

Communication from Public

Name: BN
Date Submitted: 06/05/2026 07:10 PM
Council File No: 22-0178
Comments for Public Posting: BAN RUBS!!!!

Communication from Public

Name: Jackie

Date Submitted: 06/05/2026 02:42 PM

Council File No: 22-0178

Comments for Public Posting: I am a tenant in Koreatown. I have lived in my apartment for more than four years, and I am here to urge this Council to vote to ban RUBS in all rental housing across Los Angeles. The ordinance before you today does not go far enough. It must be extended to protect tenants in non-RSO buildings too. I live in a non-RSO building, which means I have almost no protection over how my landlord bills me for utilities. My lease references a utility addendum but does not disclose the allocation formula. When I discovered that my landlord was listing units in our building on short-term rental platforms like Airbnb and Expedia, had installed dedicated keypad locks on those units to operate them as a hotel, and was leaving vacant and model units running electricity around the clock, I asked how that activity was being accounted for in our shared utility bills. I never got a straight answer. Then the landlord neglected their responsibility to bill us for utilities for five months with no communication. When they finally acknowledged the gap, they had already added the backcharges to our account with no discussion. Overnight, our housing costs effectively increased by 18% per month. Only after we withheld the backcharges did we receive any explanation at all. We then discovered that mid-lease, the property manager had quietly changed the common area deduction, shifting 10 percent more of the total building bill onto residents. When we challenged this, we were told that the lease allows management to modify the billing method at any time without notice. The contract protects them at every turn, and there is nothing in current law that protects us. That is what RUBS enables: opaque, unverifiable charges that shift and grow without accountability. Tenants are billed for a pool of costs we cannot audit, for usage we did not generate, under formulas we are never shown. Tenants have the right to transparency, but existing law gives us no way to enforce that right. I should not have to choose between leaving the community I have built and having a fair, transparent lease contract. Ban RUBS, and make sure that ban covers every renter in this city, not just those in RSO units. Non-RSO tenants face the same abuses with even fewer protections. The ordinance must include us. I urge you to support Debt Collective's proposal for stronger action by the City Council on RUBS.