

Charles E. Goodwin

V.S

Philadelphia Gas Works

11/05/15

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2015 NOV 13 AM 8:11
PA PUC
SECRETARY'S BUREAU
F-2015-2497714

To Judge Angela T. Jones,

NEW MATTER

*On September 24, 2015, PGW made arrangements with my past landlord, Thomas and Filemena Ward on this lean, judgement, question and a satisfied payoff. To satisfy all outstanding gas bills on this property and in order to sell the property, 1918 Shelmire Avenue, Philadelphia, Pa 19111.

Exhibit A .

*According to PGW (LCP) Landlord Cooperative Program

Property owner when failed to register or failed to provide full amount of all unpaid gas bills no retroactive LCP protection shall be provided. For these who fail to register prior to the accumulation of unpaid leanable bills.

Exhibit B

*On October 29, 2015 there was no rental license found for 1918 Shelmire Avenue, which exempts and disqualifies Thomas and Filemena Ward from the LCP program.

THEREFORE .

I'm making the motion and summary for this debt to be dismissed because of these documents found proven to be true and binding and the judgement has been satisfied.

Thank you,

Charles E. Goodwin
1939 GRANT AVE #202
PHILADELPHIA, PA. 19115

Charles Goodwin

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NOV 09 2015

PUBLIC UTILITY COMMISSION
PHILADELPHIA OFFICE
ADMINISTRATIVE LAW JUDGE

CC

Graciela Chisileib PGW



This document sets forth the amended mandatory terms and conditions for the Landlord Cooperation Program ("LCP") applicable to the filing of liens on properties for unpaid tenant bills. You should read these mandatory terms and conditions carefully before you accept them. You must agree to and accept all of the mandatory terms and conditions of the LCP in order to participate in the LCP. The LCP is a pilot program which is subject to termination by PGW. Those property owners who provide full and complete cooperation and compliance with the LCP will not be subject to the placement of liens on registered properties which are tenant-customer occupied during the term of the LCP. The determination of whether a property owner has provided full and complete cooperation and compliance with the LCP shall be made solely by PGW, in its reasonable discretion, and PGW will not be required to consider the effect of any such determination on a property owner's real property interests.

I. REGISTRATION

- A. The property owner must provide all information requested in the on-line LCP registration process.
- B. The property owner must update registered information within ten (10) days of a change in such information.
- C. LCP protections will apply only to the specific properties registered, not to all properties owned by an owner.
- D. Property owners shall not register their own residence, or properties for which the owner is the PGW customer of record.
- E. Owners must keep confidential all registration numbers and passwords provided by PGW, and are solely responsible for misuse of a registration number and/or password.

II. LIEN POLICY

- A. Property owners who register **and** provide full and complete cooperation with the terms and conditions of the LCP, as determined by PGW, will be protected from liens on registered rental properties during the term of the LCP pilot program. Property owners who fail to register or fail to provide full and complete cooperation will be subject to lien(s) for the full amount of all unpaid gas bills. No retroactive LCP protections shall be provided for those who fail to register prior to the accumulation of unpaid, lienable bills.
- B. If a security deposit is held by PGW for a registered property, such deposit will be used to offset any amount subject to lien.
- C. If budget bills are unpaid, an owner will be subject to lien only for the budget billings due and unpaid.

III. ACCESS TO PROPERTY

- A. The registered owner must ensure that PGW has prompt and timely access to meters in registered properties when such access is requested by PGW for any



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Terms and Conditions

reason, including but not limited to shutoff or turn-on of service, meter maintenance, performance of a leak survey, or for other safety or operational reasons. When an owner fails to provide PGW with access to a meter in a registered property within the time period required by PGW, such failure will be viewed as a lack of cooperation and the owner's status as an LCP participant, and the protections afforded therein, shall terminate immediately. The determination whether an owner has provided timely access to a meter shall be made solely by PGW, in its reasonable discretion.

