



EVICTIION RESISTANCE

FIGHTING AN ELLIS ACT EVICTION

TABLE OF CONTENTS

FIGHTING AN ELLIS ACT EVICTION

1. What is an Ellis Act Eviction?
2. What can make a tenant at risk?
3. Before Notice
4. Notice Stage
5. UD Stage
6. Organize!
7. Toolkits



客西三
協邊藩
會租市

West Side
Tenants
Association

ERN

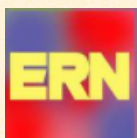
WHAT IS AN ELLIS ACT EVICTION?

The Ellis Act is a "just cause" eviction, where a landlord is able to take a building off of the rental market. The landlord must evict all tenants in a building and is subject to restrictions for 5-10 years after a successful Ellis Act.

In other words, it's when a landlord gets to evict all tenants in a building because they don't want to be a landlord anymore. Oftentimes, Landlords use the Ellis Act as a loophole to displace long-term, rent-controlled tenants. Most Ellis evictions are used to convert rental units to Tenants in Common (selling each individual unit for purchase).



HOUSING IS
A HUMAN
RIGHT

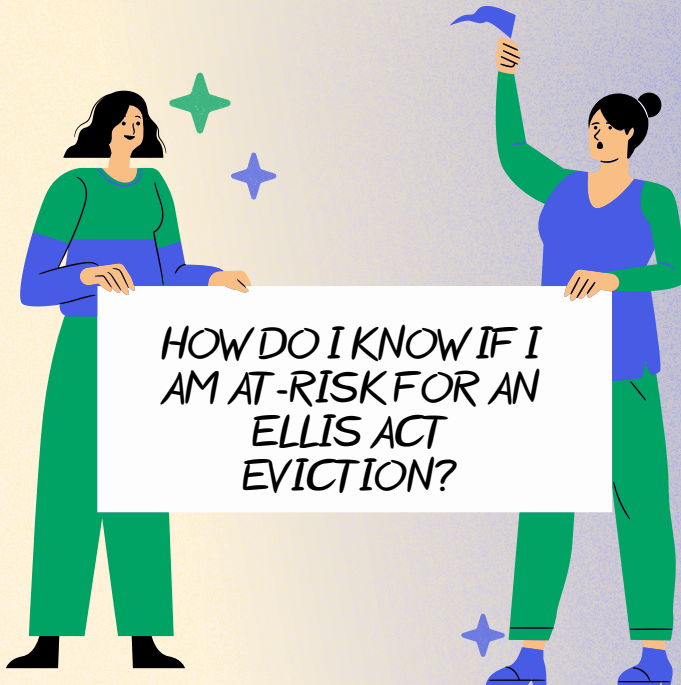



客西三
協邊藩
會租市

West Side
Tenants
Association

A FEW FACTORS THAT MIGHT MAKE YOUR BUILDING AT RISK FOR A NO-FAULT EVICTION:

- Many long-term, rent controlled tenants
- The owner of the building is looking to sell/just sold the building
- You've been offered a buyout deal to move out



An illustration of a man with black hair, wearing a green long-sleeved shirt and blue pants, holding a large black sign. The sign has white text that reads: "BEFORE I AM SERVED AN EVICTION NOTICE, WHAT CAN I DO?". The background is a light cream color with a green border and several stylized stars in green and blue.

BEFORE I
AM
SERVED
AN
EVICTION
NOTICE,
WHAT
CAN I
DO?

IF YOU THINK YOUR LANDLORD MIGHT TRY TO EVICT:

Get to know the people who live in your building. Exchange phone numbers, email addresses

Make complaints, exercise housing services, pay rent early

Document EVERYTHING!

- All communications and notices.
- Repair requests.
- If you see something online, be sure to save it. Things can be taken down.
- Keep a log & take pics.

If you are served with an estoppel form, seek tenant counselling before filling it out.

Between all of the tenants, divide and conquer all of the tasks - in different permutations. Make sure someone is a sleuth!

Research the owner or realtor

See if you can find any sister buildings - building with the same landlord. Organize together!



客西三
協邊藩
會租市

West Side
Tenants
Association

ERN

AFTER I AM SERVED AN EVICTION NOTICE

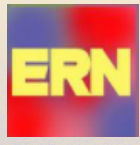


WHAT CAN I DO?

三藩市
西邊租
客協會

West Side
Tenants
Association

ERN



AFTER GETTING AN EVICTION NOTICE

Keep on paying your rent, consider paying early!
Your LL cannot issue a UD if they accept your rent!

Continue to make complaints, exercise ALL housing services - note any lost of services or lease terms

Consider suing the landlord with your neighbors.

*However, if your unit has a good legal defense, think about delaying the lawsuit for some units. What things can the landlord find out during discovery?

