

Communication from Public

Name: Michael Nolhan
Date Submitted: 06/08/2026 03:59 PM
Council File No: 22-0178

Comments for Public Posting: Please ban RUBS billing for housing. Additionally mandate that tenants have the option to be directly billed for utilities such as LADWP who offer billing incentives and detailed usage reports unlike third party billing aggregates. Third party aggregates do nothing but add another layer of complexity when it comes to getting something corrected. Additionally they make it impossible to participate in energy incentives that might only be available to customers directly billed through LADWP. For instance, there is no way to participate in programs that allow the city to adjust a smart thermostat during peak usage times, and no way to participate in rebates for more energy efficient appliances. Third party billing systems have to make a profit, and they do it by charging fees that they hide. In my attached PDF my building fails to dispose or provide any additional notifications that indicated we were improperly billed. They falsify legal financial records and remark all usage was from the dates specified, when in fact they are from prior dates when a meter was not reading correctly. No formal announcement has been made even to date, and there is no further information or real transparency.



YES ENERGY MANAGEMENT

For inquiries about your utility billing statement please contact our 24 hour 7 days a week
YES Customer Service at 866-383-2723 or by email at yescs@yesenergymgmt.com
You can also visit our website at www.yesenergymgmt.com

HOPE + FLOWER

Community Message: Thank you for being a resident. Please remit payment by due date.

RESIDENT NAME: Michael-Nolhan Morales
RESIDENT ID: t1000621
ADDRESS: 1201 S Hope St Apt 1811 Los Angeles, CA 90015
UNIT NUMBER: 1811

BILLING PERIOD: 3/31/2026 - 4/30/2026
BILLING DAYS: 30 Days
STATEMENT DATE: 5/26/2026
DUE DATE: 06/01/2026

-ACCOUNT DETAIL-

Utility	Meter Info	Previous	Current	Multiplier	Usage	Unit	EST
ELECTRIC	1811_S_Hope	19,614.72	19,979.81	1	365.0850	kWh	
CHARGE SUMMARY							COST SUB-TOTAL
Total Electric Charges							96.00
Total Domestic Hot Water Charges							-23.34
Total Trash Charges							32.60
Total Water Charges							103.41
Total Wastewater Charges							75.97
Total HVAC Charges							61.87
Reimb - Utility Fees							4.75
AMOUNT DUE							3,697.25

ELECTRIC PROFILE

Current	Last Month	Last Year
\$96.00	\$109.78	\$68.82

365.0850 kWh 424.2010 kWh 287.0380 kWh

WATER PROFILE

Current	Last Month	Last Year
\$103.41	\$9.99	\$26.67

[Detach Payment Coupon Here](#)

1201 S Hope Street
Los Angeles, CA 90015

To pay by mail please detach and return payment coupon
To pay online visit <https://hopeflowerdtla.securecafe.com>

MICHAEL-NOLHAN MORALES
1201 S Hope St Apt 1811
Los Angeles, CA 90015



**YES ENERGY
MANAGEMENT**

000323

HOPE + FLOWER

RESIDENT ID	t1000621
STATEMENT DATE	5/26/2026
DUE DATE	06/01/2026
AMOUNT DUE	3,697.25

AMOUNT ENCLOSED

Remit To
HOPE + FLOWER
1201 S Hope Street

Los Angeles, CA 90015

The chart displays monthly electricity usage in kWh. The Y-axis ranges from 0 to 550 kWh in increments of 50. The X-axis shows the Service Month from 04/15 to 04/16. The legend indicates three data series: 'Your Usage' (green bars), 'Average' (grey line), and 'Unitype Usage' (pink line). 'Your Usage' shows significant variation, peaking at 500 kWh in August 2015 and September 2015, and dipping to 300 kWh in February 2016. The 'Average' line follows a similar trend, peaking in September 2015. 'Unitype Usage' remains consistently low, around 25 kWh.

Service Month	Your Usage (kWh)	Average (kWh)	Unitype Usage (kWh)
04/15	300	250	25
05/15	350	280	25
06/15	410	310	25
07/15	470	330	25
08/15	500	350	25
09/15	500	350	25
10/15	440	330	25
11/15	400	310	25
12/15	360	290	25
01/16	370	280	25
02/16	300	260	25
03/16	440	310	25
04/16	370	300	25

[illegible]

Your community's utility billing statement preference is set to "E-Bill Only" effective as of 11/01/2022. If you would like to opt back in to paper you can select the "Opt Out of E-Bill" option within your YES e-bill message, call the YES customer service center, or update via your community's online portal.

CHARGE SUMMARY		COST SUB-TOTAL
Lease Charges		
Rent (06/2026)		3,058.00
Pet Rent (06/2026)		75.00
Parking Space (06/2026)		195.00
Resident Liability Waiver (06/2026)		12.00
Digital Concierge (06/2026)		5.99
Sub Total		3,345.99
CHARGE SUB TOTAL		3,697.25
PREVIOUS BALANCE		0.00
PAYMENTS		0.00
AMOUNT DUE		3,697.25

Communication from Public

Name:

Date Submitted: 06/08/2026 06:05 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.