For example, access must be provided by a registered owner¹ in accordance with the examples below:

1. **Customer Requested Shutoffs:** When a customer of record who is a tenant requests a shutoff, PGW will follow the process as outlined below:

The registered owner will receive notification from PGW informing them that their tenant has requested a shut off. If the registered owner has an existing owner revert relationship with PGW for the specific premise, the owner will become the customer of record for the premise and may arrange for a physical shut off of service in accordance with PGW procedures. Registered property owners can set up an owner revert relationship for specific premises by calling the PGW customer service center and requesting to speak with a representative. If the registered owner does not have an existing owner revert relationship with PGW for the specific premise at the time of the shutoff request, the subsequent process will differ depending on whether the shut off is to occur during the cold weather months or another time of year, and whether the premise is a single family home with a curb valve which would allow PGW to shut off without obtaining access to the meter:

(a) If the customer of record's shutoff request is for a shut off during the cold weather months (i.e. October 1st through February 28th) and the premise is a single family home with a curb valve, PGW will schedule a field visit with the customer of record in order to attempt to physically shut off the gas. If PGW is unable to shut off the gas at the meter or the curb valve, the customer of record's account will be "shutoff" in PGW's computer billing system as of the day of the requested shutoff. PGW will obtain the final meter read through the automated meter read system and the customer's account will be prorated to the shut off date. PGW will no longer have a customer of record for this address and the property will be monitored for usage.

¹ In all of the examples and throughout this document, the term "owner" shall mean either the actual owner or an agent designated by the owner in the registration process to act on behalf of the owner for these purposes. However, even if an agent has been designated, the owner retains responsibility for compliance with the terms of the LCP.



PGW LANDLORD COOPERATION PROGRAM
Terms and Conditions

(b) If the customer of record's shutoff request is for a shut off during the cold weather months and is not for a single family premises with a curb valve, or if the request is for a shut off outside of the cold weather months (i.e. March 1st through September 30th), the customer of record's account will be "shutoff" in PGW's computer billing system as of the day of the requested shutoff. PGW will no longer have a customer of record for this address, but the gas will not be shut off and the property will be monitored for usage. The registered owner should make every effort to conserve gas usage when a tenant leaves by lowering the thermostat and hot water heater to the lowest possible setting. Of course, if the registered owner wants gas service continued at the property, the owner may apply to become the customer of record for the property.

In either scenario, when the gas service is left on at the property, the usage will be monitored and if it exceeds PGW's threshold usage amount, PGW will notify the registered property owner that they must do one of the following within ten (10) days of the date on the notification: (a) keep the gas service on by setting up an account in the owner's name for the relevant property effective as of the date of the next actual meter reading obtained through the automated meter read system. The owner will become the customer of record for the property and may arrange for a physical shut off of service in accordance with PGW procedures; or (b) inform PGW that a person is now living in the property. If the registered property owner does not respond to the notification within ten (10) days of the date on the notification, a new account will be set up in the owner's name (owner revert) for the property as of the eleventh day after the date of the notification. The owner will become the customer of record for the property and may arrange for physical shut off of service in accordance with PGW procedures. If the registered property owner notifies PGW within ten (10) days of the date on the notification that there is someone living in the property, PGW will begin its user without a contract process in an attempt to establish a new account or physically shut the service off. If PGW does not receive a timely application for service from the occupant, PGW will attempt to physically shut off the service and will also contact the owner in order to gain access to the meter to complete this shut off. If the occupant does not provide access and the owner does not timely provide access for the physical shutoff, a new account will be set up in the owner's name (owner revert) for the relevant property, effective as of the date of the shut off notice, and such failure will be viewed as a lack of cooperation and the owner's status as an LCP participant, and the protections afforded therein, shall terminate immediately.



