

ORIG

IN THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION

AGNES MANU :
F.A. REALTY INVESTORS CORP
Complainants

v. DOCUMENT
FOLDER

: DOCKET NOS. C-20054629
C-20054630

PHILADELPHIA GAS WORKS :

DOCKETED
OCT 24 2006

EMERGENCY MOTION FOR STAY OF
TERMINATION OF GAS SERVICE.

AGNES MANU and F.A. REALTY INVESTORS
CORP, complainants/customers in this matter hereby
move this Pennsylvania Public Utility Comm.
to stay all execution resulting from this
Commission's order of September 29, 2006.
In support of this motion complainants/customers
state as follows:

1. The Commission entered its order on
September 29, 2006

2. Complainants and their representatives
were away from Pennsylvania on business 2

at the time the order was served
received it on October 17, 2.

3. Complainants are not able to satisfy said judgment immediately due to circumstances beyond their control.

4. Complainants escrowed some money for this case but were forced to ~~use~~ use said funds due to

- Death in the family
- Hospitalization and
- Fire damage to ~~their~~ one of the subject property.

5. On March 15 2016 complainants and their representative had death in their family in African nation of Ghana and left for Ghana

6. Consequently, complainants' and their representatives have to travel to Ghana using the Escrowed funds.

7. They returned to Philadelphia in May.

8. Recently the subject property at 7000 Woodbine Avenue, Philadelphia had a fire incident that would cost about \$27,000 to fix. Said fire damage occurred on July 30, 2006.

9. Around June and July 2005 Complainant's representative Steve Frempong was hospitalized for about two weeks and did not work for about another four (4) months and use some of the escrowed fund.

10. The subject properties have enough equity to protect Philadelphia Gas Works' (PGW) lien interest and provide an excellent chance for equity loan

11. Complainants are willing and able to ~~enter~~ pay the judgment debt/bill in reasonable monthly instalment payments.

12. PGW's interest is protected since it recently informed complainant that it is protecting itself by putting a lien ~~on~~ on the properties to protect its judgment debt.

③ 13. PGW will therefore suffer no harm

in waiting for thirty (30) days for complainants to secure funding for deposit to enter installment payment.

14. P&W will neither suffer any harm in allowing complainants to pay by instalment for the said judgment.

15. Complainant F. A. Realty Investors Corp's property is a rental property and tenants who will be forced to move out will ~~be~~ suffer irreparable harm as they may not get immediate housing because of severely shortage of housing in Philadelphia.

16. Again ~~tenants~~ children of tenants at the 5800 North 17th property will be forced to find a new school if termination of service force ~~their~~ parents to move out and such action will be traumatic for the kids.

17. F. A. Realty Investors Corp can afford to pay subject judgment debt with a reasonable instalment payment.

(4) 18. Agnes Mamu is able to pay her monthly instalment payment since she is working and earns sufficient

income .

19. The termination of service at both properties will serve no useful purpose as PGW is fully protected by said lien .

20. Complainants and the tenants of their properties will suffer unnecessary and irreparable harm.

21. Complainants need thirty (30) days to get financing to be used as initial deposit for the instalment payments .

WHEREFORE Complainant F. A. Realty Investors Corp respectfully request that termination be stayed for thirty days to allow it to find initial deposit for entering into instalment payment .

Complainants Agnes Mann pray the Commission will stay termination for thirty (30) days to allow her to save for initial payment for the instalment payment . Complainants pray that the Commission issue an Order to allow them to pay the judgment debt by reasonable instalment

RESPECTFULLY SUBMITTED

Agnes Manu-
AGNES MANU
7000 WOODBINE AVENUE
PHILADELPHIA PA 19151
215 473 8049

SR
STEVE FREMPONG
F.A. REALTY INVESTORS CORP
5800 NORTH 17TH STREET
PHILADELPHIA PA 19141
267 902 9073

VERIFICATION

We, AGNES MANU PwSe and STEVE FREMPONG for F.A. REALTY INVESTORS CORP ver. fy that the statements made herein are true to the best of our knowledge and belief

Agnes Manu
AGNES MANU

DATE :

SR
STEVE FREMPONG

DATE : 10-21-6

CERTIFICATE OF SERVICE

I, STEVE FREMPONG, hereby certify that I have caused a copy of the Compliments Emergency Motion For Stay of Termination of Gas Service to be served via U.S. Mail postage prepaid upon

1. James J. McNulty
Secretary
PA PUC
P.O. Box 3265
Harrisburg PA 17105-3265
2. Office of Administrative Law Judge
Public Utility Commission
P.O. Box 3265
Harrisburg PA 17105-3265
3. Hon. Judge Ky Van Nguyen (Hand
Administrative Law Judge (Delivered)
State Building
Spring Garden / Broad Street
Philadelphia PA
4. LEGAL DEPT (Collections)
Philadelphia Gas Works
800 W. Montgomery Avenue
Philadelphia PA 19122-0050

DATED: 10-21-6

SA.

DATE: October 24, 2006

SUBJECT: C-20054629, C-20054630

TO: Karen Moury, Director of Operations

FROM: James J. McNulty, Secretary *KB*

Agnes Manu
F. A. Realty Investors Corp.
v.
Philadelphia Gas Works

Attached is a document identified by Agnes Manu and F. A. Realty Investors Corp. as an Emergency Motion for Stay of Termination of Gas Service. The Manu's Exceptions to the Initial Decision denying their complaint was adopted at Public Meeting of September 29, 2006.

I don't believe this qualifies as a Petition for Emergency Order. Possibly, it could be deemed a Petition for Reconsideration, however, it is being forwarded to you with a copy to LAW and OSA.

