

Communication from Public

Name: Carly Schneider
Date Submitted: 07/10/2026 04:04 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. My neighbors and I have been regularly overcharged by our property manager's RUBS provider. In fact, when I received the purported original utility statement provided by the city, I discovered it did not match the amount that was being charged to the tenants. In fact, it appears the landlord and/or its RUBS provider are profiting off utility charges to the tenants. The "total utility bill" amount indicated on our RUBS statements is a completely arbitrary amount that exceeds LADWP's charges. This is unethical, unfair, and just wrong. I urge you to support Debt Collective's proposal for stronger action by the City Council on RUBS.

Communication from Public

Name:

Date Submitted: 07/10/2026 04:31 PM

Council File No: 22-0178

Comments for Public Posting: Letter from the Los Angeles for Resilient and Healthy Homes coalition in support of banning RUBS.



July 10, 2026

Los Angeles City Council
200 N. Spring Street
Los Angeles, CA 90012

Subject: Support for Banning RUBS, Council File No. 22-0178

Dear Members of Los Angeles City Council,

The Los Angeles for Resilient and Healthy Homes coalition is writing in support of the effort to ban Ratio Utility Billing Systems (RUBS) in the City of Los Angeles. We are a coalition of tenant, labor, environmental justice and affordable housing organizations dedicated to advancing equitable building decarbonization in Los Angeles. Improving building health and efficiency and protecting low-income Angelenos from rising utility costs are two central goals of our coalition, and RUBS acts as a hindrance to both.

Contrary to the claims of property owners, RUBS is not an effective water and energy conservation tool. In actuality, RUBS disincentivizes conservation by decoupling utility charges from actual usage. Tenants are instead charged for other tenants' utility usage, junk fees and unexplained costs each month, rendering any tenant conservation efforts meaningless.

Not only does RUBS disincentivize individual conservation efforts, it also discourages landlords from making upgrades that are critical to improving building efficiency and reducing carbon emissions. For instance, RUBS allows landlords to pass the cost of leaky pipes, inefficient appliances, poorly fitted windows, outdated insulation and faulty electronics onto tenants. Without intervention, landlords will continue to neglect making repairs that are necessary for building health and compliance with the City's climate goals.

Lastly, we are concerned about the significant economic impact that RUBS has on tenants. Especially as we decarbonize our building stock, it is critical that we prevent low-income Angelenos from incurring utility bill increases due to the current high price of electricity relative to gas, or due to future costs associated with splitting the maintenance of gas infrastructure among a shrinking customer base. RUBS both increases utility costs for tenants and, because the landlord is considered the utility customer, prevents tenants from participating in utility assistance programs that could help mitigate the cost burden.

We urge the members of the Council to support the proposed changes in the letters from Movement Legal and from the coalition of consumer, environmental, and tenant advocates, which would ban new RUBS contracts and clarify the prohibited status of RUBS under LARSO.

Sincerely,
Los Angeles for Resilient and Healthy Homes Coalition