant	1	2	3	0	5	2	2	3	1	1	5	4	29
Owner Move In	0	19	11	16	6	5	4	10	11	4	6	6	98
Condo Conversion	0	0	0	0	0	0	0	0	0	0	0	0	0
Demolition (Single Unit)	0	0	0	0	0	0	0	0	0	0	0	0	0
Capital Improvement	0	55	3	1	4	4	9	6	2	4	3	2	93
Substantial Rehabilitation	0	0	0	0	0	0	0	0	0	0	0	0	0
Ellis Act Withdrawal	3	6	1	9	1	3	5	6	11	2	3	0	50
Lead Remediation	0	0	0	0	0	0	0	0	0	0	0	1	1
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	2	0	1	4	0	1	0	3	1	2	5	1	20
Other	2	0	4	0	1	1	1	1	0	1	3	3	17
Demolition (Redevelopment)	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	131	177	153	104	121	118	125	121	100	97	139	102	1488