



Tips

- Complaints and requests to the landlord should always be done in **WRITING**.
- Keep copies of **EVERYTHING**, including any written correspondence with the landlord and managers.
- Ask someone to help you translate English documents if you can't understand them; don't just throw them away!
- If you receive an eviction notice, seek help that same day. Some eviction notices can expire as quickly as three days.



Who is the Asian Law Caucus?

- The Asian Law Caucus is the nation's oldest legal and civil rights organization serving the low income Asian Pacific American community.
- The mission of our housing program is to preserve the human right to affordable housing.
- We focus on helping those most vulnerable to landlord abuses, such as immigrants, the elderly and those who are limited English proficient.
- Our staff can provide assistance in Cantonese and Mandarin.

The information provided here is general. ALC does not intend for anything stated here to establish any attorney/client relationship with the reader. If you have questions about your own situation, please consult an attorney.

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Information about Just Cause Evictions



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Under the S.F. Rent Ordinance, you can only be evicted for JUST CAUSE.

If the building was built after June 13, 1979, your rental unit is most likely not protected by the San Francisco Rent Ordinance.

Most Common Types of Just Cause Evictions.

- Non-payment of rent or habitual late payment of rent.
- Violation of the rental agreement
- Tenant is disturbing the other tenants or damaging the property
- Move-in by the landlord or landlord's immediate relatives
- Substantial renovation of the property that requires the tenant to temporarily move out
- When the only remaining occupant is an unapproved subtenant
 - Ellis Act Eviction: when the landlord is taking the building out of the rental market

Notice to Evict

- A landlord must give you a written notice in order to evict you.
- The notice must state the Just Cause and explain why it applies to you.
- If the Just Cause for eviction is due to the tenant's fault, the notice must be for at least 3 days.
- If the Just Cause for eviction is NOT due to the tenant's fault, the notice must be longer and most likely at least 30 or 60 days.
- An eviction can only happen after written notice is given, the landlord takes you to court, and the court issues an order directing the sheriff to remove you from the premises.

FAQs

What is Just Cause Eviction?

- Under the Rent Ordinance, a landlord cannot evict for no reason. Instead, the landlord must have a just cause to evict.
- There are 15 Just Causes for eviction.
- Not all of the Just Cause reasons are due to the fault of the tenant.
- If the eviction is based on a just cause that is not the fault of the tenant, the landlord must pay the tenant relocation benefits. Check with the Rent Board for the current relocation amounts.

Does Just Cause apply to illegal units?

- Yes. The Just Cause most likely will apply to the illegal units that are built before 1979.
- If the illegal units are built after 1979, the landlord is not required to have a reason for the eviction.

Does Just Cause apply to government-subsidized housing?

- No, not for most types of housing programs. One exception is tenant-based rental assistance. For example, tenants who receive a Section 8 voucher can only be evicted with Just Cause.