BTL

Attachment

cc: LAW
OSA

ksb

DOCUMENT
FOLDER

DOCKETED

OCT 24 2006

Philadelphia Gas Works
600 West Montgomery Avenue, Philadelphia, PA 19122



Mary M. Chan, Paralegal
Legal Department
Direct Dial: (215) 684-6830
Fax: (215) 684-6798
E-mail: mary.chan@pgworks.com

ORIGINAL

October 27, 2006

James McNulty, Secretary
Pennsylvania Public Utility Commission
Room B-20, North Office Building
Harrisburg, PA 17105-3265

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OCT 27 2006

RE: Agnes Manu/FA Realty vs PGW,
Docket No. C-20054629 and C-20054630

PA PUBLIC UTILITY COMMISSION
SECRETARY'S BUREAU

Dear Secretary McNulty:

Pursuant to 52 Pa. Code §5.61, the Philadelphia Gas Works ("PGW") hereby files the original and three (3) copies of its Answer to the Emergency Motion for Stay in the above captioned matter.

If additional information is required, please do not hesitate to contact the undersigned. Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Mary M. Chan", is written over the typed name.

Mary M. Chan

DOCUMENT
FOLDER

Enclosure

cc: Service List
Anne Marie Cromley

BTL

41

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OCT 27 2006

BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION

PA PUBLIC UTILITY COMMISSION
SECRETARY'S BUREAU

Agnes Manu
F.A. Realty Investors Corp.
v.

:
:
:
:
:

Docket Nos. C - 20054629
C - 20054630

Philadelphia Gas Works

Philadelphia Gas Works' Answer to the
Complainants' Motion Stay of Termination of Gas Service

Pursuant to 52 Pa. Code §5.61, the Philadelphia Gas Works ("PGW") hereby answers the Motion for Stay of Termination of Gas Service. PGW hereby avers the following:

1. Admitted. By way of further answer, the Commission, at public meeting held September 28, 2006, adopted the Opinion and Order in the above-captioned matter, which is attached hereto as Exhibit "A." The Commission denied the Complainants exceptions and ordered, *inter alia*, that the Complainants pay the current bills and the entire balances owed on their accounts.
2. Denied. PGW lacks sufficient knowledge to determine the truth of the averment that the Complainants and their representatives were away from the Commonwealth of Pennsylvania on business at the time that the Commission's final order was sent, and did not receive it until October 17, 2006. PGW therefore, denies the averment.
3. Denied. PGW lacks sufficient knowledge to determine the truth of the averment that the Complainants are not able to satisfy the outstanding balances on their accounts as the Commission orders. Therefore, PGW denies the averment.
4. Denied. PGW lacks sufficient knowledge to determine the truth of the averment that the Complainants placed some money in escrow to pay their PGW outstanding balances, but was used for other purposes. Therefore, PGW denies the averment.
5. Denied. PGW lacks sufficient knowledge to determine the truth of the averment that on March 18, 2006, there was a death of a family member of Ms. Manu and/or Mr. Frempong in Ghana. Therefore, PGW denies the averment.

DOCUMENT
FOLDER

DOCKETED
NOV 16 2006

6. Denied. PGW lacks sufficient knowledge to determine the truth of the averment that the Complainants and their representatives had to travel to Ghana, using the aforementioned escrow funds. Therefore, PGW denies the averment
7. Denied. PGW lacks sufficient knowledge to determine the truth of the averment that the Complainants and their representatives had to travel to Ghana and to return in May. Therefore, PGW denies the averment.
8. Denied. PGW lacks sufficient knowledge to determine the truth of the averment that the property located at 7000 Woodbine Avenue, Philadelphia, Pennsylvania had a fire on July 30, 2006, incurring \$27,000 in damages. Therefore, PGW denies the averment. By way of further answer, the property located at 7000 Woodbine Avenue, Philadelphia, Pennsylvania is under the PGW account of Agnes Manu.
9. Denied. PGW lacks sufficient knowledge to determine the truth of the averment that, F. A. Realty Corporation's representative, Steve Frempong, was hospitalized and used some of the aforementioned escrow funds. Therefore, PGW denies the averment.
10. Denied. PGW lacks sufficient knowledge to determine the truth of the averments that the Complainants' properties have enough equity to protect PGW interests and provide excellent chances for equity loans. Therefore, PGW denies the averment.
11. Denied, emphatically. The Complainants are unwilling to pay the outstanding balances on their accounts in reasonable monthly installment payments. By way of further answer, the Complainants' poor payment patterns, as shown on the statements of account, which are attached hereto as Exhibit "B," provide insight into their determined unwillingness to pay their PGW bills.
12. Denied. PGW interests are not sufficiently protected with the imposition of a lien on the Complainants' many properties. PGW's interests are sufficiently protected when Customers bills are paid timely and in full. This enhances PGW cash position in ordinary collections practices.
13. Denied. To the contrary, PGW and its ratepayers suffer harm when customers refuse to pay long outstanding debt. PGW ratepayers must carry the burden of

- these uncollected debts. By way of further answer, this Commission had ordered the Complainants to pay their outstanding balances in full and not according to a monthly installment plan.
14. Denied. PGW and its ratepayers suffer harm when customers refuse to pay long outstanding debt. PGW ratepayers must carry the burden of these uncollected debts. By way of further answer, this Commission had ordered the Complainants to pay their outstanding balances in full and not according to a monthly installment plan.
 15. Denied. Pursuant to the Utility Service Tenants Rights Act, 68 P.S. §399.1, et sec.(USTRA), the tenants of all of the Complainants' rental properties may seek protection from gas service termination through the payment of the most recent monthly bill for that property and deducting those payments from their payment of rent to the Complainants. By way of further answer, PGW was about to commence the "posting" process prescribed by its tariff and USTRA, as shown on the first (latest, October 25, 2006) entry of the Account Contact screens, which are attached hereto as Exhibit "C." With the implementation of the tenant's rights under USTRA, utility service will remain on, PGW will be paid from the rental proceeds that normally be paid to the Complainants.
 16. Denied. Pursuant to the Utility Service Tenants Rights Act, 68 P.S. §399.1, et sec (USTRA), the tenants (including the children) of all of the Complainants' rental properties may seek protection from gas service termination through the payment of the most recent monthly bill for that property and deducting those payments from their payment of rent to the Complainants. By way of further answer, PGW was about to commence the "posting" process prescribed by its tariff and USTRA, as shown on the first (latest, October 25, 2006) entry of the Account Contact screens, as shown on Exhibit "C." With the implementation of the tenant's rights under USTRA, utility service will remain on, PGW will be paid from the rental proceeds that normally be paid to the Complainants.
 17. Denied. PGW lacks sufficient knowledge to determine the truth of the averments that the Complainants can afford to pay their outstanding balances in monthly installments. Therefore, PGW denies the averment. By way of further answer,

