

Communication from Public

Name: Kari Ronning

Date Submitted: 06/14/2026 09:48 AM

Council File No: 22-0178

Comments for Public Posting: Landlords who charge tenants for utilities through RUBS are systematically violating the Rent Stabilization Ordinance and the Tenant Protection Act.

Communication from Public

Name: Faith

Date Submitted: 06/14/2026 09:49 AM

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:

Date Submitted: 06/14/2026 04:28 PM

Council File No: 22-0178

Comments for Public Posting: I am reaching out as a tenant in Los Angeles (90020) to support banning RUBS for the following reasons: 1. As tenants, we can't control our own bills even if we conserve energy and water. In buildings that use RUBS, tenants often pay hundreds of dollars per month in utilities without having any control over our costs. And, since tenants pay for the building's total usage rather than for the utilities we actually use, we can't meaningfully save money by reducing water and electricity use. Even if a tenant is careful about conservation, they could still end up paying the same amount as someone who showers for three hours a day or leaves the sink running while at work. Personally, I use resources very sparingly, but I don't save any money for conserving water because I'm also paying my neighbors' bills. If I take five-minute showers, why should I pay if a neighbor chooses to take hour-long showers? Landlords claim that RUBS encourages resource conservation, but the opposite is actually true; RUBS disincentivizes tenants from conserving resources because we don't directly see the benefits of that conservation. 2. Similarly, tenants end up responsible for costs associated with water leaks and other maintenance issues that landlords should be paying for. In my building on Berendo St, we have had at least eight water shutoffs since the start of 2026 due to water leaks. The landlord is supposed to be responsible for fixing issues, but they have no reason to do so when tenants pay their bills. We are in a drought! Landlords need to be held accountable for their role in driving water waste. 3. RUBS makes our bills confusing and motivates landlords to conceal information. Tenants usually don't know the "formula" behind our RUBS bills, and when we do ask for transparency, landlords often give confusing information or refuse to explain at all. Landlords can also use RUBS to mislead new tenants at lease signing. Because of RUBS, our monthly bills are unclear, and we don't know how much we'll be paying when we sign a lease. 4. Tenants living in RUBS buildings can't access utility assistance programs. If tenants are billed individually for utility usage, then we can qualify for programs if we are low-income or fall behind on payments. In buildings where RUBS is used, we are ineligible for assistance programs that can save us money. This is obviously unfair for low-income tenants. I hope that the Los Angeles City Council will make the right choice and

ban RUBS. Thank you for taking the time to consider my comment.

Communication from Public

Name: Victoria Friesen
Date Submitted: 06/14/2026 04:58 PM
Council File No: 22-0178

Comments for Public Posting: I am a tenant in Los Angeles (Council District 10), and 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. The building I live in uses RUBS for water, sewer and trash. I have not seen the actual bills from the utility. All I see is the amount I'm billed through RUBS, so I don't know if I don't know if what I'm paying for is actually what I am using in my unit. 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: Kurt Pelzer

Date Submitted: 06/14/2026 07:36 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 unclear charges and allow landlords to get away with fraud. The failure of RUBS is fabricating a bill with no accountability for something you did not use RUBS also poses challenges to consumer protections, dissuades landlords from investing in environmentally-friendly infrastructure or making basic repairs to address waste. These challenges in total allow landlords to put huge junk fees and other costly fees on our utility bills. RUBS 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:

Date Submitted: 06/14/2026 04:17 PM

Council File No: 22-0178

Comments for Public Posting: Dear Los Angeles City Council, We, the undersigned tenants at 321 S Berendo Street in City Council District 10, urge the City Council to adopt an ordinance that (1) increases transparency requirements for landlords that use Ratio Utility Billing Systems (RUBS) in properties that are not covered under the Rent Stabilization Ordinance (RSO) and (2) bans the use of RUBS in new leases at non-RSO properties. We live in a non-RSO building that uses RUBS, and we have firsthand experience of confusing and fluctuating RUBS utility bills. We do not have clarity on how each month's RUBS bill is calculated. Furthermore, our building had at least eight water shutoffs since the start of 2026 due to water leaks. Because of RUBS, we as tenants have to pay for water loss from leaks, even though we have no authority to repair leaks in the building. The argument that RUBS is an incentive for conservation makes no sense, since we as tenants cannot implement the most effective conservation measures, like repairing leaks or replacing fixtures with low-flow alternatives. Enhanced transparency requirements for RUBS will help us understand what we are actually paying for. Additionally, banning RUBS for all new tenancies will protect us from variable and unpredictable utility bills the next time we move. Los Angeles needs stronger tenant protections like a RUBS ban to curb the housing crisis that affects all City residents. Sincerely, [See attached letter for signatures]

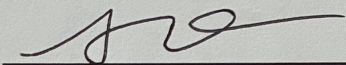
Dear Los Angeles City Council,

We, the undersigned tenants at 321 S Berendo Street in City Council District 10, urge the City Council to adopt an ordinance that (1) increases transparency requirements for landlords that use Ratio Utility Billing Systems (RUBS) in properties that are not covered under the Rent Stabilization Ordinance (RSO) and (2) bans the use of RUBS in new leases at non-RSO properties.

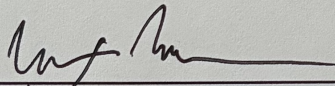
We live in a non-RSO building that uses RUBS, and we have firsthand experience of confusing and fluctuating RUBS utility bills. We do not have clarity on how each month's RUBS bill is calculated. Furthermore, our building had at least eight water shutoffs since the start of 2026 due to water leaks. Because of RUBS, we as tenants have to pay for water loss from leaks, even though we have no authority to repair leaks in the building. The argument that RUBS is an incentive for conservation makes no sense, since we as tenants cannot implement the most effective conservation measures, like repairing leaks or replacing fixtures with low-flow alternatives.

Enhanced transparency requirements for RUBS will help us understand what we are actually paying for. Additionally, banning RUBS for all new tenancies will protect us from variable and unpredictable utility bills the next time we move. Los Angeles needs stronger tenant protections like a RUBS ban to curb the housing crisis that affects all City residents.

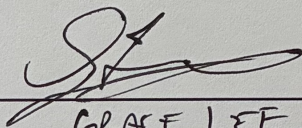
Sincerely,



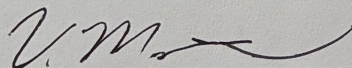
Sandro Ortega-Riek



MAX MALLON



GRACE LEE



VICTORIA FRIESEN

Communication from Public

Name:

Date Submitted: 06/14/2026 04:18 PM

Council File No: 22-0178

Comments for Public Posting: Dear Los Angeles City Council, We, the undersigned tenants at 321 S Berendo Street in City Council District 10, urge the City Council to adopt an ordinance that (1) increases transparency requirements for landlords that use Ratio Utility Billing Systems (RUBS) in properties that are not covered under the Rent Stabilization Ordinance (RSO) and (2) bans the use of RUBS in new leases at non-RSO properties. We live in a non-RSO building that uses RUBS, and we have firsthand experience of confusing and fluctuating RUBS utility bills. We do not have clarity on how each month's RUBS bill is calculated. Furthermore, our building had at least eight water shutoffs since the start of 2026 due to water leaks. Because of RUBS, we as tenants have to pay for water loss from leaks, even though we have no authority to repair leaks in the building. The argument that RUBS is an incentive for conservation makes no sense, since we as tenants cannot implement the most effective conservation measures, like repairing leaks or replacing fixtures with low-flow alternatives. Enhanced transparency requirements for RUBS will help us understand what we are actually paying for. Additionally, banning RUBS for all new tenancies will protect us from variable and unpredictable utility bills the next time we move. Los Angeles needs stronger tenant protections like a RUBS ban to curb the housing crisis that affects all City residents. Sincerely, [See attached letter for signatures]