

November 21, 2014

Commonwealth of Pennsylvania
Pennsylvania Public Utility
Commission
P.O. Box 3265
Harrisburg, PA 17105-3265
Attn: Rosemary Chiavetta

C-2014-2406175

Dear Ms. Chiavetta,

Per your letter dated November 18, 2014 with the attached Initial Decision by Jeffrey A. Watson, ALJ, the following includes my replies to the exceptions:

Burden of proof was submitted on the date of the hearing on August 22, 2014; with myself, Katherine Detweiler, Bernard Carter, Certified electrician who inspected the property at 141 Maple Avenue, PECO esquire, Shawane Lee, and four other witnesses by PECO Energy Co and Judge Watson. Prior to the hearing, all relevant paperwork was submitted to the PUC, PECO and Widener Civil Law for review. Two additional exhibits were submitted. One cd rom of live meter views and a second cd rom of the property.

Exception #6, the meter was not on code, meaning flush against the building the day of move in. September 1, 2013. Mr. Wasson, landlord was aware of the situation. Grid solutions, a contractor for the PUC visited the property and left a violation report for Mr. Wasson within one week. The contractor was surprised that the place was rented. Black tape was wrapped around the meter and the meter was not flushed to the building. The meter was later corrected with meter boxes in October 2013. At this time, the meter would continue to spin out of control. Mr. Wasson testified at the hearing, prior to the open houses for the sale of a property pending, that he would try to correct the meter spinning out of control. He was unsuccessful. The landlord performed a power down of the main electrical system. The meter continued to spin rapidly. Mr. Wasson, also spoke to various representatives in my presence with PECO. He was concerned for the safety of his tenants. The property was unsafe. He requested a PECO representative to visit the property for an inspection. In the interim, the property was sold.

In regard to the October 30, 2013; PECO fraud inspectors state that a pass and load was conducted. I requested a copy of the investigation. My request was denied. I am not in agreement that all fraud inspections were performed. Burden of proof is requested.

Judge Watson's decision on transcript tr105-106, 112 that the property was purchased by Matthew Thomas in October 2013 and a home inspection was complete. A home inspection was complete in October 2013; however; the property was not sold until December 2013. Rent was paid directly to William Wasson up thru December 2013. Rent checks were paid to Mr. Wasson in December. As a tenant I was not informed of the sale of the property. I received a phone call from Jacob Varghese, agent at Reliable Realty LLC. Mr. Thomas and his Property Management Agent, Reliable Realty LLC, issued signed paperwork of new ownership in December 2013. Mr. Thomas and Reliable Realty LLC

were issued copies on informal complaints with Bucks County and paperwork from PECO with regards to the meter spinning out of control which was creating unusually high electric bills and the heat up of circuitry in the twin home on December 10, 2013. A visit was conducted to 141 Maple Avenue, Dublin, PA. The owner, Matthew Thomas offered to address all electrical issues immediately. I informed Mr. Thomas; I just received the formal complaint. I had one week to respond to Bucks Consumer Products, Weights and Measures with a formal complaint if the electrical system was not addressed. There was no action taken from Mr. Thomas or the property managing agent to correct the electrical system.

Please Note: The home inspectors were aware of the electrical problem. Judy Allen, Prudential agent was also aware. I was present for the home inspection.

The exception #28, I am not sure about the last electricity bill for the Gleba property of \$13.00. Please pull the transcript and review the hearing testimony. I received a final bill from PECO up thru the date of termination. Please clarify this item.

Exceptions #35,36,37,38,39,40 Bernard Carter, Certified Electrician is skilled in his trade and is affiliated with various departments and organizations with the Commonwealth of PA. He is also associated with work performed through the Attorney General's Office. Please review the testimony by Mr. Carter. Mr. Carter is more than willing to issue a second testimony if required. His years of experience and expertise in the profession are valued. Testimony states a "third party line" exists on the property.

#24, Peg O'Donnell, installed smart meter. The installation was not according to manufacturer's mandates. There are many websites and manufacturers of smart meters on the Dept. Of Energy website. Each meter type includes mandates for training. Please confirm.

In conclusion, Judge Watson did not sign the Initial Decision. The meter spinning out of control may have many causes attributed, for example, underground breaks in electricity, street lighting from the county off of a third power line, or fraud. A residential inspection was not performed of the electrical wiring system during my tenure of six months. Prior tenants have vacated with the same issue. One tenant is on transcript mentioned by Bill Wasson.

As a tenant, I am limited to the decision making process. The Landlord and PECO are responsible for the building and electricity.

I have incurred financial, personal, and housing losses. In research of the PUC and Public Utilities, this case belongs to a higher court. I will be submitting the Initial Decision to the Attorney General's office for a complete investigation.

Very truly yours,

Linda M. Gleba

cc Attorney General's Office, PA