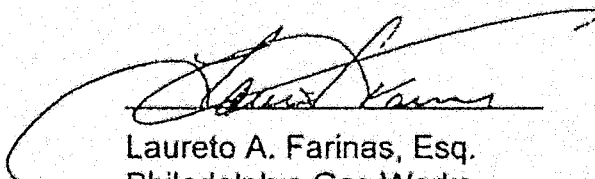
this Commission had ordered the Complainants to pay their outstanding balances in full and not according to a monthly installment plan. Through the filing of the instant motion, the Complainants seek to attack collaterally the Commission's final order in these matters.

18. Denied, emphatically. The Complainant, Agnes Manu is unwilling to pay the outstanding balances on her account in reasonable monthly installment payments. By way of further answer, the Complainant's poor payment patterns, as shown on Exhibit "B," provides insight into her unwillingness to pay her PGW bills. This Commission had ordered the Complainants to pay their outstanding balances in full and not according to a monthly installment plan.
19. Denied. PGW interests are not sufficiently protected with the imposition of a lien on the Complainants' many properties. PGW's interests are sufficiently protected when Customers bills are paid timely and in full. This enhances PGW cash position in ordinary collections practices.
20. Denied. Pursuant to the Utility Service Tenants Rights Act, 68 P.S. §399.1, et sec. (USTRA), the tenants of all of the Complainants' rental properties may seek protection from gas service termination through the payment of the most recent monthly bill for that property and deducting those payments from their payment of rent to the Complainants.
21. Denied. PGW lacks sufficient knowledge to determine the truth of the averments that the Complainants need 30 days to get financing to pay their outstanding balances in monthly installments. Therefore, PGW denies the averment. By way of further answer, this Commission had ordered the Complainants to pay their outstanding balances in full and not according to a monthly installment plan. Through the filing of the instant motion, the Complainants seek to attack collaterally the Commission's final order in these matters.

Wherefore, the Complainants have failed to show that they merit the emergency relief they have requested. PGW respectfully requests that this Commission find in favor of the Philadelphia Gas Works and deny the Complainants' motion for a stay of termination of gas service and allow PGW to terminate the Complainants' gas services after the satisfaction of the requirements of USTRA, 68 P.S. §399.1, *et sec.*, and pursuant to the provisions of the Public Utility Code, 66, Pa. C.S. §101, *et seq.*

Respectfully submitted,

October 27, 2006



Laureto A. Farinas, Esq.
Philadelphia Gas Works
800 W. Montgomery Avenue
Philadelphia, PA 19122
215-684-6982

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OCT 27 2006

PA PUBLIC UTILITY COMMISSION
SECRETARY'S BUREAU

EXHIBIT A



COMMONWEALTH OF PENNSYLVANIA
PENNSYLVANIA PUBLIC UTILITY COMMISSION
P.O. BOX 3265, HARRISBURG, PA 17105-3265

September 29, 2006

IN REPLY PLEASE
REFER TO OUR FILE

C-20054629
C-20054630

I. AURETO A FARINAS ESQUIRE
PHILADELPHIA GAS WORKS
800 W MONTGOMERY AVENUE
PHILADELPHIA PA 19122

Agnes Manu
F.A. Realty Investors Corp.
v.
Philadelphia Gas Works

To Whom It May Concern:

This is to advise you that the Commission in Public Meeting on September 28, 2006 has adopted an Opinion and Order in the above-entitled proceeding.

An Opinion and Order has been enclosed for your records.

Very truly yours,

James J. McNulty
Secretary

Enclosure
Certified Mail
JF

PENNSYLVANIA
PUBLIC UTILITY COMMISSION
Harrisburg, PA 17105-3265

Public Meeting held September 28, 2006

Commissioners Present:

Wendell F. Holland, Chairman
James H. Cawley, Vice Chairman
Bill Shane
Kim Pizzingrilli
Terrance J. Fitzpatrick

Agnus Manu	:	
F. A. Realty Investors Corporation	:	
	:	
v.	:	Docket Nos. C-20054629
	:	C-20054630
Philadelphia Gas Works	:	

OPINION AND ORDER

BY THE COMMISSION:

Before the Commission for consideration is the Initial Decision of Administrative Law Judge (ALJ) Ky Van Nguyen, which was issued on December 28, 2005, in the above-captioned proceeding. On January 13, 2006, Agnes Manu and F. A. Realty Investors Corp. (Complainants) filed a Motion for Enlargement of Time to File Complainants Exceptions to the Initial Decision of Judge Ky Van Nguyen (Motion), which we shall deem to be Exceptions. The Complainants did not file a copy of their Motion on Philadelphia Gas Works (PGW), the Respondent in this proceeding. After receiving a copy of the Motion from Commission staff, PGW filed an Answer to the

Complainant's Motion on February 19, 2006, opposing the extension of time to file Exceptions to the Complainants.

HISTORY OF THE PROCEEDINGS

On June 6, 2005, Agnes Manu filed a Complaint against PGW that alleged that her consumption and the relevant charges were higher than they should be and that her bills were highly overstated. She asked that the Commission stay PGW's collection until all the issues raised in her Complaint were adjudicated. On July 11, 2005, PGW filed an Answer to the Complaint. Therein, PGW stated that the Ms. Manu's account at 7000 Woodbine Avenue was billed based on actual meter readings and this account had two additional service addresses associated with it. On July 13, 2005, Chief Administrative Law Judge Veronica A. Smith issued an Interim Payment Order directing Agnes Manu to pay her monthly utility bill unless otherwise directed by the ALJ or the Commission.

