

Rent Stabilization Board

**RENT STABILIZATION BOARD**  
**EVICTION / SECTION 8 / FORECLOSURE COMMITTEE MEETING**

**Tuesday, June 11, 2024 – 6:30 p.m.**

**Rent Stabilization Board Conference Room A – 2000 Center Street, Suite 400, Berkeley, CA 94704**

**PUBLIC ADVISORY: THIS MEETING WILL BE CONDUCTED IN A HYBRID MODEL WITH BOTH IN-PERSON ATTENDANCE AND VIRTUAL PARTICIPATION.**

For in-person attendees, face coverings or masks that cover both the nose and the mouth are encouraged. If you are feeling sick, please do not attend the meeting in person.

**To access this meeting remotely:** Join from a PC, Mac, iPad, iPhone, or Android device by clicking on this URL: <https://us06web.zoom.us/j/89441805927?pwd=bvnbaX1R5yZD1wrwfafg5wNRIMibIA.1>. If you do not wish for your name to appear on the screen, then use the drop-down menu and click on "Rename" to rename yourself to be anonymous. To request to speak, use the “Raise Hand” icon by rolling over the bottom of the screen.

**To join by phone:** Dial 1-669-444-9171 and enter Webinar ID: 894 4180 5927 and Passcode: 301477. If you wish to comment during the public comment portion of the agenda, Press \*9 and wait to be recognized by the Committee Chair.

To submit an email comment for the Committee’s consideration and inclusion in the public record, email [oeHLinger@berkeleyca.gov](mailto:oeHLinger@berkeleyca.gov) with the Subject line in this format: “PUBLIC COMMENT ITEM FOR EVICTION/SECTION 8 COMMITTEE”. Please observe a 150-word limit. Time limits on public comments will apply. Written comments will be entered into the public record. **Email comments must be submitted to the email address above by 4:00 p.m. on the day of the Committee meeting in order to be included.**

Please be mindful that this will be a public meeting and all rules of procedure and decorum apply for both in-person attendees and those participating by teleconference or videoconference.

This meeting will be conducted in accordance with Government Code Section 54953 and all current state and local requirements allowing public participation in meetings of legislative bodies. Any member of the public may attend this meeting at the posted location(s). Questions regarding this matter may be addressed to DéSeana Williams, Executive Director of the Rent Board, at 510-981-7368 (981-RENT). The Committee may take action related to any subject listed on the Agenda.



**COMMUNICATION ACCESS INFORMATION:**

This meeting is being held in a wheelchair accessible location. To request disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services Specialist at (510) 981-6418 (voice) or (510) 981-6347 (TDD) at least three (3) business days before the meeting date.

Attendees at public meetings are reminded that other attendees may be sensitive to various scents, whether natural or manufactured, in products and materials. Please help the City respect these needs.



Rent Stabilization Board

**RENT STABILIZATION BOARD**  
**EVICTIION / SECTION 8 / FORECLOSURE COMMITTEE MEETING**

**Tuesday, June 11, 2024 – 6:30 p.m.**

**Rent Board Conference Room A – 2000 Center Street Suite 400, Berkeley, CA 94704**

**AGENDA**

1. Roll call
2. Land Acknowledgment Statement: The Berkeley Rent Stabilization Board recognizes that the rental housing units we regulate are built on the territory of xučyun (Huchiun-(Hooch-yoon)), the ancestral and unceded land of the Chochenyo (Cho-chen-yo)-speaking Ohlone (Oh-low-nee) people, the ancestors and descendants of the sovereign Verona Band of Alameda County. This land was and continues to be of great importance to all of the Ohlone Tribes and descendants of the Verona Band. As we begin our meeting tonight, we acknowledge and honor the original inhabitants of Berkeley, the documented 5,000-year history of a vibrant community at the West Berkeley Shellmound, and the Ohlone people who continue to reside in the East Bay. We recognize that Berkeley's landlords and tenants have and continue to benefit from the use and occupation of this unceded stolen land since the City of Berkeley's incorporation in 1878 and since the Rent Stabilization Board's creation in 1980. As stewards of the laws regulating rental housing, it is not only vital that we recognize the history of this land, but also recognize that the Ohlone people are present members of Berkeley and other East Bay communities today.
3. Approval of the agenda
4. Approval of the Minutes of the February 13, 2024 meeting
5. Public Comment
6. Discussion and possible action regarding Distressed Properties Report
7. Discussion regarding Board data on recent eviction activity
8. Discussion and possible action regarding Measure AA Owner Move-in Eviction Report
9. Confirm next meeting date
10. Adjournment

