

Communication from Public

Name: Nancy Hanna

Date Submitted: 06/02/2026 03:12 PM

Council File No: 22-0178

Comments for Public Posting: As a tenant advocate in Los Angeles, I believe that tenants would be well-served by a ban on Ratio Utility Billing Systems, or RUBS, in all housing across this city. Landlords who charge tenants for utilities through RUBS are systematically violating the Rent Stabilization Ordinance and the Tenant Protection Act. Ratio Utility Billing Systems are a "black box" of utility charges which don't allow tenants to verify the amounts they are being charged, subjecting tenants to bogus charges and allow landlords to get away with fraud. RUBS charges leave tenants at the mercy of arbitrary charges leaving them no way to control or contest the amounts they are charged every month. Widely varying utility bills which they cannot control make it impossible for tenants to budget and leave tenants vulnerable to eviction for failure to pay. RUBS also poses challenges to consumer protections, dissuades landlords from investing in environmentally-friendly infrastructure or making basic repairs to address waste, and allows landlords to put huge junk fees and other costly fees on our utility bills. This needs to end now. Tenants have the right to transparency, but existing law gives us no way to enforce that right. I urge you to support Debt Collective's proposal for stronger action by the City Council on RUBS.

Communication from Public

Name: Joseph Porter

Date Submitted: 06/02/2026 07:49 PM

Council File No: 22-0178

Comments for Public Posting: As a tenant in Los Angeles, I call on the Los Angeles City Council to vote to ban Ratio Utility Billing Systems, or RUBS, in all housing across this city. Landlords who charge tenants for utilities through RUBS are systematically violating the Rent Stabilization Ordinance and the Tenant Protection Act. Ratio Utility Billing Systems subject tenants to bogus charges and allow landlords to get away with fraud. Imagine paying a costly bill for something you didn't actually use. That, essentially, is the failure that is RUBS. RUBS also poses challenges to consumer protections, dissuades landlords from investing in environmentally-friendly infrastructure or making basic repairs to address waste, and allows landlords to put huge junk fees and other costly fees on our utility bills. This needs to end now. Tenants have the right to transparency, but existing law gives us no way to enforce that right. I urge you to support Debt Collective's proposal for stronger action by the City Council on RUBS. I live in a non-RSO building, but I have RUBS, and the problems with the billing system affect me the same way as people in RSO buildings. You must protect non-RSO tenants who also have RUBS in their building.

Communication from Public

Name: JOVITO F BALDOVINO

Date Submitted: 06/02/2026 07:50 PM

Council File No: 22-0178

Comments for Public Posting: As a tenant in Los Angeles, I call on the Los Angeles City Council to vote to ban Ratio Utility Billing Systems, or RUBS, in all housing across this city. Landlords who charge tenants for utilities through RUBS are systematically violating the Rent Stabilization Ordinance and the Tenant Protection Act. Ratio Utility Billing Systems subject tenants to bogus charges and allow landlords to get away with fraud. Imagine paying a costly bill for something you didn't actually use. That, essentially, is the failure that is RUBS. RUBS also poses challenges to consumer protections, dissuades landlords from investing in environmentally-friendly infrastructure or making basic repairs to address waste, and allows landlords to put huge junk fees and other costly fees on our utility bills. This needs to end now. Tenants have the right to transparency, but existing law gives us no way to enforce that right. I urge you to support Debt Collective's proposal for stronger action by the City Council on RUBS.

Communication from Public

Name: MARITES BALDOVINO

Date Submitted: 06/02/2026 07:52 PM

Council File No: 22-0178

Comments for Public Posting: As a tenant in Los Angeles, I call on the Los Angeles City Council to vote to ban Ratio Utility Billing Systems, or RUBS, in all housing across this city. Landlords who charge tenants for utilities through RUBS are systematically violating the Rent Stabilization Ordinance and the Tenant Protection Act. Ratio Utility Billing Systems subject tenants to bogus charges and allow landlords to get away with fraud. Imagine paying a costly bill for something you didn't actually use. That, essentially, is the failure that is RUBS. RUBS also poses challenges to consumer protections, dissuades landlords from investing in environmentally-friendly infrastructure or making basic repairs to address waste, and allows landlords to put huge junk fees and other costly fees on our utility bills. This needs to end now. Tenants have the right to transparency, but existing law gives us no way to enforce that right. I urge you to support Debt Collective's proposal for stronger action by the City Council on RUBS.

