San Francisco Residential Rent Stabilization and Arbitration Board

If you require this form in Spanish, Chinese or Filipino, please call 415-252-4600 or visit the Rent Board's office at 25 Van Ness Avenue, #700, San Francisco.

Si necesita este formulario en Español, por favor llame al 415-252-4600 o visite a la oficina de La Junta del Control de Rentas en 25 Van Ness Avenue, #700, San Francisco.

如果您需要此表格的中文版本，請致電 415-252-4600 或造訪租務委員會辦公室，地址是：25 Van Ness Avenue, #700, San Francisco。

Kung kailangan ninyo ng form na ito sa Filipino, mangyaring tumawag sa 415-252-4600 o pumunta sa opisina ng San Francisco Rent Board na matatagpuan sa 25 Van Ness Avenue, #700, San Francisco.

NOTICE TO TENANT OF OWNER'S FILING OF NOTICE OF INTENT TO WITHDRAW RENTAL UNITS UNDER THE ELLIS ACT

The owner of your building has filed a Notice of Intent To Withdraw Rental Units with the Rent Board. The procedures for withdrawing rental units from rent or lease under the Ellis Act are set forth in Government Code section 7060 et seq., and Section 37.9A of the San Francisco Rent Ordinance, Chapter 37 of the San Francisco Administrative Code. This provides a summary description of the most important requirements. Since proper withdrawal from the rental market is a basis to evict the tenants, tenants are advised to obtain legal advice from an attorney regarding their specific situation.

An owner withdraws from the rental market under the Ellis Act by filing a Notice of Intent To Withdraw Rental Units with the Rent Board. The Notice provides information about the rental units and must be signed under penalty of perjury by all owners of record of the property. Withdrawal of the property is effective 120 days after delivery of the Notice of Intent on the Rent Board, except elderly (aged 62 or older) or disabled tenants who have lived in the unit for at least a year have the right to extend the date of withdrawal from 120 days to one year as explained below.

Withdrawal is not permitted in the following circumstances:

1. To withdraw some but not all residential rental units on the property;
2. To withdraw a rental unit during the term of a fixed-term lease; or
3. To discriminate against a tenant.

The owner must certify in the Notice of Intent that the owner has served existing tenants with notices of termination of tenancy. The owner can serve the notices of termination of tenancy by certified or registered mail or by any other method authorized by law. The date of withdrawal for all tenants (including elderly and disabled tenants) is initially 120 days after delivery of the Notice of Intent on the Rent Board. **Elderly or disabled tenants who have lived in the unit for at least a year have the right to extend the date of withdrawal of the property from 120 days to one year.** An elderly (aged 62 or older) or disabled tenant claiming the extension must notify the owner in writing within sixty (60) days after the owner files the Notice of Intent with the Rent Board. Within thirty (30) days of receipt of a tenant's claim to an extension, the owner must notify the Rent Board in writing of the claim. In the event an elderly or disabled tenant claims an extension, the owner has the option of extending the tenancies (i.e. move-out date) for other units in the building up to one year. Within ninety (90) days of filing of the Notice of Intent, the owner

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must inform the Rent Board if the owner disputes the tenant's extension claim and the revised date of withdrawal of the property if the owner does not dispute a tenant's claim of extension. The notice must also state whether the owner is extending the tenancies for other units in the building.

Within fifteen (15) days after filing the Notice of Intent To Withdraw Rental Units with the Rent Board, the owner must notify the tenants that the Notice of Intent has been filed, that the tenants have certain rights to reoccupancy, and that tenants have the right to receive certain relocation payments under Rent Ordinance Section 37.9A(e). The required relocation payments are set forth in the attached "Relocation Payments for Tenants Evicted Under the Ellis Act".

After withdrawal of the rental units from rent or lease, the Rent Board will record a Notice of Constraints restricting the future rental use of the units in the following ways:

1. The amount of rent charged is subject to rent control limitations for all tenancies commenced within the five (5) year period after withdrawal; and
2. The unit must be offered to the displaced tenant for ten years after withdrawal. The owner must notify the displaced tenant and the Rent Board if the unit is to be offered for rent again within ten (10) years of the date of withdrawal.

In addition, other City Codes, including but not limited to the Planning Code, Building Code, Subdivision Code and Administrative Code, contain certain restrictions for units that have been withdrawn from the rental market under the Ellis Act.

The Rent Board will maintain a list of rental units withdrawn from rent or lease and the names of the displaced tenants. If tenants want to be notified if withdrawn units are offered again for rent within ten years of withdrawal, tenants must request notice and provide current addresses to the owner. Tenants are strongly encouraged to also file this request with the Rent Board. Tenants can do so by completing a Notice of Interest in Renewed Accommodations form and returning it to the owner and the Rent Board.