On June 6, 2005, F.A. Realty Investors Corp. (F.A. Corp.) also filed a Complaint against PGW.¹ Its Complaint alleged that PGW's billing practice was highly unusual and that its metering system was faulty. On July 11, 2005, PGW filed an Answer to the F.A. Corp. Complaint stating that the F.A. Corp. bills were based on actual gas usage at the service address and that F.A. Corp.'s balance was high because it missed and underpaid monthly payments.

A hearing was held on September 28, 2005. At that time, Ms. Manu appeared *pro se* and testified on her own behalf. Since Mr. Frempong is not an attorney, he was allowed to testify on his company's behalf, but he was not allowed to act as his

¹ Steve Frempong, the owner to F.A. Corp. is the husband of Agnes Manu.

own attorney. PGW was represented by counsel and called one witness in response to each of the Complainants.

In his Initial Decision issued on December 28, 2005, the ALJ concluded that the Complainants had not produced any evidence, testimonial or documentary, which would support their allegations of over-billing. The ALJ dismissed both Complaints for failure of both Complainants to carry their burdens of proof. On January 13, 2005, the Complainants filed their Motion for a twenty-day extension of time to file Exceptions. After PGW received a copy of the Complainants' Motion, PGW filed an Answer protesting the grant of an extension of time to the Complainants to file Exceptions. The Complainants then filed a Response and Motion to Strike PGW's Answer that was followed by another Answer from PGW to the Complainants' Motion to Strike.

Discussion

As the proponent of a rule or order, the Complainants in this proceeding bear the burden of proof, pursuant to Section 332(a) of the Public Utility Code (Code), 66 Pa. C.S. § 332(a), which provides that the party seeking a rule or order from the Commission has the burden of proof in that proceeding. It is axiomatic that "[a] litigant's burden of proof before administrative tribunals as well as before most civil proceedings is satisfied by establishing a preponderance of evidence which is substantial and legally credible." *Samuel J. Lansberry, Inc. v. Pennsylvania Public Utility Commission*, 578 A.2d 600, 602 (Pa. Cmwlth. 1990).

As a preliminary matter, we note that any issue or Exception that we do not specifically address has been duly considered and will be denied without further discussion. It is well settled that we are not required to consider, expressly or at length, each contention or argument raised by the parties. *Consolidated Rail Corporation v. Pennsylvania Public Utility Commission*, 625 A.2d 741 (Pa. Cmwlth. 1993); *see also*,

generally, *University of Pennsylvania v. Pennsylvania Public Utility Commission*, 485 A.2d 1217 (Pa. Cmwlth. 1984).

The ALJ made nine Findings of Fact and reached three Conclusions of Law. The Findings of Fact and Conclusions of Law are incorporated herein by reference and are adopted without comment unless they are either expressly or by necessary implication rejected or modified by this Opinion and Order.

As a customer of record, Complainant Agnes Manu has taken service from PGW at the following addresses: (1) 7000 Woodbine Avenue, Philadelphia, PA., from October 16, 2002 to the present time; (2) 7500 N. 21st Street, Philadelphia from January 24 to February 1, 2003; and (3) 5528 Crowson Street, Philadelphia from January 27 to May 1, 2003. Ms. Manu's old balances at 7500 N. 21st Street and 5528 Crowson Street were \$66.97 and \$633.28, respectively. Her balance at the current address, 7000 Woodbine Avenue, is \$8,539.46. At the time of the hearing, Ms. Manu had made just six payments on her account between October 16, 2002, and September 23, 2005. Ms. Manu lives at her current address with her husband, Steve Frempong, the owner of F.A. Corp. (PGW Exhibit 1; Findings of Fact Nos. 1-5).

In their Exceptions, the Complainants allege prejudice and bias on the part of the ALJ. The Complainants also complain that they have not had the opportunity to review the transcript. After a thorough review of the record, we can see no bias or prejudice on the part of the ALJ. The parties were sent a Prehearing Order dated July 18, 2006, notifying them of a hearing scheduled for August 18, 2005. The Complainants also were advised of the procedure to be followed at that time and the evidence that could be offered at the hearing. In fact, the Complainants used the procedure defined in the Prehearing Order to request a continuance, which was granted. We do not interpret the ALJ's lack of sympathy for the Complainants' failure to offer evidence to be bias,

considering the ample opportunity they have had to provide evidence. We can conclude only that evidence of PGW's over-billing their accounts does not exist.

At the hearing, Ms. Manu complained about the gas bill for her five-bedroom house being too high. (Tr. at 6, 7). However, Ms. Manu offered nothing more than her opinions and assertions at the hearing. (See e.g. Tr. at 13-15). Additionally, there is no evidence in the record that Ms. Manu cannot afford to pay her gas bills. (Tr. at 34). On March 3, 2005, the Commission's Bureau of Consumer Services (BCS) prescribed a payment arrangement for Ms. Manu where she was ordered to pay the budget amount plus \$1,090 towards the arrears in Case Number 1720467. (Tr. at 18; PGW Exhibit 3). This payment arrangement was not kept. (PGW Exhibit 1).

PGW offered the testimony of a witness and documentary evidence concerning Ms. Manu's account as well as the results of a billing investigation of the level of usage at her residence. That investigation concluded that Ms. Manu's usage was consistent and reasonable. (Tr. 21-34; PGW Exhibits 1, 2, and 3).