**STAFF CONTACT: Ollie Ehlinger, Staff Attorney – (510) 981-4924**  
COMMITTEE: Stefan Elgstrand (Chair), Xavier Johnson, Ida Martinac, Nathan Mizell



Rent Stabilization Board

## RENT STABILIZATION BOARD

### EVICITION / SECTION 8 / FORECLOSURE COMMITTEE MEETING

**Tuesday, February 13, 2024 – 6:00 p.m.**

**Rent Stabilization Board Law Library – 2001 Center Street, 2<sup>nd</sup> floor, Berkeley**

### **MINUTES – (*Unapproved*)**

1. Roll call: Committee Staffer Ollie Ehlinger called Roll at 6:04 pm  
Members present: Elgstrand, Johnson, Martinac, Mizell  
Staff present: O. Ehlinger
2. Land Acknowledgment Statement: The Land Acknowledgment Statement was played.
3. Approval of the Agenda: The Committee approved the agenda with no changes. M/S/C (Martinac/Johnson). Roll call vote. Carried: 4-0-0-0.
4. Approval of Minutes of the January 9, 2024 meeting: M/S/C (Johnson/Martinac) Motion to approve the January 9, 2024 meeting minutes without amendment. Roll call vote. Carried: 4-0-0-0.
5. Public Comment: No members of the public offered a comment.
6. Presentation from the Berkeley Housing Authority on the Section 8 Program in Berkeley: Berkeley Housing Authority Executive Director James Williams gave a brief presentation on Section 8 programs and BHA operations. Committee Chair Elgstrand opened public comment and one member of the public commented. The Committee took no action on this item.
7. Discussion regarding Board data on eviction activity: Committee Staffer Ehlinger gave a brief report on the Board's data regarding eviction notices. The Committee briefly discussed the report and took no action.
8. Discussion and possible action regarding Measure AA Owner Move-in Eviction Report: Committee Staffer Ehlinger gave a verbal report on owner move-in eviction from January 2021 through December 2023. The Committee briefly discussed the report and took no action.
9. Confirm next meeting date: The Committee confirmed April 23, 2024 at 6:00 pm as its next meeting date.

10. Adjournment: M/S/C (Johnson/Martinac) Motion to Adjourn. Voice vote. Carried: 3-0-0-1.  
Meeting adjourned at 6:48 p.m.

**STAFF CONTACT: Ollie Ehlinger, Staff Attorney – (510) 981-4924**

COMMITTEE: Stefan Elgstrand (Chair), Xavier Johnson, Ida Martinac, Nathan Mizell



Rent Stabilization Board  
Legal Department

## MEMORANDUM

**DATE:** June 11, 2024  
**TO:** Members of the Eviction/Section 8/Foreclosure Committee  
**FROM:** Oliver Ehlinger, Staff Attorney  
**SUBJECT:** Distressed Properties/Foreclosure Report

---

Each month, the Rent Board receives a list of properties in the City of Berkeley that are at some stage in foreclosure proceedings. Rent Board staff reviews the list and sends an informational letter to the occupants of each residential unit on any property appearing on the list for the first time.<sup>1</sup> The letter informs the occupants that foreclosure is not a good cause for eviction.

From 2009 through January 2015 the City's Finance Department sent the Board information regarding distressed properties identified by a company named RealQuest. Starting in February 2015, the Board began generating these reports in house. While some of the properties are actually foreclosed or are in the process of foreclosure, the list does not necessarily represent an accurate count of the number of foreclosures in Berkeley. The list includes properties where the owners have received notices of default or other indications of distress.

