

Re: July 24, 2026. RUBS. Racist Parking Rules at this Address. Unpermitted or non-compliant Chapter 11B common area alterations executed in 2014, 2023, and 2026. UPDATE REQUEST FOR FEDERAL INTERVENTION. TODAY'S HOUSING REQUESTS.

G Johnson <tainmount@sbcglobal.net>

Fri, Jul 24 at 9:01PM

Reply-To: G Johnson <tainmount@sbcglobal.net>

To: alan.christensen@lacity.org <alan.christensen@lacity.org>, vasquezbrian79@gmail.com <vasquezbrian79@gmail.com>, marke.bridge@lacity.org <marke*.bridge@lacity.org>, vatche.kasumyan@lacity.org <vatche.kasumyan@lacity.org>, germain.mendoza@lacity.org <germain.mendoza@lacity.org>, steven.harrison@lacity.org <steven.harrison@lacity.org>, councilmember.hernandez@lacity.org <councilmember.hernandez@lacity.org>, councilmember.nazarian@lacity.org <councilmember.nazarian@lacity.org>, bob.blumenfield@lacity.org <bob.blumenfield@lacity.org>, contactcd4@lacity.org <contactcd4@lacity.org>, councilmember.yaroslavsky@lacity.org <councilmember.yaroslavsky@lacity.org>, councilmember.rodriquez@lacity.org <councilmember.rodriquez@lacity.org>, councilmember.price@lacity.org <councilmember.price@lacity.org>, cd10@lacity.org <cd10@lacity.org>, councilmember.park@lacity.org <councilmember.park@lacity.org>, councilmember.lee@lacity.org <councilmember.lee@lacity.org>, councilmember.jurado@lacity.org <councilmember.jurado@lacity.org>, councilmember.mcosker@lacity.org <councilmember.mcosker@lacity.org>, LAHD new <lahd.rso.central@lacity.org>, lahd.reap@lacity.org <lahd.reap@lacity.org>, controller.mejia@lacity.org <controller.mejia@lacity.org>, dod.contact@lacity.org <dod.contact@lacity.org>, aoa.crsa@aoausa.com <aoa.crsa@aoausa.com>, aram.avedisian@lacity.org <aram.avedisian@lacity.org>, ERIC.BANE@LACITY.ORG <eric.bane@lacity.org>, doran.bobadilla@lacity.org <doran.bobadilla@lacity.org>, laura.zimmerman@lacity.org <laura.zimmerman@lacity.org>, grant.woods@lacity.org <grant.woods@lacity.org>, sewada.zadoorian@lacity.org <sewada.zadoorian@lacity.org>, jason.wilson@lacity.org <jason.wilson@lacity.org>, kelly.warner@lacity.org <kelly.warner@lacity.org>, mark.wang@lacity.org <mark.wang@lacity.org>, Gavin Newsom <gavin@gavinnewsom.com>, fabian.gonzalez@lacity.org <fabian.gonzalez@lacity.org>, ramazanali.almasi@lacity.org <ramazanali.almasi@lacity.org>, kevin.brown@lacity.org <kevin.brown@lacity.org>, councilmember.harris-dawson@lacity.org <councilmember.harris-dawson@lacity.org>, councilmember.martinez@lacity.org

<councilmember.martinez@lacity.org>, rene.flores@lacity.org <rene.flores@lacity.org>, Power Property Management Inc.
<09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us>, Thomas Khammar <thomas@powerpropertygrp.com>, brent@powerpropertygrp.com
<brent@powerpropertygrp.com>, cynthia@powerpropertygrp.com
<cynthia@powerpropertygrp.com>, phillip.munguia@lacity.org <phillip.munguia@lacity.org>, thomas.scott@lacity.org <thomas.scott@lacity.org>
Cc: lamayornews@lacity.org <lamayornews@lacity.org>, ladbs.ahs@lacity.org <ladbs.ahs@lacity.org>, FOIA@hud.gov <foia@hud.gov>, congressionalaffairs@hudoig.gov <congressionalaffairs@hudoig.gov>, Son.Vuong@lacity.org <son.vuong@lacity.org>, raul.vasquez@lacity.org <raul.vasquez@lacity.org>

Commentary.