F. A. Corp.'s Complaint against PGW also alleged high billing as well as a "highly unusual" billing practice. Complainant F.A. Corp. is a landlord ratepayer taking service from PGW and has been responsible for the payment of gas service to residential units at 5800 N. 17th Street, Philadelphia. F.A. Corp.'s gas service was established on December 8, 2000. (PGW Exhibit 1A). According to the PGW witness, the service on this account was shut off for non-payment in 2002. On February 26, 2002, the \$7,240.23 on that account was written off and PGW sent the matter to a collection agency. (Tr. at 65-66; PGW Exhibit 1-A, p. 2). PGW's witness explained that, when the service was shut off, that agreement with the company closed, and then, when service was re-established, a new account was created. At this time, PGW is not seeking payment of the F.A. Corp. account that was written off in 2002. (Tr. at 66).

The F.A. Corp. account at issue in this proceeding has an effective period beginning October 30, 2002. In Case Number 1803370, the BCS determined that F.A. Corp must pay its \$16,217.41 balance for gas service from PGW with the bill due April 6, 2005. (PGW Exhibit 4-A). According to PGW Exhibit 2-A, F.A. Corp's balance due had grown to \$19,252.25 by September 12, 2005.

Upon our review of the record, we shall deny the Complainants' Exceptions because we find that they are without merit and the record supports the ALJ's determination that both Complainants have failed to meet their burdens of proof;
THEREFORE,

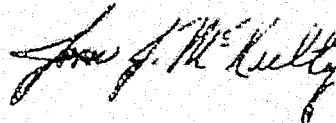
IT IS ORDERED:

1. That the Exceptions of Alice Manu and F. A. Realty Investors Corp. are denied.
2. That the Initial Decision of Administrative Law Judge Ky Van Nguyen in the above referenced proceeding is adopted.
3. That the Complaints of Alice Manu and F.A Realty Investors Corp. against Philadelphia Gas Works are dismissed.
4. That Agnes Manu is directed to pay her current bills as well as the entire balance due on her account to Philadelphia Gas Works.
5. That if Agnes Manu fails to adhere to the terms of this Order, PGW is hereby authorized to terminate the Agnes Manu's service pursuant to the provisions of the Public Utility Code, 66 Pa. C.S. § 101, *et seq.*, and the Commission's regulations, 52 Pa. Code §56.1, *et seq.*

6. That F.A. Realty Investors Corp. is directed to pay its current bills as well as the entire balance due on its account to Philadelphia Gas Works.

7. That if F.A. Realty Investors Corp does not comply with the terms of this Order, PGW is hereby authorized to terminate F. A. Realty Investor Corp.'s service pursuant to the provisions of the Public Utility Code, 66 Pa. C.S. § 101, *et seq.*

BY THE COMMISSION,



James J. McNulty
Secretary

(SEAL)

ORDER ADOPTED: September 28, 2006

ORDER ENTERED: SEP 29 2006

EXHIBIT B

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OCT 27 2006

PA PUBLIC UTILITY COMMISSION
SECRETARY'S BUREAU

HISTORY REQUEST REPORT FOR ACCOUNT # 392342865 AND SA # 4159030678 AS OF 10/27/2006

Account # 392342865	SA # 4159030678	Bill Cycle: 08	Rate Class: GS
Name: F.A. REALTY INVESTORS COR		Address: 5800 N 17TH ST, BSE/PHILA, PA	
Pay Agreement Indicator: N	Easyway Indicator	CRP Status	
Blocker Start Date: 20061025	Blocker End Date: 20061125	Meter # 1984750	
Phone # 4736049(215)			

Tran Date	Tran Type	Current Amt.	Total Amt.	Adjust. Amt.	Segment Start Date	Segment End Date	Read Code	End Read	Current Balance	Usage	Meter #
12/10/2002	BILL	\$854.45	\$854.45	\$0.00	10/30/2002	12/10/2002	R	8404	\$8,094.68	775	1984750
01/10/2003	BILL	\$892.69	\$892.69	\$0.00	12/10/2002	01/10/2003	R	9105	\$1,759.95	701	1984750
01/14/2003	LPC	\$12.81	\$12.81	\$12.81							
02/10/2003	BILL	\$1,227.93	\$1,227.93	\$0.00	01/10/2003	02/10/2003	R	165	\$3,014.08	1060	1984750
02/12/2003	LPC	\$26.20	\$26.20	\$26.20							
03/12/2003	BILL	\$1,008.70	\$1,008.70	\$0.00	02/10/2003	03/12/2003	R	1039	\$4,067.40	874	1984750
03/14/2003	LPC	\$44.62	\$44.62	\$44.62							
04/10/2003	BILL	\$458.94	\$458.94	\$0.00	03/12/2003	04/10/2003	R	1369	\$4,586.09	330	1984750
04/12/2003	LPC	\$59.75	\$59.75	\$59.75							
05/12/2003	BILL	\$19.26	\$19.26	\$0.00	04/10/2003	05/12/2003	R	1369	\$4,671.99	0	1984750
05/14/2003	LPC	\$66.64	\$66.64	\$66.64							
06/10/2003	BILL	\$19.26	\$19.26	\$0.00	05/12/2003	06/10/2003	R	1369	\$4,758.17	0	1984750
06/12/2003	LPC	\$66.92	\$66.92	\$66.92							
07/10/2003	BILL	\$19.26	\$19.26	\$0.00	06/10/2003	07/10/2003	R	1369	\$4,844.64	0	1984750
07/12/2003	LPC	\$67.21	\$67.21	\$67.21							
08/08/2003	BILL	\$19.26	\$19.26	\$0.00	07/10/2003	08/08/2003	R	1369	\$4,931.40	0	1984750
08/12/2003	LPC	\$67.50	\$67.50	\$67.50							
09/10/2003	BILL	\$19.26	\$19.26	\$0.00	08/08/2003	09/10/2003	R	1369	\$5,018.45	0	1984750
09/12/2003	LPC	\$67.79	\$67.79	\$67.79							
10/09/2003	BILL	\$19.26	\$19.26	\$0.00	09/10/2003	10/09/2003	R	1369	\$5,105.79	0	1984750
10/12/2003	LPC	\$68.08	\$68.08	\$68.08							
11/07/2003	BILL	\$19.26	\$19.26	\$0.00	10/09/2003	11/07/2003	R	1369	\$5,193.42	0	1984750
11/12/2003	LPC	\$68.37	\$68.37	\$68.37							
12/10/2003	BILL	\$34.80	\$34.80	\$0.00	11/07/2003	12/10/2003	R	1380	\$5,296.88	11	1984750
12/12/2003	LPC	\$68.66	\$68.66	\$68.66							
01/12/2004	BILL	\$718.71	\$718.71	\$0.00	12/10/2003	01/12/2004	R	1871	\$6,084.77	491	1984750
01/14/2004	LPC	\$69.18	\$69.18	\$69.18							
02/10/2004	BILL	\$1,165.97	\$1,165.97	\$0.00	01/12/2004	02/10/2004	R	2729	\$7,330.70	858	1984750