**PGW LANDLORD COOPERATION PROGRAM
Terms and Conditions**

2. **Meter Maintenance/Leak Surveys:** PGW performs routine meter maintenance and leak surveys. PGW will call the customer of record in advance to set up appointments with the customer. On the day of the scheduled appointment, a PGW technician will call the customer. If the technician is unable to contact the customer, or if the customer is unable to provide the technician with access to the meter location, the PGW technician will call the registered property owner and the property owner will provide PGW with timely access to the meter location at the property.
3. **Emergency Maintenance Work:** Unscheduled work requiring immediate access is sometimes necessary. In these cases, PGW will not schedule an appointment in advance. PGW may attempt to contact the customer and registered property owner if access is required, time permitting. If the property owner is contacted, the property owner shall provide PGW with timely access to the meter at the property. Depending upon the reason for which immediate access is required, PGW may have to force entry (e.g. breaking down a door) to make conditions safe.
4. **Non-Payment Shutoffs:** Non-payment shutoff work is scheduled the day of the shutoff. This allows for any payment that may have been made in advance of the shutoff to be posted to the customer's account. PGW will call the registered property owner the morning of the shutoff to inform him/her of the impending shutoff. If PGW is unable to gain access when arriving at the premise to be shutoff, the owner will be notified and a time will be set by PGW for that same day to perform the shutoff and the owner shall provide access to perform this shutoff.

B. Registered property owners shall assist PGW in obtaining property access by:

1. Providing appropriate office and/or cell phone numbers to ensure effective communication between PGW and the owner.
2. Ensuring that the owner responds, within a reasonable amount of time (not to exceed five (5) business days), to PGW's call requesting that the owner set up an appointment (in a 4 hour window of time) to provide access, and meets with a PGW representative at the property at the scheduled time. At least fifteen (15) minutes prior to PGW's arrival at the property for the scheduled meeting, PGW will call the owner on the phone number provided to PGW by the owner to inform the owner that the PGW representative is in route to the property.
3. Ensuring that there is no condition that would obstruct or prevent access to the meter or other PGW equipment.



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Terms and Conditions**

This LCP pilot is subject to termination by PGW; provided however that PGW will not terminate the LCP pilot less than one (1) year from the Implementation Date. As used in these LCP Terms and Conditions, the phrase "Implementation Date" shall mean the date PGW implements its use of the LCP. Upon implementation, PGW will post the Implementation Date on the LCP website. The terms and conditions of the LCP relevant to operational issues may be reviewed and/or modified or changed by PGW at any time during the pilot program. If any operational modification or change is material, PGW shall provide notice of such change on the registration website, and by e-mail to all registered property owners who provided PGW with an e-mail address. PGW shall determine in the reasonable exercise of its discretion whether a registered owner has cooperated and/or complied with the terms of the LCP. In the event an owner has not cooperated and/or complied with the terms of the LCP, PGW shall terminate the owner from the LCP and the protections afforded therein shall terminate. In no event shall PGW's entry into the LCP, or PGW's agreement with any owner under this LCP, or otherwise, be deemed an agreement by PGW to refuse/deny/shutoff gas service to an applicant or customer. PGW policy is to comply with all laws and in no event shall PGW's execution of this LCP be deemed otherwise. All liens shall be linked to premise gas usage. PGW is not responsible for protecting the confidentiality of any password or registration number provided to a registrant. This LCP shall not apply to unregistered properties, properties for which the owner is PGW's customer of record, properties which are owner occupied, and multi-unit properties where the gas is not individually metered.

All information provided through the LCP and on the LCP website is provided by PGW to provide property owners with information pertinent to his/her/its property rights and obligations, and should not be interpreted as pertinent to the obligation of any consumer/person other than the property owner. The information provided through the LCP and on the LCP website is not provided for debt collection purposes.

I agree to participate in this LCP in good faith and to support the LCP program concepts.

SEP. 14. 2015 12:24PM

NO. 46, P. 2



Philadelphia Gas Works

PGW

PGW Credit and Collections Department
Collections: (215) 235-1777
Fax: (215) 684-6150

ACCOUNT PAY-OFF INQUIRY FORM

Statement of Confidentiality: This document contains confidential information intended only for the entity named below. Any use, distribution, copying or disclosure by any other entity or person is strictly prohibited. If you have received this facsimile in error, please notify PGW immediately by telephone and return the original transmission to us by mail without making a copy.

