

(P) 610.789.5951 (F) 610.410.7611 (E-Mail) pam.778@hotmail.com

c/o Forwarding Agent
778 Garrett Road
Upper Darby, Pennsylvania 19082 uSA

PROPERTY A MANAGMENT

Friday, July 22, 2011 A.D.

Rosemary Chiavetta, Secretary
Pennsylvania Public Utility Commission
Commonwealth Keystone Building
400 North Street, Second Floor
Harrisburg, PA. 17120

RE: STOKES V PEÇO C-2011-2248375

Dear Secretary Chiavetta,

Please find inclosed one originally and one copy.

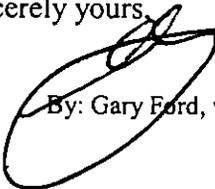
Would you be so kind and have someone time stamp the two (2) copies and return them, within the self address envelope, enclosed with the postage pre-paid.

Thank you very much for your time and consideration.

If you have any question please call the above number or my personal cell @ 610-659-9303.

Thank you.

Most sincerely yours,


By: Gary Ford, without prejudice

PA. PUB. UTIL. COM.
SECRETARY'S BUREAU

2011 JUL 27 AM 10:21

RECEIVED

1000

Via: USPS
cc: Enclosure
cc: File

BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION

TENEDA STOKES	:	
Complainant	:	
	:	
v.	:	Docket No. C-2011-2248375
	:	
PECO ENERGY COMPANY	:	
Respondent	:	

PETITION TO JOIN AS SECOND COMPLAINANT
PURSUANT TO 52 PA. CODE § 5.23

1. Gary Ford is seeking approval to join as additional complainant regarding the above caption parties.
2. Gary Ford (hereinafter "Gary") d/b/a Property A Management, a fictitious name; is the named landlord addressed at; 778 Garrett Road, Upper Darby, PA.
3. Teneda Stokes (hereinafter "Teneda") entered into a residential lease commenced on the 1st day of June A.D. 2010 address of; 7026 Atlantic Ave., Upper Darby, PA. See Exhibit "A" (1st page of lease).
4. Gary has a direct interest in this action as he paid this alleged debt of \$4,884.10. See Exhibit "B" (copy of check)
5. Teneda with Gary while in his office was seeking a printout of Teneda account from PECO and/or CAP representatives in which, though promised within two (2) days was not forthcoming, until about three (3) weeks later.

6. Teneda with Gary in his office was on the phone with PECO and/or CAP representatives, in which he asked for a payoff amount, and was given different amount(s) by different personnel.
7. When those representative understood that Teneda wanted service back on as soon as possible the amount ballooned to \$4,884.10.
8. The check was written for the full amount and given to Teneda by Gary to make payment.
9. Teneda after trying for some time on her own to attain past records asks if Gary would try and contact PECO and/or CAP representatives for her behalf as Teneda, has not be able to retrieve them. One June 14th was Gary's 1st attempt to retrieve Teneda account statement. See Exhibit "C".
10. Gary's office called PECO gave account number #12326-38015 along with his fax number and PECO representative said we would have them within two (2) days. See Exhibit "C".
11. Teneda, with desperation then authorized Gary through a power of attorney, in which Gary sent along with a letter demanding not only a two (2) year history, but a history of whenever service appeared in her name. See Exhibit "D & E" (copy of fax and certified letter).
12. Gary has no other issue, or complaint than those that Teneda, complained about.
13. Gary would also ask the Honorable Commission to consider 52 Pa. Code § 1.2. (a thru c) and (d).
14. Gary is moving said court pursuant to 52 Pa. Code § 5.23.

CERTIFICATE OF SERVICE

I hereby certify that I have this day served a true copy of the foregoing Answer to PECO new matter upon the parties listed below, in accordance with the requirements of 52 Pa. Code sec., 1.54.