In the past, there were a number of months when the list was not made available to the Rent Board due to circumstances outside of the Board's control. Generally, numbers for the subsequent months will appear somewhat inflated as these numbers include the month(s) during which the lists were not delivered. Staff believes that the yearly totals more or less accurately reflect the number of properties with any foreclosure activity.

At the Commissioners' request, staff has also attached a sheet that provides information regarding the designation of properties to which the Board sends letters (e.g. how many letters

---

<sup>1</sup> Rental units often appear on the list during successive months, but Board staff does not send letters to units where a letter was previously sent.

are sent to single family homes, duplexes, triplexes, etc.). The attachment includes information going back to April 2012.

On March 4, 2014, the Committee made recommendations to revise the letter the Board sends to units that appear on the list. When the Board first started sending letters to distressed properties, the Committee had requested that Board staff send the letter only to units that appeared to be tenant-occupied. At the March 4, 2014 meeting, however, the Committee requested that the letter also be sent to units that appeared to be owner-occupied, and the Commissioners suggested language to add to the letter regarding referrals for property owners.<sup>2</sup> As of April 2014 these changes have been incorporated by staff.

The number of distressed properties this year is again down considerably compared to when the region was at the height of the foreclosure crisis. A majority of the letters sent have been directed to properties where at least one unit is owner-occupied with most being Costa-Hawkins Single Family homes. While a majority of our contacts is with property owners, staff thinks it important to continue to notify tenants of their rent control rights in these situations since many banks or corporate purchasers are still unaware of the rent control protections that remain in the event of foreclosure (e.g. the tenant household's right to remain unless the landlord has good cause to evict).

---

Beginning in March 2009, letters have been mailed to the following number of units on properties for which the Board receives information:

**2009 Calendar Year: 571**

**2010 Calendar Year: 375**

**2011 Calendar Year: 303**

**2012 Calendar Year: 234**

**2013 Calendar Year: 115**

**2014 Calendar Year: 189**

**2015 Calendar Year: 199**

**2016 Calendar Year: 125**

**2017 Calendar Year: 95**

---

<sup>2</sup> The Committee suggested that property owners contact Housing and Economic Rights Advocates (HERA) and asked staff to contact the organization to make sure it was willing to accept the referrals. Staff did so and HERA agreed to allow the Board to put its information in the letters.

**2018 Calendar Year:** 90

**2019 Calendar Year:** 39

**2020 Calendar Year:** 64

**2021 Calendar Year:** 49

**2022 Calendar Year:** 49

**2023 Calendar Year:** 80

**2024 Calendar Year through April 30:**

SFH's: 18 (4 registered as rentals)

Duplex: 4

Triplex: 1

Quadplex: 4

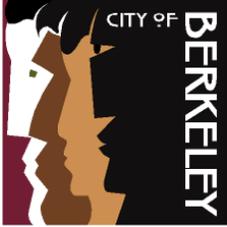
5-unit: 1

14-Unit: 1

19-Unit: 1

Fraternity: 1

Total Units/Letters mailed: 81



Rent Stabilization Board

## MEMORANDUM

**DATE:** June 11, 2024

**TO:** Honorable Members of the Eviction/Section 8/Foreclosure Committee

**FROM:** Ollie Ehlinger, Staff Attorney  
Jen Fabish, Community Services Specialist

**SUBJECT:** Owner Move-in Eviction Tracking Report (January 2021– December 2023)

### BACKGROUND

#### I. Measure Y

In November 2000, in response to a rash of owner-move-in evictions, Berkeley voters adopted Measure Y as an amendment to the Rent Stabilization and Eviction for Good Cause Ordinance. Known as Berkeley’s owner move-in (OMI) law, Measure Y was subsequently codified under Berkeley Municipal Code (B.M.C.) Section 13.76.130A.9. It allowed property owners to evict tenants so that the owner or qualifying relatives could move into rental units, but placed restrictions and conditions on such evictions.<sup>1</sup> In addition, property owners who evicted tenant households that qualified as low income were required to pay \$4,500 relocation assistance prior to the tenants relinquishing possession of their rental units.