Part I of II

IS UN BUNDLING OF HOUSING SERVICES FROM RENT AMOUNTS PAID legally allowed in the city of Los Angeles in RSO properties built before 1978? The answer appears to be “no”. The word unbundling means that rather than have the landlord pay for all utilities, the landlord separates them from the rent paid and may charge the tenant for each utility separately. Housing services can be parking, electric, gas, sewer, trash, water, etc. Another way of saying this is that the rent paid includes all utilities. My conclusion is based on talking with landlords as well as tenants as well as lawyers. I have also done some research online as well as read some of the laws involved. I am not a lawyer, nor is this legal advice. As is typical with anything, some landlords are doing things just because there’s no one to stop them from doing it or question it, even if it might be unlawful. In addition, I have talked with a few people with excellent arguments, but those arguments seem to be more based on opinion than on any actual law. I thought it was important to look at what housing services were bundled with the previous tenant, but I found that was not answering all my questions. But I was able to find laws that seem to apply to both the old tenant as well as a new tenant. I provide you with the local city laws that I base my opinion on, and you can come to your own conclusion. If you are a new tenant applicant trying to move into an older building, and if you have questions as to the unbundling of utilities, I would simply ask the landlord what law their actions are based on. Hope this helps a lot of tenants. Good luck. LAMC 151.02 Rent. “The consideration, including any bonus, benefits or gratuity, demanded or received by a landlord for or in connection with the use or occupancy of

residential real property, including, but not limited to, monies demanded or paid for the following: meals when required by the landlord as a condition of the tenancy; parking; furnishings; other housing services of any kind; subletting; or security deposits.” LAMC 151.02. Housing Services. “Services connected with the use or occupancy of a rental unit including, but not limited to, utilities (including light, heat, water and telephone), ordinary repairs or replacement, and maintenance, including painting. This term shall also include the provision of elevator service, laundry facilities and privileges, common recreational facilities, janitor service, resident manager, refuse removal, furnishings, food service, parking and any other benefits, privileges or facilities.” (Amended by Ord. No. 154,808, Eff. 2/13/81.) From Google AI: “Yes, utilities are considered a core component of housing services. Agencies like the U.S. Department of Housing and Urban Development (HUD) and the Internal Revenue Service (IRS) classify basic services—such as electricity, water, gas, and trash collection—as fundamental housing expenses required to make a dwelling livable.” “In the Los Angeles Municipal Code (LAMC), rent is broadly defined as any consideration—including bonuses, benefits, gratuity, or received services—demanded or received by a landlord for the use or occupancy of a residential rental unit. This includes parking, furnishings, and all associated housing services.” “Under the Rent Stabilization Ordinance (LAMC Chapter XV), rent is more extensively defined to include not just the base monthly housing payment, but all connected privileges and services. Key components of this legal definition include: Included Services: Rent covers all "housing services, privileges, furnishings and facilities" supplied by the landlord, such as garage and parking facilities. Value Received: The definition is not limited to cash payments; it includes any "bonus, benefit, or gratuity" demanded or received from the tenant in connection with the unit. Covered Properties: This definition applies to all rental units, ranging from standard apartments and condominiums to mobile homes and rooms occupied for 30 or more consecutive days. Value Received: The definition is not limited to cash payments; it includes any "bonus, benefit, or gratuity" demanded or received from the tenant in connection with the unit. "

So I would conclude, absent separate meters for utilities (that might be another law governing that), that such services as gas, electric, water, trash, sewer, and parking have to be bundled into the rent amount agreed to. No separate charges outside of the rent agreement amount are allowed. This has been a discussion of statutory law, but it may be valuable to research case law on these issues.

For related examples, to show the city's inconsistencies, arbitrary, and discriminatory enforcement of, or lack thereof, of city policies. First, a few years back, the city passed the landlord-tenant anti-harassment law. A few years later, a newspaper report showed that the city government had received over 10,000 complaints of harassment. The investigation showed that only a handful of those complaints were referred to the city attorney's office or the police department. IMO this proves that the city had no intention of enforcing that law. Second, in 2022, the city government passed a building code requiring that, for those Wi-Fi-based door entry intercom systems installed, the building owner has to have an interface (or monitor) in each unit. Such a system was installed in my building in 2023. I have made monthly code enforcement and building department complaints on this, and now, four years later, none of the 18 units here have an interface in their unit. (accessibility requirement under building code “11B-708.4.2 Residential dwelling unit interface. The residential dwelling unit system interface shall include a telephone jack capable of supporting voice and TTY communication with the common use or public use system interface.”) “City code enforcement has refused to cite the owner of this property; such constitutes disability discrimination against myself by city government employees.” 11/11/2025 08:41 PM. Council File No: 25-0160-S93.

Regarding RUBS. City Housing documents state December 2025: “This report presents key policy recommendations for a proposed third-party billing ordinance designed to regulate RUBS practices citywide.” The word “proposed” IMO means there is no current law mandating RUBS. Further, Hall claims, “Approximately 19% of rental units subject to the City’s RSO are master-metered. For these properties, landlords have several options: ● Include utilities in their rent as part of the monthly rental. ● Charge a separate utility fee to tenants. ● Utilize a third-party billing company, such as a Ratio Utility Billing System (RUBS), to allocate costs for master-metered or other unmetered utility services.” IMO, it is important that Hall uses the word “options”; she does not say mandated and she does not say “by law”. Hall says, “Landlords may utilize third-party billing companies to separately bill each rental unit for any utility service.” IMO, Hall uses the word “may”, not “must”. IMO, tenants are not required to comply with RUBS. Hall claims state law “does not define whether utilities are considered part of rent, thereby allowing for the use of RUBS.” But she ignored the portion of LAMC that defines the utilities as part of the rent. Based on an eleven-page letter from LAHD General Manager Tiena Johnson Hall. 2025-12-29 . See Los Angeles City Council file no. 22-0178, publicly accessible.