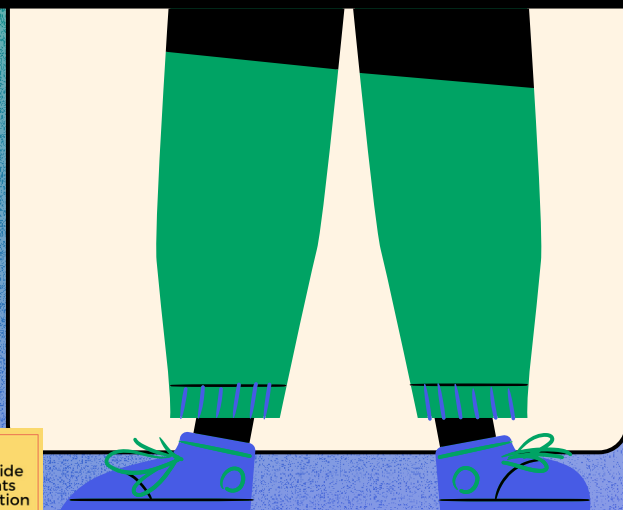
Find legal help! In SF, you should reach out to Tenderloin Housing Clinic or Eviction Defense Collaborative

Organize with the most affected folks in your building for free legal representation, especially for folks of protected legal classes (seniors, folks with disabilities)! Ellis evictions require a one year notice for senior and disabled tenants, 120 days for all others.





AFTER GETTING AN
UNLAWFUL DETAINER,
WHAT CAN I DO?



客西三
協邊藩
會租市

West Side
Tenants
Association

AFTER GETTING AN UNLAWFUL DETAINDER:

While your legal team is battling the eviction lawsuit (Unlawful Detainer), you can:

When you see the server, take a photo or document where you are. You can't really avoid being served, but you can slow down the process and dispute faulty service

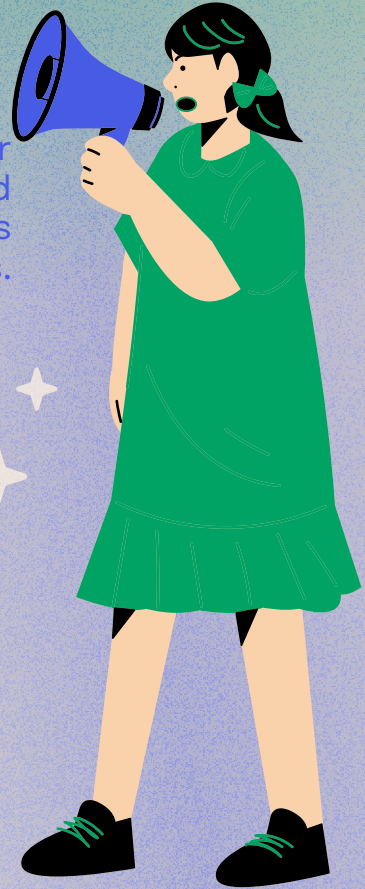
Organize protests with your neighbors! You can flyer and protest directly at your LL's houses.

Publish a press release. Public pressure can be applied early on to a LL.

Track the serial evictors. Where have they evicted before or currently? Can you work with other buildings who are being affected?

Looking into if someone else can buy the building (for example, a city land trust)

Reach out to your community to help you organize and fight your eviction!



客西三
協邊藩
會租市

West Side
Tenants
Association

ERN

WE ARE STRONGER AND MORE POWERFUL TOGETHER!

Our best point of advice when it comes to an Ellis Act eviction is to organize. Your landlord cannot use the Ellis Act on a single tenant, they have to evict every tenant in the building under the Ellis Act. This makes organizing a powerful option, as everyone in the building is affected. When you are united against your LL, you can win! ✨

We also find that tenants who don't win can drag out the eviction for well over a year (via court, avoiding service, etc) and get into a position where you can settle on your terms. ✨

You can find resources to organize your building at the end of this zine.

**You are not alone.
Housing is YOUR right,
not a commodity!**



Organizing Toolkits

all toolkits are only accessible via our dig. zine!

- **Beyond Recovery**

- This is an amazing toolkit from Homes for All. It will take you step by step on how to organize your building and materials to do so.

- **Research your LL**

- This how-to is from the Anti-Eviction Mapping project, showing you how to find out more info about your LL. Helpful if you'd like to put public pressure on them and a public shame campaign. Don't let your LL hide behind eviction notices. You can put their faces out there and flyer their neighborhoods, phone bank their offices.

- **Radicalize your Building**

- Homes for All has a recorded webinar series about what it means to be a renter under late-stage capitalism, the history of the idea of "private property", and it's impacts on low-income BIPOC communities. It is a great resource to share with your neighbors who are learning about what it means to act up.



Need organizing support?
sfern.org