Possible Eligibility for Affordable Housing Assistance

In addition, a tenant who has lived in the unit for at least ten (10) years, or at least five (5) years if the tenant is suffering from a life threatening illness or is disabled, is entitled to preference in occupying units or receiving assistance under all affirmative housing programs administered by the City if the tenant received a notice on or after January 1, 2012 that his or her landlord plans to withdraw the tenant's rental unit from the rental market under the Ellis Act. For more information about such assistance, please contact the Mayor's Office of Housing at (415) 701-5613.

City Codes Regarding Habitability

Information on City codes designed to insure the habitability of residential units as well as the Department of Building Inspection's code enforcement process can be found on the Department's web site at www.sfdbi.org.

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ELLIS FILING PROCEDURES

Step 1: Owner serves tenants with notices of termination of tenancies requiring the tenants to quit the premises on the effective date of withdrawal, which is 120 days after the Notice of Intent is filed with the Rent Board (Step 2). The notice of termination must inform tenants of the right to relocation assistance, one-half of which must be paid at the time of service of the notice of termination. (The required relocation payments are set forth in the attached Relocation Payments for Tenants Evicted Under the Ellis Act.)

Step 2: Owner files the Notice of Intent To Withdraw Rental Units with the Rent Board.

Step 3: Within fifteen (15) days of filing the Notice of Intent (Step 2), owner informs tenants that the Notice of Intent was filed with the Rent Board, that the tenants have certain reoccupancy and relocation assistance rights, and that elderly or disabled tenants who have lived in the unit for at least one year have the right to extend the date of withdrawal from 120 days to one year.

Step 4: Within sixty (60) days of filing the Notice of Intent (Step 2), elderly or disabled tenants give written notice to the owner of their entitlement of an extension of the date of withdrawal from 120 days to one year.

Step 5: Within thirty (30) days of receipt of a tenant's claim to an extension of the date of withdrawal, the owner gives written notice of the claim to the Rent Board.

Step 6: Within ninety (90) days of filing the Notice of Intent (Step 2), owner gives written notice to Rent Board and tenants of whether the owner is disputing the tenant's extension claim and the revised date of withdrawal of the property if the owner does not dispute a tenant's claim of extension. The notice must also state whether the owner is extending the tenancies for other units in the building.

Step 7: Prior to the effective date of withdrawal, owner records the Memorandum summarizing the Notice of Intent with the County Recorder.

Step 8: The withdrawal date for all units is 120 days (or one year if the date of withdrawal of the property has been extended by the landlord) after filing the Notice of Intent (Step 2). The second half of the required relocation assistance shall be paid when the tenant vacates the unit.

Step 9: Within thirty (30) days after the effective date of withdrawal (Step 8), the Rent Board records a Notice of Constraints with County Recorder.

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Esta notificación puede afectar a sus derechos como arrendador o inquilino. Si necesita ayuda para entender este aviso, por favor llame al 415-252-4600.	本項公告可能會影響您身為房東或房客的權利。如果您需要協助來了解本項公告，請致電 415-252-4600。	*Posibleng maapektuhan ng abisong ito ang inyong mga karapatan bilang nagpapaupa (landlord) o umuupa (tenant). Kung kailangan ninyo ng tulong upang maintindihan ang abisong ito, pakitawagan ang 415-252-4600.*	*Thông báo này có thể ảnh hưởng đến các quyền của quý vị trong vai trò là chủ nhà hoặc người thuê nhà. Nếu quý vị cần được trợ giúp để hiểu thông báo này, vui lòng gọi đến số 415-252-4600.*

Information Regarding Notice to Owner of Tenant's Interest in Renewed Accommodations Following Ellis Act Eviction

A tenant who is being evicted under the Ellis Act should give this completed notice to the owner(s) no later than 30 days after the day the tenant has vacated the property to be withdrawn. This notice can also be given to the San Francisco Rent Board, 25 Van Ness Avenue, Suite 700, San Francisco, CA 94102 at any time.

Each tenant who wishes to receive notice that the accommodations at this address are again offered for rent or lease must file a separate Notice of Interest in Renewed Accommodations.

It is important that the tenant keeps their address information current. The owner is only required to attempt to contact the tenant at the last address provided. Updated addresses should be provided to both the owner(s) and the San Francisco Rent Board.

IMPORTANT NOTICE REGARDING REDEVELOPMENT OF THE PROPERTY

If the property from which you are being evicted under the Ellis Act is demolished and redeveloped within five (5) years, you may be entitled to additional rights under City law beyond those provided at the time of the Ellis Act eviction.