After an owner move-in eviction, the rental rate for the next tenancy established in the vacant unit cannot exceed the lawful apparent rent ceiling that applied to the former tenancy. (Rent Board Reg. 1016). Furthermore, the evicted tenant/s have the opportunity move back into the unit if they expressed an interest in doing so at the time of the eviction. (B.M.C. 13.76.130A9.o.)

<sup>1</sup>Under B.M.C. 13.76.130A.9b., an owner could evict a tenant so that the owner, or his/her spouse, child, or parent could occupancy in a rental unit. The owner or relative must have intended to live in the unit for 36 continuous months. Additionally, with few exceptions, property owners could not evict seniors or disabled tenants who have occupied their rental units for five years or more in buildings with four or more units.

## II. Measure AA

In November 2016, Berkeley voters passed Measure AA, which amended Measure Y. While many of above-referenced provisions of the owner move-in law remain the same, Measure AA implemented the following substantial changes:

- Property owners who evict tenants for owner move-in purposes must pay a standard relocation fee to all tenant households where at least one occupant has resided in the unit for more than one year.<sup>2</sup>
- Qualifying low-income, disabled, elderly, families with minor children, or those tenancies that began prior to 1999 are eligible to receive an additional relocation assistance payment.<sup>3</sup>
- Families with minor children are protected from being evicted during the school year.
- A City or Rent Board hearing examiner can adjudicate disputes regarding a tenant's entitlement to the additional relocation assistance.

Finally, as under Measure Y, Measure AA requires that “. . . at least twice annually, Rent Board Staff shall report to the Rent Board regarding the occupancy status of units possession of which has been recovered . . . within the prior thirty-six months.” (B.M.C. 13.76.130A9.r.)

---

<sup>2</sup> The 2024 standard relocation assistance amount is \$18,533, and may be increased each year by the percentage increase in the Consumer Price Index – All Urban Consumers in the San Francisco-Oakland-San Jose Region for the 12-month period ending June 30 of the prior year, as published by the United States Department of Labor.

<sup>3</sup> The current additional relocation assistance amount is \$6,177, which may also be adjusted each year as described above.

## **OMI REPORT: January 1, 2021-December 31, 2023**

### **COVID-19 SHELTER-IN-PLACE & EVICTION MORATORIUM**

Due to the COVID-19 pandemic, the City of Berkeley declared a local State of Emergency on March 3, 2020. On March 16, 2020, the City of Berkeley Public Health Officer issued a Shelter-in-Place Order, and has subsequently issued a number of Health Orders aimed at reducing the spread of COVID-19. On March 17, 2020, the City of Berkeley passed the COVID-19 Emergency Response Ordinance that placed a moratorium on most evictions, including OMI evictions through April 2023. (B.M.C 13.110.) Starting May 1, 2023 and lasting until the COVID eviction moratorium's ultimate expiration on August 31, 2023, certain owner move-in evictions were permitted. During this "transition" period of the moratorium, owners who owned only one rental property in Berkeley were permitted to initiate an owner move-in eviction. However, the Rent Board did not receive any owner move-in requests during the "transition" period of the moratorium.

### **STAFF MONITORING**

To ensure that tenant protections are not violated, Rent Board staff endeavor to contact occupants living in units that have received OMI eviction notices at least once every six months. Staff typically send a letter to select units notifying the occupant of the rent ceiling that would apply if they are a tenant rather than the owner or qualified family member (Attachment 1). Staff also research information in our database and county ownership records to ensure that residency information is correct. Additionally, staff typically conduct focused site visits to try to ascertain residency when there is a question as to whether the owner or family member actually lives in the unit after an OMI notice is sent.

When staff receives information that a new tenant may be living in a rental unit following an OMI eviction, staff may contact the owner and/or tenant to ascertain the facts and circumstances pertaining to this occupancy. Staff will often provide counseling to both the owner and tenant when appropriate regarding the proper rent ceilings for that unit. Additionally, when appropriate, staff will attempt to contact tenant households displaced from a rental unit due to an OMI notice to explain the options, rights and remedies that may be available if it appears that the Ordinance has been violated.