Also seen at NEXTREQUEST LOS ANGELES [26-13828](#).

Geary Juan Johnson
1522 Hi Point St 9

Los Angeles CA. 90035

Phone 323-807-3099

On Saturday, July 18, 2026 at 11:12:24 AM PDT, G Johnson
<tainmount@sbcglobal.net> wrote:

KAREN BASS, MAYOR

The Housing Services Requested are Needed Today

1. Accessible handicapped parking stall
2. Accessible unit door wheelchair height peephole/viewer and to see both ends of hallway
3. Accessible unit intercom system interface/monitor

(based on Los Angeles Building Code)

References

CBC and Los Angeles Building Code sections. CBC 11A and 11B. CBC section 1102A.3.CBC section 11B-202.

Herein as told to city of los Angeles government employees: Alan Christensen, Mark E. Bridge, Vatche, Kasumyan, Germain Mendoza, Steven Harrison, Councilmember Hernandez, Councilmember Nazarian, Bob Blumenfield, Councilmember Yaroslavsky, Councilmember Rodriguez, Councilmember Price, Councilmember Park, Councilmember Lee, Councilmember Jurado, Councilmember McOsker, Controller Mejia, Aram Avedisian, Eric Bane, Doran Bobadilla, Laura Zimmerman, Grant Woods, Sewada Zadoorian, Jason Wilson,

Kelly Warner, Mark Wang, Fabian Gonzalez, Ramazanali Almasi, Kevin Brown, Councilmember Harris-Dawson, Councilmember Martinez, Rene Flores, Phillip Munguia. Mayor Karen Bass, Los Angeles City Council members Eunisses Hernandez, Adrin Nazarian, Nithya Raman, Katy Yaroslavsky, Imelda Padilla, Monica Rodriguez, Marqueece Harris-Dawson, Curren Price, Jr., Heather Hutt, Traci Park, John Lee, Hugo Soto-Martinez, Ysabel Jurado, Tim McOsker, Paul Krekorian.

Power Property Management Group staff includes: Brent Parsons, Thomas Khammar, Jackie Gallardo, Jeanette Conway, Alva Corodo, Fidel Medina, Joel Murrillo, Javier Guevarra, Liliano Morales, Edi Hernandez, Justice Walker, Brian Vasquez, Benjamin Renkainen. The new owner is Hi Point 1522 LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers Holdco LLC, managed by Todd Jacobs, associated with Hi Point 1522 TJ Entity LLC, managed by Anthony Jaffe. The property management company for this site is Power Property Management which is at the same address as the other [1522 Hi Point](#) LLC entities above. (Source: Secretary of State Business Entities)

CAPRI MADDOX, GENERAL MANAGER

CLAUDIA LUNA, ASSISTANT GENERAL MANAGER

CITY OF LOS ANGELES, CALIFORNIA. CIVIL + HUMAN RIGHTS AND EQUITY DEPARTMENT, [201 N. LOS ANGELES ST., SUITE 6, LOS ANGELES, CA 90012](#) (213) 978-1845. civilandhumanrights.lacity.org

To whom it may concern.

Services requested have still not been provided.

Reasonable housing accommodations have still not been provided.

The City code enforcement has not cited the property for the accessibility requirements under the Los Angeles Building Code.

I believe these actions are occurring and discrimination because of my race, Black, medical condition, and disability. None of the parties listed have offered a legitimate reasons for the discrimination and retaliation against me.

The resident manager and others continue to park in stalls that they are not assigned to. See the picture of car parked in stall 15 which is normally parked in stall 16. I have been denied a similar privilege and service to park my car in a tandem parking stall. If the tenant #12 parks in stall 15 and 16, then that has been denied to me after the owner stated the parking was first come first served. The owner claims there are no stalls available but you can clearly see from the picture that vacant stalls are available. The tenant parking in stall 15 proves that there are stalls available. See picture.

My rental agreement clearly says "Parking Space 1" and "Parking Space 2", which indicates to me that the owner intended there to be parking for two cars for this unit household.

Racial Discrimination by owner and city government

Medical Condition Discrimination by owner and city government

Disability Discrimination by owner and city government

Retaliation by owner and city government

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Geary J. Johnson

1522 Hi Point St 9

Los Angeles, CA. 90035

323-807-3099