

ORIGINAL

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To: Secretary
Pennsylvania Public Utility Commission
P.O. Box 3265
Harrisburg, PA 17105

DEC 2 2005

From: Theresa Birch
5636 Rodman Street
Philadelphia, PA 19143
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DOCUMENT
FOLDER

PA PUBLIC UTILITY COMMISSION
SECRETARY'S BUREAU

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DEC 2 2005

Date: December 2, 2005

PA PUBLIC UTILITY COMMISSION
SECRETARY'S BUREAU

Re: Case# ~~C-2005562~~ C-20055562

Dear Pennsylvania Public Utility Commission,

I was instructed to contact you in writing concerning the status of case #C-2005562. This is my third attempt to solicit your assistance in my complaint against PGW and its unfair practice to hold landlords responsible for dead beat tenant obligation between PGW. I have concerns about the upcoming legislation that will hold the landlord of a property responsible for all of the tenant's utilities. I hoped that I could get my complaint resolved by then. Please provide me with an update and progress information of case#C-2005562 either by mail or phone. Below are the contents of my previous letter to your Commission.

I provided them a Lease between myself and the tenant stating that the tenants are responsible for all utilities (Gas, Electric and Water) and that the landlord has NO responsibility at all.

I am the owner of the property at 5636 Rodman Street in Philadelphia; I rented this property to a mother and child in need of housing. The mother and child left my property without notifying me and owing me back rent for 4 months. Several months later I receive a bill from PGW for over \$2,900 in which they explain that due to some upcoming City or State legislation they could recoup monies owed to them from an agreement with a tenant of a property from the property owner.

PGW did respond to me because of the PUC prompting to look into it, all they did was look at it. In my conversation with a PGW representative, he only presented allegations of service theft (if it was it had to be the tenant's action). I was able to find a past bill of the tenant that PGW needed to get in to change the meter due to equipment failure. Also known that for 12 months before the valid meter reading letter there was not an actual reading, my assumption is that the meter was faulty. Also during that time the tenant applied for the grant program LEHEAP which settled the tenant account, only one slight error on PGW part, the tenant's account balance was based on estimated reading on a malfunctioning ARM meter. Once LEHEAP settled the tenant's account PGW did not get an actual reading until a few months later. By that time the tenant had left my property and PGW felt that since they were in error and did not want to go back to LEHEAP with the correct sum owed by the tenant chose to bill the owner for the assume correct amount owed by the tenant and enforce the upcoming legislation.

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Below are issues that if PGW investigated they will realize their error.

ARM equipment malfunctioning (10/16/03-7/19/04)
Acknowledge letter to tenant (dated 9/19/03) to secure valid meter reading
Theft of service occurred during tenant's rental period
What is the normal gas usage for property (small row brick home)
Reliability of earlier version of ARM equipment and known malfunctioning
If meter was malfunctioning when was it changed or repaired??
Tenant contacted PGW 6/1/05 to change service to different property
Why service turn off /turn on 11/12/03. (Deadbeat tenant)
PGW internal error in meter reading, meter change and ARM error.

Comment:

- **PGW has made a complete blunder when it comes to the billing allegations for the 5636 Rodman St. property, Phila PA. 19143**
- **Tenant Taifa Walton has occupied and used utility services at the above address for 10 years. This same tenant has been billed and lived at the same address since 1995.**
- **Now please explain how I, the owner can be billed when the PGW bills have consistently showed Taifa Walton as occupant and key person responsible for the all of the utility bills in her name.**
- **For the last 10 years LEHEAP has paid the supplemental heating bills as there records show on the PGW print out for the 5636 Rodman St., Phila. PA**
- **PGW gladly accepted the funds from the LEHEAP government grant program acknowledging that the above tenant lived and utilized the PGW services.**

PGW records show the following:

- **Error in meter readings, faulty ARM readings,**
- **13 months PGW not actual readings accrued**
- **When actual reading took place Tenant was not properly billed the due to the lazy approach of PGW they are trying to attach this to the owner knowing full well that the tenant has lived there for 10 years.**
- **How was the allegation of theft of service determined... when for 13 months there was no actual meter readings. These allegations point to a faulty ARM device at the above mentioned property.**

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