### **OMI NOTICES AND RELOCATION ASSISTANCE PAYMENTS**

#### **Notices Filed with the Rent Stabilization Board**

Between January 1, 2021 and December 31, 2023, three OMI eviction notices were filed on the same unit at a fourplex property, two of which were rescinded because they were served while Berkeley's eviction moratorium was still in effect. A tenant at a duplex property also received a notice.

<b>Unit designation</b>	<b>Number of notices sent</b>	<b>Unit currently tenant-occupied</b>
Single family home	0	0
Duplex	1	0
Triplex	0	0

<b>Unit designation</b>	<b>Number of notices sent</b>	<b>Unit currently tenant-occupied</b>
Fourplex	3	3
Five units & more	0	0

Three of the notices were for owner-move-in, and one was for a qualifying relative move-in.

**Relocation Assistance**

Two notices from this reporting period were rescinded and any relocation assistance payments deposited with the Rent Board were refunded to the owner. The owner filed a third notice on the same unit and deposited with the Rent Board both the standard and additional relocation assistance payments, but both are pending. In another case, the tenant received the standard and additional relocation payment.

<b>Claims for Additional Relocation Payment</b>	
<b>Grounds</b>	<b>Number of Claims</b>
Minor Child	0
Disabled	0
Low Income	2
60 or more years old	2
Long-term Tenant	0

The number of grounds in the table above may exceed the number of notices for the reporting period because tenants can claim multiple grounds.

**NARRATIVE DATA FROM STAFF RESEARCH**

Single Family Homes – There were no OMI notices served on single-family homes during the current reporting period.

Duplexes – A tenant at one duplex property received a notice that was not filed with the Rent Board. The owner, however, deposited with the Rent Board the standard and additional relocation payments, which the tenant has received. The tenant was referred to legal services, but has since moved out of the unit. This property is eligible for the owner-occupied duplex exemption if it becomes owner-occupied; the OMI notice was for a qualified family member.

Triplexes – There were no OMI notices served on triplex properties during the current reporting period.

Fourplexes – Three notices were served on the same unit during the current reporting period. Two were rescinded because they were served when Berkeley’s eviction moratorium was still in effect. One was served after the moratorium expired and appears to be defective. Staff have counseled both the landlord and tenant. The tenant has representation and is still in the unit.

Five or more units – There were no OMI notices served on properties with five or more units during the current reporting period.

**OWNERSHIP HISTORY PRIOR TO OMI FILING**

Previously, the committee requested data showing how long a landlord owned the property prior to filing an OMI notice.<sup>4</sup>

<b>Ownership Prior to Notice</b>	<b>Number of Properties</b>
less than 1 year	2
Between 1 and 2 years	1
2 to 5 years	0
5 to 10 years	0
More than 10 years	1

