JUST CAUSES FOR EVICTION: KNOW YOUR RIGHTS



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Assuming you have a current lease or rental agreement, a landlord can only evict you for a specified reason, referred to as 'Just Cause'. As per the non-profit San Francisco Tenant's Union website, Just Causes include:

- Nonpayment of rent, habitual late payment, or frequent bounced checks.
- 2. Breach (violation) of a term of the rental agreement that has not been corrected after written notice from the landlord.
- 3. Nuisance or substantial damage to the unit (waste), or "creating a

substantial interference with the comfort, safety, or enjoyment of the landlord or other tenants in the building."

- Illegal use of the unit. This just cause may not be used to evict a tenant from an illegal residential unit.
- Termination of the rental agreement and the tenant refuses to execute a written extension for materially the same terms.
- The tenant has, after written notice to cease, refused the landlord access to the unit as required by law.
- 7. Unapproved subtenant is the only person still remaining in the unit.
- **8.** Move-in of the landlord or a close relative of the landlord.
- Sale of a unit which has been converted to a condo. Seniors and permanently disabled tenants cannot be evicted for condo conversions.
 Tenants have a right to a 1-year lease or 120 days with relocation payments.
- **10.**Demolition or removal of the unit from housing use.
- 11. Capital improvements or rehabilitation with all the necessary permits that allows temporary removal of the unit from housing use. The tenant

has the right to re-occupy the unit once the work is completed at the prior rent.

- **12.** "Substantial rehabilitation" of a building that is essentially uninhabitable with all the necessary permits.
- 13. Ellis Act evictions, which require withdrawal from rental housing use all of the units in the building or a unit detached from another structure on the same lot (e.g. a cottage).
- 14. Lead abatement as required by the San Francisco Health Code with temporary removal of the unit from housing use for less than 30 days.
- 15. Demolition or to otherwise permanently remove the rental unit from housing use in accordance with the terms of a development agreement entered into by the City under Chapter 56 of the San Francisco Administrative Code.
- 16.1Good Samaritan Occupancy Status for the tenant expires, and the landlord serves an eviction notice within 60 days after expiration of the status. The Good Samaritan Occupancy Status is when a tenant loses their home due to a disaster and the landlord rents another temporary unit to the tenant for low rent.



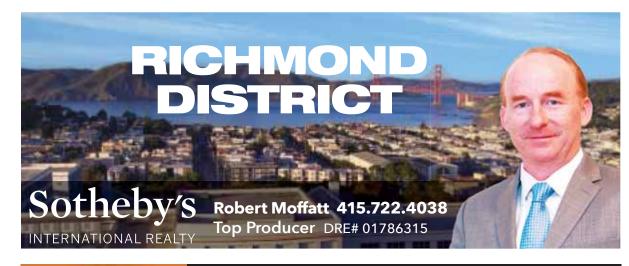
Tenants who are evicted for "no-fault" causes, including capital improvements, demolition, Ellis Act owner move-in, or substantial rehabilitation, have a right to relocation payments as determined by the SF Rent Ordinance.

The San Francisco Board of Supervisors passed Ord. No. 216-20, which was later extended, that prohibits the eviction of residential tenants before September 30, 2021, unless the eviction is based on the non-payment of rent (in which case the statewide eviction protections described below apply), the Ellis Act, or is necessary due to violence-related issues or health and safety issues.

It is important to note that many such eviction attempts are done improperly and may be successfully defended. A handbook providing all of your defenses is available for download by visiting the San Francisco Tenant's Union's website: www.sftu.org/tenants-rights-handbook (membership required).

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