

SUMMARY OF EVICTION PROTECTIONS 2.0

What is Eviction Protections 2.0?

Tenant Protection 2.0, introduced by Supervisor Jane Kim, provides urgently needed reforms to the City's Rent Control law to address the eviction crisis that is impacting the City. The number of eviction notices issued to tenants has increased by 67% in five years. The aim of this ordinance is to reduce evictions by fixing loopholes and gaps in the law that are being exploited by speculators and landlord lawyers. The legislation is co-sponsored by Supervisors Campos, Mar, and Avalos.

What does Eviction Protections 2.0 do?

- 1. Stops sham evictions:** Protects tenants against evictions based in exaggerated claims or minor violations. Requires landlords to provide additional notice and a meaningful opportunity for tenants to resolve disputes before being evicted.
Because Tenants should not be evicted because they leave a stroller in the hallway: The surge of evictions over the past 5 years is not a result of more tenants behaving badly. It is a result of more aggressive landlord practices, supported by a growing industry of eviction specialists. More landlords are resorting to 'gotcha' evictions for alleged violations of obscure rules or harmless mistakes, such as painting a bedroom wall a different color or hanging laundry out of a window. Landlords should be required to show that evictions are based upon substantial violations of a rent agreement or ongoing poor conduct. We should not encourage and reward the use of minor mistakes as a basis to evict tenants and then raise rents.
- 2. Stops evictions based upon arbitrary restrictions on adding roommates:** In a City with the nation's most costly rents, tenants should be given reasonable opportunity to request to add or change a roommate. The Tenant Protections ordinance would require landlords to have a reasonable basis to object to a roommate.
Because Tenants should not be evicted for wanting to live with their partners. Landlords are increasingly applying different and dangerous standards on approving changes in roommates and family living arrangements. Seniors for example, are denied the opportunity to share their apartment with a caretaker. Tenant Protections would expand existing protections that require owners to have a reason to reject a request to add a roommate and would give tenants 10 days' notice to resolve a request that does not receive the landlord's permission.
- 3. Protects the affordability of Rent Controlled units after certain evictions or specific landlord actions:** Evictions should not be motivated exclusively by a landlord's desire to increase the rent. The legislation would require that rents not be increased after a no-fault eviction, a change in terms of tenancy, or by the landlord's decision to discontinue participation in programs such as Section 8.
Because tenants should not be evicted for profit: We need to stabilize rent increases and prevent the loss of the City's extremely limited rent-controlled housing. With vacancy control, landlords who force a tenant to move through no -fault evictions will not be able to increase the rent for the next tenant.
- 4. Provides tenants with translated notice on where to get advice about evictions:** San Francisco's diverse communities deserve equal access to counseling and advice about evictions. Tenant Protections would require landlords to provide basic translated information about where to get help
Because tenants should not be evicted because they don't speak or read English: Eviction notices set strict deadlines for tenants to act or face a lawsuit and potential eviction. Current law only requires landlords provide information about the City's Rent Board in English. This proposal would require that information be provided in other languages including Chinese, Spanish, Russian, Tagalog, and Vietnamese.