## **LOCATION OF OMI PROPERTIES**

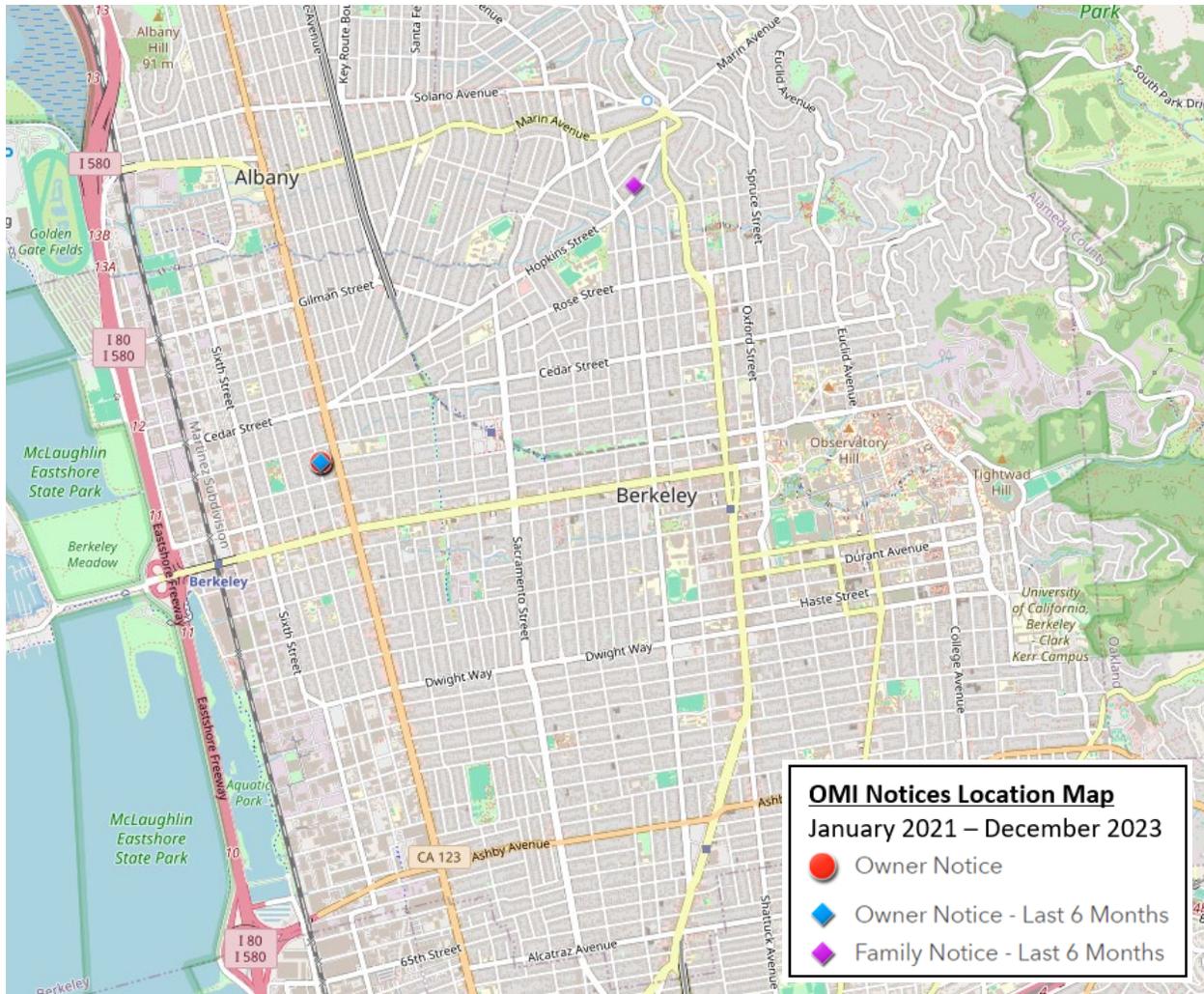
### **General Distribution**

The map below shows the general distribution of OMI notices for the current reporting period.

Note: Three notices were served on the same unit: two owner notices in 2021 that were rescinded due to the eviction moratorium, and one owner notice during the last six months of the reporting period. These symbols overlap on the map.

---

<sup>4</sup> When the data includes title transfers, we used the time between the transfer date and the notice of eviction.



**Geographic Location and Market Area**

The table below shows the geographic location and market area of properties that received an OMI Notice in the last six months of the current reporting period. Attachment 2 shows the geographic location and market area for all properties subject to OMI notices during the current reporting period.

Date filed	Street	Market Area
12/13/2023	1929 Hopkins St.	North Berkeley (Area 1)
12/21/2023	1725 10 <sup>th</sup> St.	West Berkeley (Area 4)