Account # 392342865

SA # 4159030678

Bill Cycle 08

Rate Class GS

Phone # 47380491215

Name: F.A. REALTY INVESTORS COR

Address: 5800 N 17TH ST, BSE/PHILA, PA

Pay Agreement Indicator N

Easyway Indicator

CRP Status

Blocker Start Date 2006'025

Blocker End Date 20061125

Meter # 1984750

Tran Date	Tran Type	Current Amt.	Total Amt.	Adjust Amt.	Segment Start Date	Segment End Date	Read Code	End Road	Current Balance	Usage	Meter #
02/12/2004	LPC	\$79.96	\$79.96	\$79.96	02/10/2004	03/11/2004	R	3109	\$8,006.91	390	1984750
03/11/2004	BILL	\$578.76	\$578.76	\$0.00							
03/14/2004	LPC	\$97.45	\$97.45	\$97.45	03/11/2004	04/12/2004	R	3365	\$8,489.85	266	1984750
04/12/2004	BILL	\$376.81	\$376.81	\$0.00							
04/14/2004	LPC	\$106.13	\$106.13	\$106.13	04/12/2004	05/11/2004	R	3374	\$8,635.77	9	1984750
05/11/2004	BILL	\$34.14	\$34.14	\$0.00							
05/13/2004	LPC	\$111.78	\$111.78	\$111.78	05/11/2004	06/10/2004	R	3384	\$8,791.00	10	1984750
06/10/2004	BILL	\$42.93	\$42.93	\$0.00							
06/12/2004	LPC	\$112.30	\$112.30	\$112.30	06/10/2004	07/12/2004	R	3394	\$8,938.24	10	1984750
07/12/2004	BILL	\$34.30	\$34.30	\$0.00							
07/14/2004	LPC	\$112.94	\$112.94	\$112.94	07/12/2004	08/10/2004	R	3403	\$9,084.49	9	1984750
08/10/2004	BILL	\$32.80	\$32.80	\$0.00							
08/12/2004	LPC	\$113.45	\$113.45	\$113.45	08/10/2004	09/10/2004	R	3414	\$9,234.30	11	1984750
09/10/2004	BILL	\$35.86	\$35.86	\$0.00							
09/14/2004	LPC	\$113.95	\$113.95	\$113.95	09/10/2004	10/11/2004	R	3420	\$9,377.15	6	1984750
10/11/2004	BILL	\$28.37	\$28.37	\$0.00							
10/13/2004	LPC	\$114.48	\$114.48	\$114.48	10/11/2004	11/09/2004	R	3597	\$282.12	177	1984750
11/05/2004	XFER	(\$9,377.15)	(\$9,377.15)	(\$9,377.15)	11/09/2004	12/09/2004	R	4199	\$1,279.35	602	1984750
11/09/2004	BILL	\$282.12	\$282.12	\$0.00							
12/09/2004	BILL	\$993.00	\$993.00	\$0.00							
12/10/2004	LPC	\$4.23	\$4.23	\$4.23	12/09/2004	01/11/2005	R	5289	\$3,210.36	1090	1984750
01/11/2005	BILL	\$1,911.89	\$1,911.89	\$0.00							
01/12/2005	LPC	\$19.12	\$19.12	\$19.12	01/11/2005	02/09/2005	R	6441	\$5,197.30	1152	1984750
02/09/2005	BILL	\$1,939.14	\$1,939.14	\$0.00							
02/11/2005	LPC	\$47.80	\$47.80	\$47.80	02/09/2005	03/10/2005	R	7418	\$6,840.26	977	1984750
03/10/2005	BILL	\$1,566.07	\$1,566.07	\$0.00							
03/11/2005	LPC	\$76.89	\$76.89	\$76.89	03/10/2005	04/11/2005	R	8145	\$17,425.76	727	1984750
03/23/2005	XFER	\$9,377.15	\$9,377.15	\$9,377.15	03/10/2005	04/11/2005	R	8451	\$18,147.51	306	1984750
04/11/2005	BILL	\$1,107.97	\$1,107.97	\$0.00							
04/12/2005	LPC	\$100.38	\$100.38	\$100.38	04/11/2005	05/10/2005	R	8460	\$18,445.23	9	1984750
05/10/2005	BILL	\$464.09	\$464.09	\$0.00							
05/11/2005	LPC	\$257.66	\$257.66	\$257.66	05/10/2005	06/09/2005	R				
06/09/2005	BILL	\$33.10	\$33.10	\$0.00							

Account # 392342865

SA # 4159030678

Bill Cycle: 08

Rate Class: GS

Phone # 4738049(2*5)

Name: F.A. REALTY INVESTORS COR

Address: 5800 N 17TH ST, BSE/PHILA, PA

Pay Agreement Indicator: N

Easyway Indicator:

CRP Status

Blocker Start Date: 20061025

Blocker End Date: 20061125

Meter #: 1984750

Tran Date	Tran Type	Current Amt.	Total Amt.	Adjust Amt.	Segment Start Date	Segment End Date	Read Code	End Read	Current Balance	Usage	Meter #
06/10/2005	LPC	\$264.62	\$264.62	\$264.62							
07/11/2005	BILL	\$37.11	\$37.11	\$0.00	06/09/2005	07/11/2005	R	8471	\$18,747.45	11	1984750
07/12/2005	LPC	\$265.11	\$265.11	\$265.11							
07/28/2005	PAY	(\$100.00)	(\$100.00)	\$0.00							
08/10/2005	BILL	\$35.48	\$35.48	\$0.00	07/11/2005	08/10/2005	R	8481	\$18,948.60	10	1984750
08/10/2005	BILL	\$35.48	\$35.48	\$0.00	07/11/2005	08/10/2005	R	8481	\$18,948.60	10	1984750
08/11/2005	LPC	\$265.67	\$265.67	\$265.67							
08/12/2005	CANB	(\$35.48)	(\$35.48)	\$0.00							
09/12/2005	BILL	\$37.45	\$37.45	\$0.00	08/10/2005	09/12/2005	R	8492	\$19,252.25	11	1984750
09/13/2005	LPC	\$266.20	\$266.20	\$266.20							
09/23/2005	PAY	(\$80.00)	(\$80.00)	\$0.00							
10/11/2005	BILL	\$35.20	\$35.20	\$0.00	09/12/2005	10/11/2005	R	8501	\$19,474.21	9	1984750
10/12/2005	LPC	\$266.76	\$266.76	\$266.76							
11/09/2005	BILL	\$746.06	\$746.06	\$0.00	10/11/2005	11/09/2005	R	8844	\$20,487.56	343	1984750
11/10/2005	LPC	\$267.29	\$267.29	\$267.29							
12/12/2005	BILL	\$1,619.07	\$1,619.07	\$0.00	11/09/2005	12/12/2005	R	9631	\$22,385.11	787	1984750
12/13/2005	LPC	\$278.48	\$278.48	\$278.48							
01/12/2006	BILL	\$1,899.04	\$1,899.04	\$0.00	12/12/2005	01/12/2006	R	517	\$24,586.92	886	1984750
01/13/2006	LPC	\$302.77	\$302.77	\$302.77							
02/13/2006	BILL	\$2,032.71	\$2,032.71	\$0.00	01/12/2006	02/13/2006	R	1433	\$26,950.88	916	1984750
02/14/2006	LPC	\$331.25	\$331.25	\$331.25							
03/14/2006	BILL	\$1,870.01	\$1,870.01	\$0.00	02/13/2006	03/14/2006	R	2325	\$29,182.63	892	1984750
03/15/2006	LPC	\$361.74	\$361.74	\$361.74							
04/12/2006	BILL	\$1,709.75	\$1,709.75	\$0.00	03/14/2006	04/12/2006	R	3140	\$31,282.17	815	1984750
04/13/2006	LPC	\$389.79	\$389.79	\$389.79							
05/12/2006	BILL	\$150.69	\$150.69	\$0.00	04/12/2006	05/12/2006	R	3197	\$31,848.30	57	1984750
05/15/2006	LPC	\$415.44	\$415.44	\$415.44							
06/13/2006	BILL	\$39.54	\$39.54	\$0.00	05/12/2006	06/13/2006	R	3207	\$32,305.54	10	1984750
06/14/2006	LPC	\$417.70	\$417.70	\$417.70							
07/13/2006	BILL	\$38.94	\$38.94	\$0.00	06/13/2006	07/13/2006	R	3217	\$32,762.77	10	1984750
07/14/2006	LPC	\$418.29	\$418.29	\$418.29							
08/11/2006	BILL	\$36.97	\$36.97	\$0.00	07/13/2006	08/11/2006	R	3226	\$33,218.62	9	1984750
08/14/2006	LPC	\$418.88	\$418.88	\$418.88							

Account # 392342865 SA # 4159030678 Bill Cycle 08 Rate Class GS Phone # 4738049(215)
 Name: F.A. REALTY INVESTORS COR Address: 5800 N 17TH ST,BSE/PHILA,PA
 Pay Agreement Indicator N Easyway Indicator CRP Status:
 Blocker Start Date: 20061025 Blocker End Date: 20061125 Meter # 1984750

Tran Date	Tran Type	Current Amt.	Total Amt.	Adjust Amt.	Segment Start Date	Segment End Date	Read Code	End Read	Current Balance	Usage	Meter #
09/12/2006	BILL	\$40.91	\$40.91	\$0.00	08/11/2006	09/12/2006	R	3237	\$33,678.96	11	1984750
09/13/2006	LPC	\$419.43	\$419.43	\$419.43							
10/11/2006	BILL	\$38.94	\$38.94	\$0.00	09/12/2006	10/11/2006	R	3247	\$34,137.95	10	1984750
10/12/2006	LPC	\$420.05	\$420.05	\$420.05							

HISTORY REQUEST REPORT FOR ACCOUNT # 760940761 AND SA # 7722080254 AS OF 10/27/2006

Account # 760940761	SA # 7722080254	Bill Cycle: C5	Rate Class: GS
Name: MANU, AGNES		Address: 7000 WOODBINE AVE/PHILA, PA	
Pay Agreement Indicator: N		Easyway Indicator: CRP Status	
Blocker Start Date: 20050728		Blocker End Date: 20061127	
		Meter #: 1524678	
		Phone # 4738049(215)	