Tenants who are displaced because their building is being demolished and replaced with a new building have important protections under City law. These rights may include additional relocation assistance and a right to return to a comparable unit in the new building, with additional assistance and protections for lower-income tenants.

To preserve these potential rights and receive required notices, it is important that you keep your current mailing address on file with the San Francisco Rent Board.

Rent Board Date Stamp

NOTICE TO OWNER OF TENANT'S INTEREST IN RENEWED ACCOMMODATIONS FOLLOWING ELLIS ACT EVICTION

⬇Tenant Information⬇

1. Tenant's Name: _____
(First Name) (Middle Initial) (Last Name)

_____
(Primary Phone Number) (Other Phone Number)

_____
(Primary Email Address) (Other Email Address)

⬇Rental Unit Information⬇ Enter the address of the unit from which you were evicted.

_____
(Street Number of the Unit) (Street Name) (Unit Number) (City/ State) (Zip Code)

I wish to be contacted by email and at the following address(es) if the accommodations at this address are again offered for rent or lease within ten years from the date on which they are withdrawn from rent or lease:

⬇New Address⬇

_____
(Street Number of the Unit) (Street Name) (Unit Number) (City/ State) (Zip Code)

⬇Other New Address⬇

_____
(Street Number of the Unit) (Street Name) (Unit Number) (City/ State) (Zip Code)

Printed on 100% post-consumer recycled paper

Relocation Payments for Tenants Evicted Under the Ellis Act*

Date of Service of Notice of Termination of Tenancy ("Eviction Notice")	Relocation Amount Due Per Tenant	Maximum Relocation Amount Due Per Unit	PLUS Additional Amount Due for Each Elderly (62 years or older) or Disabled Tenant
3/01/24 – 2/28/25	$10,660.89	$31,982.66	$7,142.95
3/01/25 – 2/28/26	$10,863.45	$32,590.33	$7,278.67
3/01/26 – 2/28/27	$11,110.05	$33,330.13	$7,443.90

**See Ordinance Section 37.9A for additional relocation requirements for evictions under 37.9(a)(13) (Ellis Act).*

Pagos de traslado para inquilinos desalojados según la Ley Ellis*

Fecha del servicio de entrega del aviso de desalojo	Monto de traslado correspondiente por inquilino	Monto de traslado máximo correspondiente por unidad	ADICIONAL Monto adicional correspondiente por cada persona mayor de edad (62 años o más) o inquilino discapacitado
3/01/24 – 2/28/25	$10,660.89	$31,982.66	$7,142.95
3/01/25 – 2/28/26	$10,863.45	$32,590.33	$7,278.67
3/01/26 – 2/28/27	$11,110.05	$33,330.13	$7,443.90

** Ver la Sección 37.9A de la Ordenanza para obtener los requisitos adicionales de traslado por desalojo según 37.9(a)(13) (Ley Ellis).*

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《艾利斯法案》(Ellis Act) 规定的迫遷搬遷費*

送達迫遷通知的日期	每位房客應得的搬遷費金額	每個單位應得的最高搬遷費金額	外加 每位老年（62 歲或以上）或殘障房客應得的額外金額
3/01/24 – 2/28/25	$10,660.89	$31,982.66	$7,142.95
3/01/25 – 2/28/26	$10,863.45	$32,590.33	$7,278.67
3/01/26 – 2/28/27	$11,110.05	$33,330.13	$7,443.90

**請參閱《租賃條例》第 37.9A 節中有關依照第 37.9(a)(13) 節（《艾利斯法案》）迫遷的額外搬遷費要求。*

Bayad para sa Rekolasyon ng mga Umuupa (Tenant) na Napaalis sa Ilalim ng Batas Ellis*

Petsa ng Pagbibigay ng Abiso para sa Pagtatapos ng Pagpapaupa o Termination of Tenancy (“Abiso ng Pagpapaalis o Eviction Notice”)	Halaga para sa Relokasyon na Kailangang Bayaran sa Bawat Umuupa	Pinakamataas nang Halaga para sa Relokasyon na Kailangang Bayaran para sa Bawat Unit	AT Karagdagang Halaga na Kailangang Bayaran para sa Bawat Matanda (60 taong gulang o mas matanda pa) o May Kapansanan na Umuupa o Kabahayan na may (mga) Anak na Menor de Edad
3/01/24 – 2/28/25	$10,660.89	$31,982.66	$7,142.95
3/01/25 – 2/28/26	$10,863.45	$32,590.33	$7,278.67
3/01/26 – 2/28/27	$11,110.05	$33,330.13	$7,443.90

** Tingnan ang Ordinansa, Seksiyon 37.9A para sa iba pang itinatakda sa relokasyon para sa mga pagpapaalis na nasa ilalim ng 37.9(a)(13) (Batas Ellis).*

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