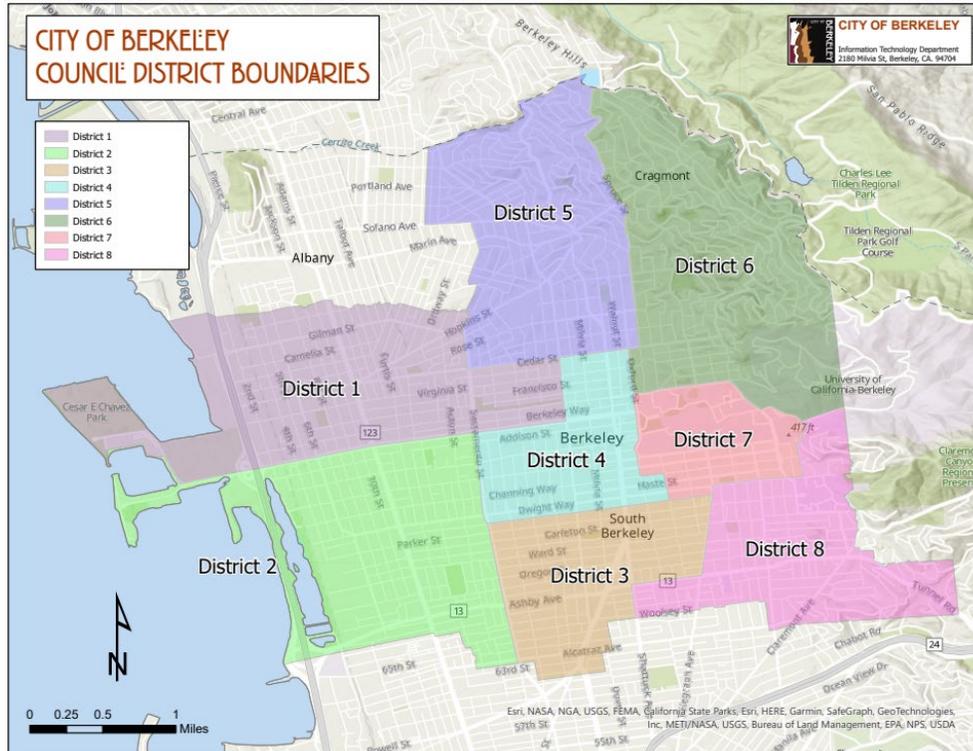
City of Berkeley Census Tract Map & Market Areas



**Number of OMI Notices by Council District**

At its April 13, 2017 meeting, the Committee requested information about the number of notices served in each City Council District. The table below summarizes this information for the current reporting period:

Council District	Number of Total Notices	Number of Notices, Last Six Months of Reporting Period
1	3	1
2	0	0
3	0	0
4	0	0
5	1	1
6	0	0
7	0	0
8	0	0



## CONCLUSION

During this reporting period (January 1, 2021-December 31, 2023), the Board received a total of four OMI eviction notices. During the initial three-year monitoring period (December 2000 – December 2003), the Board received 110 eviction notices. Historically, after the passage of Measure Y, the number of evictions reported for each three-year period was significantly less than the initial period. This trend can be seen in Attachment 3, which shows, in six-month increments, the number of OMI eviction notices the Board has received since September 2000. The first reporting period in the table reflects only four months (September-December 2000), but during this time, 47 of the 56 evictions occurred during the three months prior to the adoption of Measure Y. While the Board did not track the number of OMI notices received prior to September 2000, it has been reported that the number of notices issued during the period from December 1997 to December 2000 was similar to or greater than the four-month period from September to December 2000, before Measure Y became law.

Although the implementation of Measure Y reduced the displacement of long-term tenants and required some relocation assistance for the most vulnerable displaced tenants, as housing prices and rents increased dramatically in recent years, so did the number of OMI evictions. The number of OMI evictions started to pick up in early-2014 (e.g., there were 19 OMI notices filed from January – June 2014). Between 2014 and 2016, there were 78 notices filed.

In November 2016, Berkeley voters passed Measure AA, which requires a standard relocation payment to all households and an additional payment if a member of the evicted household is elderly, disabled, a long-term tenant, low income, or if there is a minor child in the household.

The City's COVID-19 Emergency Response Ordinance, passed in March 2020, placed a moratorium on evictions, including OMI evictions. Two notices were filed in 2021 despite the

moratorium and were subsequently rescinded. From May 1, 2023 through August 31, 2023, the moratorium was amended to allow the owner of a single rental property in Berkeley to perform an owner move-in eviction, but no notices were filed during that period. Since the expiration of the moratorium on August 31, 2023, two notices have been filed.