VIA: USPS

Rosemary Chiavetta, Secretary
Pennsylvania Public Utility Commission
Commonwealth Keystone Building
400 North Street, Second Floor
Harrisburg, PA 17120

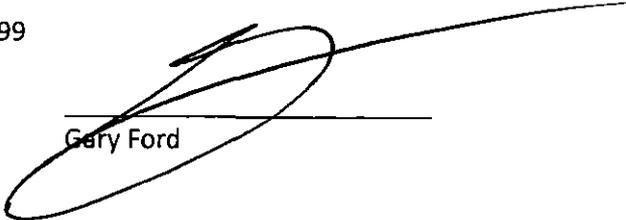
And;

Michael A. Gruin
17 N. 2nd St., 16th Fl.
Harrisburg, PA 17101

And;

Tishekia Williams
PECO Energy Company
2301 Market Street, S23-1
PO Box 8699
Philadelphia, PA 19101-8699


DATED: July __, 2011



Gary Ford

Property A Management
c/o Gary Ford
778 Garrett Road
Upper Darby, Pennsylvania 19082
610-789-5951 (o) 610-410-7611 (f)

RESIDENTIAL CONTRACT in lease Form House

Plain Language Lease revised 03/2009

THIS IS A RESIDENTIAL LEASE, WRITTEN IN PLAIN LANGUAGE. THIS IS A LEGAL AGREEMENT BETWEEN THE TENANT AND THE LANDLORD. READ THIS LEASE CAREFULLY BECAUSE TENANT GIVES UP CONSUMER RIGHTS. IF TENANT DOES NOT UNDERSTAND ANY PARTS OF THIS AGREEMENT, SEEK THE HELP OF AN ATTORNEY BEFORE SIGNING.

1. NAMES OF LANDLORD AND TENANT(S)

- a) Name of Landlord/Management: Frank Bruno / Gary Drew Ford # 610-789-5951 or 610-352-4445
- b) Address to send rent payments: c/o Forwarding Agent 778 Garrett Road Upper Darby [19082] Pennsylvania uSA. Make payable to: Property a Management
- c) Name of Tenant(s) TENEDA STOKES

2. LEASED PROPERTY

- a) The leased property is the location Landlord agrees to rent to Tenant.
It is a: 4 bedroom House, The words "leased property" refer to the type of residence as stated.
- b) The exact address is: 7026 ATLANTIC AVE
UPPER DARBY PA 19082
- c) The following items are part of the leased property of if circled: (New or in good condition only if checked Carpet Paint Stove Kitchen Bathroom Refrigerator.)

3. STARTING / ENDING DATES OF LEASE

- a) This lease begins on 6-1-10. This lease ends on 5-31-11.
- b) To end this lease Landlord or Tenant must give 60 days notice before the ending date or any renewal period.

4. MONEY OWED AT MOVE IN

- a) Total rent due of lease: \$ 14,340.00

Security Deposit
Cleaning Deposit
Keys Deposits

Paid \$ _____
Paid \$ _____
Paid \$ _____

Due \$ _____
Due \$ 1195.00
Due \$ _____

Last Month Rent \$ NA

Amount due before possession \$ 1195.00

5. RENT

- a) The rental amount is \$ 1195.00 and is due on the 1st day of each month.

PA.P.U.C.
SECRETARY'S BUREAU
2011 JUL 27 AM 11:00

Tenant [Signature] Tenant _____ Tenant _____ Landlord/Manager GDR

EXHIBIT "A"

PROPERTY MANAGEMENT

C/O FORWARDING AGENT
778 GARRETT RD.
UPPER DARBY 19082
PENNSYLVANIA, USA

610-789-5951

WACHOVIA BANK, N.A.

3-50310
E-Z-ShareSM Check Fraud
Protection for Business

7073

PAY TO THE
ORDER OF

PECO

JUNE 17, 2011 A.D

\$4,844.¹⁰

Forty Eight hundred & Forty Four ¹⁰/₁₀₀ DOLLARS

VOID AFTER 60 DAYS

12326-38015

⑈007073⑈ ⑆036000503⑆ 200000

RECEIVED

2011 JUL 27 AM 11:00

FA.P.U.C.
SECRETARY'S BUREAU

EXHIBIT "B"

Teneda Stokes.

7026 Atlantic Ave.

Upper Mersey, PA. 19082.