TITLE AGENCY/LAW FIRM INFORMATION (FILL OUT THIS SECTION ONLY)

Authorization: By submitting this form to PGW, you represent and certify (i) that you are authorized by the owner of the below property to request payoff and account information for this property, and (ii) that all information you submit is to the best of your knowledge true, correct and complete.

Title/Lawyer Agency File #: FO-2031 (1918)
Law Firm/Title Agency: Focus Abstract
Telephone #: 215-332-7600

Date of Settlement: 9/24/15
Requestor Name (Print Clearly): Donatella Carol
Facsimile #: 215-332-7603

Property Information (Please provide account numbers)

Address: 1918 Shelmire Avenue PGW Account # (s): _____
Owner(s): Thomas Wood + Filomena Wood

Please Check All Applicable Boxes:

Purpose: Sale Refinance Foreclosure

Type: Commercial Rental Mixed Use Rental Residential Rental Owner Occupied Unknown

If Sheriff/Sale, Defendant Name: _____ Book/Writ # _____

Judgment/Lien Docket #: 090935069 File Date: 9-25-2009 **ACTIVE**
Judgment/Lien Docket #: _____ File Date: _____
Judgment/Lien Docket #: 100332264 File Date: 9-26-2010 **ACTIVE**

2ND Request

PGW ONLY

DISCLAIMER: The pay-off information provided by PGW below is based on the property and owner information provided by the law firm/Title Agency. Failure to provide accurate information could affect the accuracy of the information reported by PGW. The information provided in this form is valid as of the date PGW faxes it to you. This statement is not a final bill which means that additional charges may be imposed for additional metered usage.

No Record of Account (i) Verify type and status of services with owner, and (ii) re-contact PGW
 Record of Account

Meter #: 66188900 Meter Reading: 0769 Date: 9/31/15 Actual/Estimate/Final
Meter #: _____ Meter Reading: _____ Date: _____ Actual/Estimate/Final
Meter #: _____ Meter Reading: _____ Date: _____ Actual/Estimate/Final

LCP COOPERATIVE (Property Not Liable for Tenant Debt) LCP NON-COOPERATIVE

List of AR Debt

Invoice #	Customer of Record	Start Date	End Date	Amount	Paid Through Date	Amount Due
519251914	EVJOMENT WARD	8/16/13	11/1/13	4,057.00	10/12/15	4,765.71
179011119	CHARLES GOULVIN	9/1/16	10/31/11	3,829.09	11/1/11	2,829.09

Judgment/Lien Docket #: 090935069 File Date: 9/25/09
Judgment/Lien Docket #: _____ File Date: _____
Judgment/Lien Docket #: 100332264 File Date: 9/26/10

TOTAL AMOUNT DUE:

\$ 2,916.66

PREPARED BY: [Signature] DATE: 9/16/15 PAGE 1 OF 1

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SECRETARY'S BUREAU

Make checks payable for the "TOTAL AMOUNT DUE" as stated above to PGW and return this form. Forward with payment to:

PGW - Collection Department
800 W. Montgomery Avenue, 3rd floor
Philadelphia, PA 19122
Attn: Liens & Judgments

FAILURE TO RETURN THIS FORM ALONG WITH YOUR PAYMENT MAY RESULT IN A DELAY OR INCORRECT PROCESSING OF PAYMENT.

The "Paid Through Date" listed above may not include the final bill. If the owner is terminating service as of the settlement date, please provide the owner's mailing address for the final bill:

ADDRESS

9/14/15



A \$5 Convenience fee will be added to the transaction at checkout.

Case Description

Case ID: 100332264
Case Caption: CITY OF PHILA vs MOSS LOUIS
Filing Date: Friday , March 26th, 2010
Court: JUDGMENTS
Location: City Hall
Jury: NON JURY
Case Type: CLAIM FOR GAS SERVICE
Status: SATISFACTION FILED

Related Cases

No related cases were found.

Case Event Schedule

No case events were found.

Case motions

No case motions were found.

