

**Noisy tenants? Can't inspect one of your units?  
Tenants refusing to pay the water bill? Rent checks late?**

**“JUST CAUSE FOR EVICTION”—**

**THE 14 WAYS PER THE SAN FRANCISCO RENT ORDINANCE**

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If your building was built prior to June 13, 1979, it is subject to the “eviction control” provisions of Chapter 37 of the San Francisco Administrative Code\*. The following list is a recitation of the 14 reasons upon which a notice may be based:

- SFAC 37.9(a)(1): Tenant Failure to Properly Pay Lawful Rent
- SFAC 37.9(a)(2): Tenant Failure to Duly Perform Lawful Obligation or Covenant
- SFAC 37.9(a)(3): Legal Nuisance by Tenant
- SFAC 37.9(a)(4): Illegal Use by Tenant
- SFAC 37.9(a)(5): Refusal by Tenant to Execute Lawful Lease Extension or Renewal
- SFAC 37.9(a)(6): Refusal by Tenant to Permit Lawful Access by Landlord
- SFAC 37.9(a)(7): Holdover At End of Lease Term by Lawfully Unapproved Subtenant
- SFAC 37.9(a)(8): Lawful Owner Move-In Fully In Compliance With All Necessary, Detailed Conditions
- SFAC 37.9(a)(9): Lawful Condominium Conversion Sale
- SFAC 37.9(a)(10): Demolition of Rental Unit With Proper Permits
- SFAC 37.9(a)(11): Lawful Temporary Capitol Improvements or Rehabilitation Work With Tenant Right to Reoccupy
- SFAC 37.9(a)(12): Lawful Substantial Rehabilitation Work
- SFAC 37.9(a)(13): Proper Ellis Act Permanent Withdrawal From Rental
- SFAC 37.9(a)(14): Temporary Possession With Tenant Right to Reoccupy For Lead Remediation or Abatement

Our firm excels at providing expert, efficient and very practical advice in dealing with the myriad of problems, issues and concerns that arise in our very “pro-tenant” City and County. Please contact us to assist you with any and all tenant related matters.

*\*There are a few exceptions. Please consult legal counsel if you are unsure.*