



NEWS

For Immediate Release

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Eviction Notices on the Decline in Berkeley

Rent Board Data Shows 41% Fewer Filings in First Half of 2017

BERKELEY, August 3, 2017— A comprehensive look at eviction notice filings with the Rent Stabilization Board showed a decline since 2015. The Berkeley Rental Housing Coalition, a trade association for rental housing providers, released an analysis of all Notices to Pay or Quit, from January 2016 through May 2017.

The report examined the potential outcomes of eviction notices filed with the city's Rent Stabilization Board, looking closely at whether the notices resulted in actual eviction from the unit. The analysis specifically sought to determine whether the majority of eviction notices were an attempt by unscrupulous owners to evict tenants in order to raise the rent.

“We cannot find data that supports the theory claimed by Rent Board commissioners that tenants are being unlawfully evicted so an owner can raise the rent.” said Krista Gulbransen, Executive Director of the Berkeley Rental Housing Coalition and author of the report. “In fact, the majority of situations where the tenant had received a notice, ultimately resulted in continuation of the tenancy and no change in the rent amount. It's clear the statements made are not supported by the facts.”

The total number of notices represented less than .05% of the total rental housing tracked by the Rent Stabilization Board, and less than 25% of all notices filed were served on units whose rent was less than \$1,000 per month. In a random sampling of 20 owners contacted, the report found that 72% of the notices were for nonpayment of rent which the tenant eventually corrected. The remaining 28% resulted in a tenant vacating the unit after coming to agreement with the property owner. Only nine notices were for an Owner Move In eviction where an owner on record seeks to take possession of the unit for themselves.

The analysis also found that 16% of notices filed were by affordable housing organizations such as non-profits or co-ops. “Notices to ‘pay or quit’ are a standard process in the rental housing business,” Gulbransen said, “Whether you're a for profit housing provider or a nonprofit organization, there are times where a tenant has not paid the rent and you must remedy the situation. This is not an indicator of greedy landlords wanting to get rid of their tenants for a higher rent.”

Data for the analysis was provided by the Rent Stabilization Board and included any notice to pay or termination notice. The Rent Stabilization and Just Cause for Eviction Ordinance requires that rental housing providers file all notices with the Rent Board. Failure to do so can be reason for the court to void an Unlawful Detainer and can result in the need to start the eviction process all over again.

A copy of the full report can be found at: <http://www.thebrhc.org/knowledge-center.html>

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About the Berkeley Rental Housing Coalition: *The Berkeley Rental Housing Coalition (BRHC) is a non-profit organization dedicated to promoting safe, affordable and well-maintained residential rental housing in the city of Berkeley. It represents the voice of rental housing providers through its political action committee and legal defense fund, BRHC works to restore fairness, efficiency and objectivity to Berkeley's rental housing policies. BRHC is an affiliate of the Berkeley Property Owners Association (BPOA).*