Case Parties

Seq #	Assoc	Expn Date	Type	Name
1			PLAINTIFF	CITY OF PHILADELPHIA
Address:	c/o LAW DEPARTMENT 1401 JFK BLVD, 5TH FLOOR PHILADELPHIA PA 19102	Aliases:	none	
2			DEFENDANT	MOSS, LOUIS
Address:	SHELMIRE AVENUE 1918 PHILADELPHIA PA 19111	Aliases:	none	

Docket Entries

Filing Date/Time	Docket Type	Filing Party	Disposition Amount	Approval/Entry Date
26-MAR-2010 09:00 PM	ACTIVE CASE			26-MAR-2010 09:00 PM
Docket Entry:	<i>none.</i>			
26-MAR-2010 09:00 PM	GAS SERVICE CLAIM JDGMNT FILED	CITY OF PHILADELPHIA,	\$993.58	26-MAR-2010 09:00 PM
Docket Entry:	<i>none.</i>			
26-MAR-2010 09:00 PM	CITY CHARGE	CITY OF PHILADELPHIA,		26-MAR-2010 09:00 PM
Docket Entry:	<i>none.</i>			
20-OCT-2015 09:10 PM	SATISFACTION FILED			20-OCT-2015 09:10 PM
Docket Entry:	<i>none.</i>			

[▶ Case Description](#)[▶ Related Cases](#)[▶ Event Schedule](#)[▶ Case Parties](#)[▶ Docket Entries](#)[Search Home](#)



The Philadelphia Courts
Civil Docket Access

No Items in Cart | LOGIN
Civil Docket Report

A \$5 Convenience fee will be added to the transaction at checkout.

Case Description

Case ID: 090935069
Case Caption: CITY OF PHILA vs MOSS LOUIS +
Filing Date: Friday , September 25th, 2009
Court: JUDGMENTS
Location: City Hall
Jury: NON JURY
Case Type: CLAIM FOR GAS SERVICE
Status: SATISFACTION FILED

Related Cases

No related cases were found.

Case Event Schedule

No case events were found.

Case motions

No case motions were found.

Case Parties

Seq #	Assoc	Expn Date	Type	Name
1			PLAINTIFF	CITY OF PHILADELPHIA
Address:	c/o LAW DEPARTMENT 1401 JFK BLVD, 5TH FLOOR PHILADELPHIA PA 19102	Aliases:	none	
2			DEFENDANT	MOSS, LOUIS +
Address:	SHELMIRE AVENUE 1918 PHILADELPHIA PA 19111	Aliases:	none	

Docket Entries

Filing Date/Time	Docket Type	Filing Party	Disposition Amount	Approval/Entry Date
25-SEP-2009 09:00 PM	ACTIVE CASE			25-SEP-2009 09:00 PM
Docket Entry:	<i>none.</i>			
25-SEP-2009 09:00 PM	GAS SERVICE CLAIM JDGMNT FILED	CITY OF PHILADELPHIA,	\$1,888.51	25-SEP-2009 09:00 PM
Docket Entry:	<i>none.</i>			
25-SEP-2009 09:00 PM	CITY CHARGE	CITY OF PHILADELPHIA,		25-SEP-2009 09:00 PM
Docket Entry:	<i>none.</i>			
20-OCT-2015 09:10 PM	SATISFACTION FILED			20-OCT-2015 09:10 PM
Docket Entry:	<i>none.</i>			

[▶ Case Description](#)[▶ Related Cases](#)[▶ Event Schedule](#)[▶ Case Parties](#)[▶ Docket Entries](#)[Search Home](#)



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CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES AND INSPECTIONS
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102

COMMISSIONER
CARLTON WILLIAMS, SR

October 29, 2015

Re: 1918 Shelmire Ave

In response to your inquiry, our records indicate the following:

- There is a Housing Inspection license on file.
- There is no current Housing Inspection license on file.
- There is no record of a Housing Inspection license on file.

Any additional information may require you to subpoena the records. Please call the Code Violation Resolution Unit at 215-686-1441, or visit in-person at the Municipal Services Building, 1401 John F. Kennedy Boulevard, 11th Floor.

A faint, circular stamp or seal located in the bottom right area of the page, partially obscured by a dark mark.