

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: FW: As you consider lifting the eviction moratorium please consider some protections for landlord and tenants
Date: Thursday, April 13, 2023 4:26:30 PM

Hello,

Please see below for communication from Mari Eliza regarding File No. 230311.

File No. 230311 - Administrative Code - COVID-19 Tenant Protections

Sincerely,

Joe Adkins
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Phone: (415) 554-5184 | Fax: (415) 554-5163
board.of.supervisors@sfgov.org | www.sfbos.org

From: zrants <zrants@gmail.com>
Sent: Wednesday, April 12, 2023 10:26 AM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Cc: ChanStaff (BOS) <chanstaff@sfgov.org>; Stefani Catherine <margaux.kelly@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>
Subject: Fwd: As you consider lifting the eviction moratorium please consider some protections for landlord and tenants

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Correction to the link.

Please forgive me for sending the wrong link to the SF Standard story. The correct link is below. My request for consideration of an improvement in how abusive behaviors are handled still stands. I apologize for the wrong link. Here is the corrected letter:

April 12, 2023

Supervisors:

As you consider what to do about the eviction moratorium, here are some thoughts on what is not working for landlords, tenants and roommates who are caught in a trap living with abusive people who are impossible to deal with. Everyone knows someone who has experienced the "roommate from hell".

[Housemate From Hell Forces Elderly SF Artist To Move Across the Country, ran in SF Standard](#)

By [Kevin Truong](#) : **sfstandard** - excerpt

Why would anybody want to be a landlord in a city where landlords and master tenants have no right to remove a tenant, subtenant or guest who is not living up to their obligations and/or exhibiting abusive behavior?

The city could open more rentable units by writing some new rules that tenants must adhere to. We believe that San Francisco could open up more rentable spaces in the city by changing some of the most oppressive rules and regulations that pin people into bad deals with people like the "tenant from hell" so aptly described in the above article. Everyone knows someone who has had a difficult tenant or roommate. Both landlords and tenants need protection from bad actors.

Continuing the eviction moratorium will keep more places off the market unless some protections are built into the rental system. Fear of loss of control of one's property to a recalcitrant tenant is keeping a lot of rentable units off the market.

Where is the support for small property owners who rely on rents to cover mortgage, maintenance and utility bills? The continued eviction moratorium is creating hardship for landlords and tenants who cannot afford to pay their bills to hold onto their own property. Increasing utility bills that cannot be collected from the tenants and subtenants add to the risks.

When the master tenant leaves the landlord is left dealing with the recalcitrant subtenants. In some cases, the master tenant leaves rather than put up with a difficult roommate, leaving the landlord to handle the problem. Foreclosures result in the evictions of landlord and tenants. The current conditions will result in more foreclosures and removal of more rental properties as the rental units are taken over by lenders who may take them

off the market.

If the eviction moratorium is continued, there must be some way to protect property owners and master tenants from the abuses or subtenants.

Possible Solutions:

We could start with a good Samaritan Law. We could create a Good Samaritan agreement to be signed by host and guests for people willing to accept visitors on a temporary basis as a guest. The host should be able to end the arrangement with the guest at any time for any reason without question and without any obligation to finance the removal of the guest.

We request a fair Landlord/Tenant Rights Bill. This could be included as part of the master lease. We need to describe a procedure by which landlords, tenants, and neighbors may hold "bad actors" responsible for their actions by setting up a means of reimbursement or evictions where they are warranted. If people know they will face consequences for abusive behavior, including loss of the right to remain, most of the abuses will end. We need to acknowledge a chain of ownership, maintenance and control of the property that is signed by owner, master tenant, sub-tenant, roommate, and guest.

We request that our city authorities come up with legislation or establish a process to review grievances. We need a neutral board to hear requests for evictions or removal of people who are creating a nuisance for owner, master tenant, sub-tenant, roommate, guest and neighbors.

Thanks for your time and consideration.

Mari Eliza, Concerned Citizen

zrants@gmail.com