

Marvin Black
75 McFadden Drive
Huntingdon Valley Pa. 19006
Phone: 215-947-9253 March 23, 2011
Fax: 215-947-6561

Re: C2011-2218474

To All Parties:

To whom it may concern:

I do not agree with the decision rendered in my PGW dispute. I have enclosed two documents from the PGW website. These documents were never presented by either side during this dispute.

#1-This document clearly shows, PGW's plan is as follows: Any liens filed on landlord properties under the ACT will be prospective and will be for debt incurred after August 9, 2006.

#2- Document pertains to Landlord Cooperation Program, which is directed to residential landlords. The properties in question are commercial.

Two of the three liens entered were for service from PGW prior to August 9, 2006.

Antoinette Freeman
1541 Belfield Ave. 71-1401-7165 11/26/03 to 6/27/07 \$537.73
1545 Belfield Ave. 31-1236-9078 1/19/94 to 6/27/97 \$1675.11 Michael Rogers
1545 Belfield Ave. 07-3966-5232 12/5/02 to 3/18/04 \$482.96 Gar Alarm Sho

It appears that the lien 71-1401-7645 1541 Belfield Ave. does not qualify to be dismissed because the service was terminated after August 9, 2006.

I would also like to bring to your attention the fact that the gas service could have been turned off at these properties any time for nonpayment. The businesses were open 6 days a week. Access to the meter was available at any time. The properties have a cut-off valve on the sidewalk. I should have been notified years ago about these problems. The first time I was notified was November 23, 2010.

Sincerely,


Marvin Black

RECEIVED

MAR 24 2011

PA PUBLIC UTILITY COMMISSION
SECRETARY'S BUREAU

1



HOME ABOUT US CAREERS I WANT TO CONTACT US GO

You are here: Home > About Us > Landlord Cooperation Program > Liens

FAQs
Log In

Liens

- EMERGENCIES
- PAYMENT OPTIONS
- CUSTOMER SERVICE
- CUSTOMER ASSISTANCE PROGRAMS
- LANDLORD COOPERATION PROGRAM
- FAQ'S
- FOR YOUR BUSINESS

REBATES SAVINGS TOOLS LEARN TO CONSERVE

Rebate increased to \$500. Convert natural gas from oil and save.

Goal of Liens

The Responsible Utility Consumer Protection Act (Act 201) took effect on December 14, 2004. Among other provisions, the Act clarifies the right of Philadelphia Gas Works (PGW) to file liens on landlord properties to secure the unpaid bills of tenants who occupied those properties.

For PGW, the goal is clear - we must be paid for gas provided to customers. While all efforts have been and will continue to be made to collect from the customer, in this case, the tenant, we will file a lien on the property if the bill is not paid. Rather than have the risk of nonpayment fall on all PGW customers, who have neither connection to nor benefit from provision of gas to the property, the landlord is the more appropriate responsible party.

Liens process

PGW understands the concerns of landlords who own property in Philadelphia and has formulated plan that we believe to be a fair process for implementation of the Act on a prospective basis.

PGW's plan is as follows: Any liens filed on landlord properties under the Act will be prospective and will be for debt incurred after August 9, 2006.

Under the current lien program for owner-occupied properties in which the owner is also the customer, it is PGW's policy that we notify the customer-owner by letter that a lien will be filed and explain ways to avoid the lien. It is our intent to continue to utilize an advance notice procedure for all liens in the future.

The policy being implemented has been formulated with substantial input from landlords and title companies to design a process that works and is fair to everyone.

For more information, please [email us](#).

If you smell gas or have an unsafe condition, call (215) 235-1212 immediately.

[Legal/Disclaimer](#) | [Links](#) | [Site Map](#) | [Copyright Notices](#) | Powered by [OlivioPlus](#)

#2



- HOME
- ABOUT US
- CAREERS
- WANT TO
- CONTACT US

GO

FAQs

Log In

You are here: [Home](#) > [About Us](#) > Landlord Cooperation Program

Landlord Cooperation Program

Overview

The Landlord Cooperation Program (LCP) is offered by PGW to Philadelphia's residential rental property owners (landlords). LCP has been designed with substantial input from landlords and landlord association groups, such as the Homeowner's Association of Philadelphia and Greater Philadelphia Association of Realtors, to assist residential rental property owners in avoiding the placement of gas liens on registered properties, and to help PGW with necessary meter access. Property owners who provide full and complete cooperation and compliance with LCP are not subjected to the placement of liens on registered properties.

In the LCP, property owners who provide full and complete cooperation and compliance with LCP are not subjected to the placement of liens on registered residential properties for unpaid gas service which benefited their registered properties during the time of their compliance with LCP. Properties that are **NOT** eligible for the LCP include:

- Commercial/industrial properties;
- Properties with a single meter supplying service to multiple premises;
- Owner occupied properties;
- Properties where the landlord is (or is legally required to be) the customer of record.

Additional Information

- Log in / Register: [Click here](#) to log in or register. Please have your active L&I license number available to register.
- Terms and Conditions: Before you register [click here](#) to view the terms and conditions.
- E-mail: If you need additional assistance, please [e-mail](#) the LCP Administrator.

PGW's Landlord Cooperation Program requires landlords to have a valid Philadelphia Housing Inspection License (renter's license).



PGW Landlord Cooperation Program

FAQs

If you have questions about the program or registration, view our [Frequently Asked Questions](#)

Additional Links

[Greater Philadelphia Association of Realtors \(GPAR\)](#)

[Homeowners Association of Philadelphia \(HAPCO\)](#)

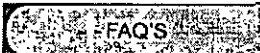
[Philadelphia Licenses & Inspections \(L&I\)](#)

Landlord Cooperation Program Policy:

Under the Municipal Claims and Tax Liens Act, Act of May 16, 1923 (P.L. 207, No. 153), as amended, 53 Pa. Stat. Ann. §§ 7101 et seq., PGW has the right to file liens against all properties, including residential rental properties, for unpaid gas bills incurred at the property. However, if a residential property owner registers for and fully cooperates in PGW's Landlord Cooperation Program ("LCP"), his/her property can receive lien protection for eligible tenant-occupied, residential rental property(s)

If you smell gas or have an unsafe condition, call (215) 235-1212 immediately.

[Legal/Disclaimer](#) | [Links](#) | [Site Map](#) | [Copyright Notices](#) | Powered by [CivicPlus](#)

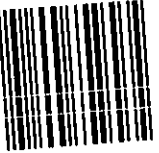


CERTIFIED MAIL™



7009 0820 0000 0874 0119

Marvin Black
75 McFadden Drive
Huntingdon Valley, PA 19006



U.S. POSTAGE
PAID
HUNTINGDON VALL. PA
19006
MAR 24 11
AMOUNT

\$4.53
00039352-06

1000

17105

RECEIVED

MAR 24 2011

PA PUBLIC UTILITY COMMISSION
SECRETARY'S BUREAU

Secretary of The Commission
2nd Floor, Keystone Building
400 North Street
Harrisburg, PA 17105

PUC,
Not
PAUC-BHP