267-315-0172

Paco
Account

12326-38015

complete Report

Jan. 2010 - until now

Takes up to 24-72 Hours
to fax report.

can't go back any further
than Jan. 2010

Talked to Tanisha
EXHIBIT 'C'

RECEIVED
2011 JUL 27 AM 11:00
PA.P.I.C.
SECRETARY'S BUREAU

FAX

Property A Management - c/o778 Garrett Road - Upper Darby - Penna,
19082 (P) 610-789-5951 (F) 610-410-7611 (E) pam.778@hotmail.com
Tuesday, June 21, 2011 AD 3:40:33 PM

To: Customer Service

From: Gary Ford

Fax: (215) 841-6568

Fax:

Phone:

Phone:

Date: 6/21/2011

Pages: 2

Subject: 2nd request (one via the phone) now via fax and
USPS 7004 0550 0001 1665 3997

Notes: Account # 12326-38015

Please be advised that hereby being requested is a detailed statement for the individual person, TENEDA STOKES who now resides at 7026 Atlantic Avenue Upper Darby PA.

Please fax statement to 610-410-7611.

From our understanding this will go back two (2) years is this correct ?

After the above it is being requesting from 1992 forward where ever TENEDA STOKES name appeared as a customer having Social Security # of XXX-XX-8699. You will have within your records the other five (5) digits or call and that shall be verbally offered.

Lastly, power of attorney is part of this request along with Ms. Stokes phone to verify if you deem necessary @ 484-688-3853.

Thank you for all your help in this matter.

Kindest regards, Gary POA /s/Teneda Stokes
cc: Stokes

P.S. Would you be so kind and acknowledge this fax as the former was requested on Monday the 20th.

RECEIVED
2011 JUL 27 11:00
PA. P.U.
SECRETARY'S BUREAU

EXHIBIT "D"

c/o Forwarding Agent
778 Garrett Road
Upper Darby, Pennsylvania 19082 USA

PROPERTY A MANAGMENT

Tuesday, June 21, 2011 A.D.

PECO
Customer Service Center
2301 Market Street
P.O. Box 8699
Philadelphia, PA. 19101

VIA: CERTIFIED MAIL

RE: Teneda Stokes Account # 12326-38015

Dear Customer Service,

Please find enclosed a) fax b) power of attorney.

This request is form any-and-all record(s) regarding Teneda Stokes in which service was placed in her name.

Ms Stokes is requesting this from 1992 forward as she was informed from PE CO that your records reflect her having service on in her name for the last eighteen (18) years.

Thank you.

Sincerely yours,

POA Teneda Stokes

By: Gary: Ford, authorized
representative, without prejudice

RECEIVED
2011 JUL 27 AM 11:01
PA.F.U.C.
SECRETARY'S BUREAU

Via: USPS 7004 0550 0001 1665 3997

cc: Enclosure
cc: File ✓

EXHIBIT "E"



PECO Energy Company
 Customer Strategies & Support
 2301 Market Street, N5-1
 P O Box 8699
 Philadelphia, PA 19101-8699

www.exeloncorp.com

An Exelon Company

October 25, 2005
 RECEIVED
 011 JUL 27 AM 11:01
 P.A.C.U.
 SECRETARY'S BUREAU

Teneda Stokes
 7216 Radbourne Rd
 Upper Darby Pa 19082-5115

RE: ST # 1990760
 7216 Radbourne Rd
 Upper Darby Pa 19082-5115

Account Number: 50-08-24-102056

Dear Ms. Stokes:

In response to your Informal Complaint filed with the Public Utility Commission, (PUC) on 10/4/05, the results of the investigation are as follows:

PECO Energy's records indicate you have uncollected accounts with the same SSN for the following addresses:

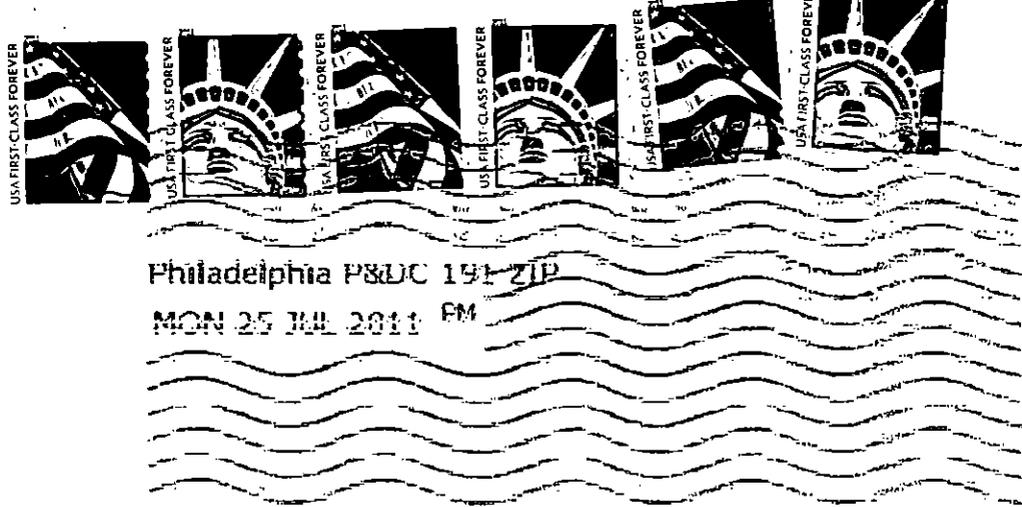
- 548 Keystone Av, Darby PA from 4/00 to 5/24/01 and \$1,643.06
- 430 Penn St, 2nd fl Chester PA from 5/97 to 5/28/98 and \$1,100.86
- 223 Wilson St, Chester PA from 5/99 to 3/6/02 and \$4,896.30
- 1137 Madison St, Apt 2A, Chester PA from 10/94 to 10/13/95 and \$74.70
- 306 W 7th St, Apt -E Chester PA from 10/95 to 3/1/96 and \$136.02.

All listed accounts have been referred to InoVision, a collection agency. Should you need to discuss these accounts, please call InoVision's toll-free number at 1-888-207-3081.

- PECO Energy's records indicate you resided at 120 Hillside Av, Collingdale PA from 6/27/03 to 6/21/04. A former address balance of \$4,023.34 was transferred to the account from 27 Whately Tr. to 7/1/03. You were enrolled in CAP Rate and received a 50% discount on the first 500 kWh. The amount of \$4,231.86 was set aside for possible future CAP charge off. When a customer is on CAP Rate, their identity and income is verified. The service terminated for non-payment for the past due amount of \$440.80 + \$60.00 reconnection fee. A final bill was rendered in the amount of \$5,008.45). The \$500.80 you mention in the complaint was the amount to have your service restored at 120 Hillside Av, which would not have left a \$.00 balance on the account.
- PECO Energy's records indicated you had service initiated into your name at 422 Pusey Av, Collingdale PA effective 7/22/04 and the former address balance of \$5,209.25 was transferred to the Pusey Av account.
- You were granted a payment arrangement based on your income level at \$10.00 a month in addition to a monthly budget of \$132.00 a month. You were also enrolled in CAP Rate and received a 50% discount on the first 500 kWh. The amount of \$3,954.86 was set aside for possible charge off.
- You contacted PECO Energy requesting discontinuance at 422 Pusey Av, effective 7/1/05. A final bill was rendered in the amount of \$5,347.43.
- You requested to have the service initiated into your name at 7216 Radbourne Rd, effective 7/1/05.
- The final bill balance from 422 Pusey Av in the amount of \$5,347.43 was transferred to your current account at 7216 Radbourne Rd. Since you were previously on CAP Rate at the former address, the system coded the current account for CAP Rate and set aside \$3,954.86 as pre-CAP arrears on the current account. You are still receiving a CAP Rate discount based on the income level obtained from 422 Pusey Av.

EXHIBIT "F"

Property A
C/O Forwarding Agent
8 Garrett Rd Upper Darby 19082
Pennsylvania, USA
10-789-5951 / 610-352-4445



Philadelphia P8DC 191 ZIP

MON 25 JUL 2011 PM

RECEIVED

2011 JUL 27 AM 10:19

PA.P.U.C.
SECRETARY'S BUREAU

Rosemary Chiavetta, Secretary
Pennsylvania Public Utility Comm.
Commonwealth Keystone Building
400 N. Street, second floor
Harrisburg PA. 17120