Communication from Public

Name: Jocelyn M. Corpuz

Date Submitted: 06/02/2026 07:56 PM

Council File No: 22-0178

Comments for Public Posting: As a tenant in Los Angeles, who has RUBS. I live in Virgil Square Apartment, CA 90020 a not RSO compliance, and staying here for almost two years now is being rubbed because of RUBS. I call on the Los Angeles City Council to vote to ban Ratio Utility Billing Systems, or RUBS, in all housing across this city. Landlords who charge tenants for utilities through RUBS are systematically violating the Rent Stabilization Ordinance and the Tenant Protection Act. Ratio Utility Billing Systems subject tenants to bogus charges and allow landlords to get away with fraud. Imagine paying a costly bill for something you didn't actually use. That, essentially, is the failure that is RUBS. RUBS also poses challenges to consumer protections, dissuades landlords from investing in environmentally-friendly infrastructure or making basic repairs to address waste, and allows landlords to put huge junk fees and other costly fees on our utility bills. This needs to end now. Tenants have the right to transparency, but existing law gives us no way to enforce that right. I urge you to support Debt Collective's proposal for stronger action by the City Council on RUBS.

Communication from Public

Name: Jessica Escobedo

Date Submitted: 06/02/2026 07:57 PM

Council File No: 22-0178

Comments for Public Posting: As a tenant in Los Angeles and a mother of 3 children I call on the Los Angeles City Council to vote to ban Ratio Utility Billing Systems, or RUBS, in all housing across this city. We have had issues in the building at Virgil Square Apartments in 411 S Virgil Ave, Los Angeles, CA. 90020. There is mold issues that have intoxicated my kids, washing machines have been nasty with mold.

Communication from Public

Name: Suha

Date Submitted: 06/02/2026 07:59 PM

Council File No: 22-0178

Comments for Public Posting: Hello, I am a US Navy Veteran and a tenant in a non-RSO building here in Los Angeles, and I am here to write to you for the need to Ban RUBS. RUBS is used with the idea that it can potentially help reduce water waste but I will be the first to say that it is absolutely not true. When these corporate landlords are doing anything they can to pinch pennies, to the point they will neglect maintenance of their buildings. Our building in particular has massive mold problems that is felt throughout the entire building. Some have it worse than others and I was unfortunately one of those who had it potentially fatal. After making countless maintenance requests for the mold and not having the problem properly addressed and resolved, eventually one day, my throat closed up and I almost couldn't breathe and it could have potentially take my life because it closed that badly. I had to be rushed to the emergency room a couple times before they finally moved me to another apartment. The reason behind the massive mold is the countless pipe bursts that they refuse to fix, for water they charge us for, and all that almost killed me and I don't have any lung problems, so imagine what can potentially do to those who are have poor immune systems, are children, or even have lung problems. I feel like all this system has done is make these corporate landlords more incentivized to not fix things and put that charge into us. All while those neglected fixes being turned into potentially fatal future problems and all while these corporate landlords have no incentive but to neglect and charge us unfairly. Please do consider banning RUBS, because this is a system that is unacceptable and need to be fixed. Thank you for your time.

Communication from Public

Name: Enrique Escobedo

Date Submitted: 06/02/2026 08:00 PM

Council File No: 22-0178

Comments for Public Posting: As a tenant in Los Angeles, I call on the Los Angeles City Council to vote to ban Ratio Utility Billing Systems, or RUBS, in all housing across this city. Landlords who charge tenants for utilities through RUBS are systematically violating the Rent Stabilization Ordinance and the Tenant Protection Act. Ratio Utility Billing Systems subject tenants to bogus charges and allow landlords to get away with fraud. Imagine paying a costly bill for something you didn't actually use. That, essentially, is the failure that is RUBS. RUBS also poses challenges to consumer protections, dissuades landlords from investing in environmentally-friendly infrastructure or making basic repairs to address waste, and allows landlords to put huge junk fees and other costly fees on our utility bills. This needs to end now. Tenants have the right to transparency, but existing law gives us no way to enforce that right. I urge you to support Debt Collective's proposal for stronger action by the City Council on RUBS.

Communication from Public

Name: Christopher Guillaume

Date Submitted: 06/02/2026 08:04 PM

Council File No: 22-0178

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Communication from Public

Name: Aranzazu Ballesteros

Date Submitted: 06/02/2026 08:06 PM

Council File No: 22-0178

Comments for Public Posting: As a tenant in Los Angeles, I call on the Los Angeles City Council to vote to ban Ratio Utility Billing Systems, or RUBS, in all housing across this city. I currently live in a non-RSO building, Virgil Square Apartments, where the landlord is charging us tenants for utilities (water, sewer, garbage) through RUBS. This has submitted me and my neighbors to fluctuating charges that impair our ability to budget, negatively impacting our personal economy, the local economy, and our mental health. These charges are also coming in without any real explanation of the amounts, making us more prone to be victims of fraud. It feels like them saying “you owe me 200 dollars for trash, I won’t tell you why”. We have also seen the consequences of this system, for example broken pipes on the garage, leaks in the pool, moldy walls, and flooded kitchens that are not addressed/fixed by the landlord because they are not the ones paying for the water. It is cheaper for them to just refill the pool than to actually fix the structural issues.

Communication from Public

Name: Caroline O'Neill

Date Submitted: 06/02/2026 08:58 PM

Council File No: 22-0178

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