---

**Attachment 1:** Sample of letter sent to select rental units that received an OMI eviction notice for the period of January 2021 – December 2023.

**Attachment 2:** Table reflecting geographic location and market area of properties subject to OMI notices for the period of January 2021 – December 2023.

**Attachment 3:** Table of OMI notices filed with the Rent Board for the period of September 2000 through December 2023.

## ATTACHMENT 1

### Sample of Letter Sent to Select Units that Received OMI Notices



Rent Stabilization Board

March 22, 2024

Current Occupant/ [REDACTED]

[REDACTED]  
Berkeley, CA 94710

**RE: Owner Move-in eviction at [REDACTED]**

Dear Occupant:

Our records indicate that a prior tenant in your unit was evicted so that the unit could be occupied by the owner or a close relative of the owner. Berkeley Municipal Code section 13.76.130.A(9)(p) requires the Rent Board to monitor your unit for three years to ensure that the unit is, in fact, occupied by the owner or a relative of the owner. Therefore, you will receive a letter like this once every six months during this three-year period. If you are the owner or a *non-rent* paying parent, spouse, domestic partner, or child of the owner, it is not necessary for you to respond to this letter.

If you are not the owner and are paying rent, your rent should not exceed:

**\$893.81**

If you are paying rent in excess of this amount, you should contact me at (510) 981-4924. Also, Rent Board Counselors are available to explain your rights and options, including the procedure for recovering any rent overcharges you have paid. An explanation of your rights may also be found on the Rent Board's web site: [rentboard.berkeleyca.gov](http://rentboard.berkeleyca.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Ollie Ehlinger". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ollie Ehlinger  
Staff Attorney

## **ATTACHMENT 2**

### **Geographic Location and Market Area of Properties Subject to OMI Notices Included in the Current Reporting Period**

<b>Date filed</b>	<b>Street</b>	<b>Market Area</b>
8/17/2021	1725 10 <sup>th</sup> St.	West Berkeley (Area 4)
10/8/2021	1725 10 <sup>th</sup> St.	West Berkeley (Area 4)
12/13/2024	1929 Hopkins St.	North Berkeley (Area 1)
12/21/2023	1725 10 <sup>th</sup> St.	West Berkeley (Area 4)

**ATTACHMENT 3**

**OMI Eviction Notices Filed with the Berkeley Rent Board**

<b>Date of Eviction Notice</b>	<b>Number of Notices Received</b>
September – December 2000 *(only four months)	56
January – June 2001	32
July – December 2001	21
January – June 2002	17
July – December 2002	9
January – June 2003	13
July – December 2003	10
January – June 2004	14
July – December 2004	5
January – June 2005	16
July – December 2005	6
January – June 2006	10
July – December 2006	1
January – June 2007	7
July – December 2007	2
January – June 2008	1
July – December 2008	7
January – June 2009	7
July – December 2009	7
January – June 2010	6
July – December 2010	3
January – June 2011	6
July – December 2011	2
January – June 2012	5
July – December 2012	5
January – June 2013	10
July – December 2013	3
January-June 2014	19
July – December 2014	8
January – June 2015	16
July – December 2015	10

January- June 2016	17
July-December 2016	8
January-June 2017	15
July-December 2017	4
January – June 2018	6
July-December 2018	3
January-June 2019	12
July – December 2019	2
January – June 2020*	0
July – December 2020*	0
January – June 2021*	0
July – December 2021**	2
January – June 2022*	0
July – December 2022*	0
January-June 2023***	0
July – December 2023****	2
<b>Total Notices Filed</b>	<b>405</b>

\* Due to the COVID-19 pandemic, on March 17, 2020, the City of Berkeley passed an Urgency Ordinance placing a moratorium on evictions in most cases, including OMI evictions.

\*\*Two notices were served on the same property during this period despite the eviction moratorium. They were rescinded.

\*\*\* From May 1, 2023 through August 31, 2023, the eviction moratorium was amended to allow the owner of a single rental property in Berkeley to perform an owner move-in eviction.

\*\*\*\*Berkeley’s eviction moratorium expired on August 31, 2023.