Tran Date	Tran Type	Current Amt.	Total Amt.	Adjust Amt.	Segment Start Date	Segment End Date	Read Code	End Read	Current Balance	Usage	Meter #
10/16/2002	PAY	(\$55.00)	(\$55.00)	\$0.00							
12/11/2002	BILL	\$434.90	\$434.90	\$0.00	10/24/2002	12/11/2002	R	6867	\$378.90	409	1535597
01/13/2003	BILL	\$440.66	\$440.66	\$0.00	12/11/2002	01/13/2003	R	7341	\$826.25	374	1535597
01/15/2003	LPC	\$5.69	\$5.69	\$5.69							
01/23/2003	PAY	(\$413.00)	(\$413.00)	\$0.00							
02/11/2003	BILL	\$479.65	\$479.65	\$0.00	01/13/2003	02/11/2003	R	7784	\$1,302.14	443	1535597
03/13/2003	BILL	\$422.97	\$422.97	\$0.00	02/11/2003	03/13/2003	R	8172	\$1,838.47	388	1535597
04/11/2003	BILL	\$228.30	\$228.30	\$0.00	03/13/2003	04/11/2003	R	8349	\$2,094.17	177	1535597
05/09/2003	LPC	\$19.73	\$19.73	\$19.73							
05/3/2003	BILL	\$111.05	\$111.05	\$0.00	04/11/2003	05/13/2003	R	8428	\$2,324.24	79	1535597
06/07/2003	LPC	\$23.16	\$23.16	\$23.16							
06/11/2003	BILL	\$72.19	\$72.19	\$0.00	05/13/2003	06/11/2003	R	8475	\$2,430.25	47	1535597
07/09/2003	LPC	\$24.82	\$24.82	\$24.82							
07/11/2003	BILL	\$33.20	\$33.20	\$0.00	06/11/2003	07/11/2003	R	8491	\$2,134.36	16	1535597
07/25/2003	PAY	(\$250.51)	(\$250.51)	\$0.00							
08/01/2003	PAY	(\$7.16)	(\$7.16)	\$0.00							
08/07/2003	LPC	\$23.06	\$23.06	\$23.06							
08/27/2003	COLFEE	\$10.00	\$10.00	\$10.00							
09/09/2003	LPC	\$23.55	\$23.55	\$23.55							
09/10/2003	BILL	\$50.55	\$50.55	\$0.00	07/11/2003	09/10/2003	>	8511	\$2,226.44	20	1535597
09/10/2003	BILL	\$50.55	\$50.55	\$0.00	07/11/2003	09/10/2003	>	0	\$2,226.44	20	1524678
10/08/2003	LPC	\$24.46	\$24.46	\$24.46							
10/10/2003	BILL	\$69.64	\$69.64	\$0.00	09/10/2003	10/10/2003	R	44	\$2,360.96	44	1524678
11/06/2003	LPC	\$24.46	\$24.46	\$24.46							
11/10/2003	BILL	\$79.36	\$79.36	\$0.00	10/10/2003	11/10/2003	R	93	\$2,473.81	49	1524678
12/09/2003	LPC	\$25.51	\$25.51	\$25.51							
12/11/2003	BILL	\$289.31	\$289.31	\$0.00	11/10/2003	12/11/2003	R	302	\$2,797.80	209	1524678
01/09/2004	LPC	\$26.70	\$26.70	\$26.70							

Account # 763940761 SA # 7722080254 Bill Cycle 05 Rate Class GS Phone # 4738049(2:5)
 Name: MANU, AGNES Address: 7000 WOODBINE AVE/PHILA,PA
 Pay Agreement Indicator: N Easyway Indicator: CRP Status:
 Blocker Start Date: 20050728 Blocker End Date: 20051127 Meter #: 1524678

Tran Date	Tran Type	Current Amt	Total Amt.	Adjust Amt.	Segment Start Date	Segment End Date	Read Code	End Read	Current Balance	Usage	Meter #
01/13/2004	BILL	\$450.08	\$450.08	\$0.00	12/11/2003	01/13/2004	R	635	\$3,297.05	333	1524678
01/21/2004	CTYST	\$10.00	\$10.00	\$10.00							
02/07/2004	LPC	\$31.19	\$31.19	\$31.19							
02/11/2004	BILL	\$536.69	\$536.69	\$0.00	01/13/2004	02/11/2004	R	1057	\$3,879.66	422	1524678
03/10/2004	LPC	\$37.94	\$37.94	\$37.94							
03/12/2004	BILL	\$346.77	\$346.77	\$0.00	02/11/2004	03/12/2004	R	1303	\$4,280.40	245	1524678
04/08/2004	LPC	\$45.99	\$45.99	\$45.99							
04/13/2004	BILL	\$286.61	\$286.61	\$0.00	03/12/2004	04/13/2004	R	1514	\$4,626.18	211	1524678
05/08/2004	LPC	\$51.19	\$51.19	\$51.19							
05/12/2004	BILL	\$69.74	\$69.74	\$0.00	04/13/2004	05/12/2004	R	1554	\$4,759.39	40	1524678
06/09/2004	LPC	\$55.49	\$55.49	\$55.49							
06/11/2004	BILL	\$33.69	\$33.69	\$0.00	05/12/2004	06/11/2004	R	1570	\$4,857.60	16	1524678
07/09/2004	LPC	\$56.54	\$56.54	\$56.54							
07/13/2004	BILL	\$32.95	\$32.95	\$0.00	06/11/2004	07/13/2004	R	1585	\$4,955.57	15	1524678
08/07/2004	LPC	\$57.04	\$57.04	\$57.04							
08/11/2004	BILL	\$27.36	\$27.36	\$0.00	07/13/2004	08/11/2004	R	1596	\$5,048.45	11	1524678
09/09/2004	LPC	\$57.54	\$57.54	\$57.54							
09/13/2004	BILL	\$28.81	\$28.81	\$0.00	08/11/2004	09/13/2004	R	1608	\$5,143.19	12	1524678
10/09/2004	LPC	\$57.95	\$57.95	\$57.95							
10/12/2004	BILL	\$33.17	\$33.17	\$0.00	09/13/2004	10/12/2004	R	1623	\$5,242.72	15	1524678
11/06/2004	LPC	\$58.38	\$58.38	\$58.38							
11/10/2004	BILL	\$174.02	\$174.02	\$0.00	10/12/2004	11/10/2004	R	1741	\$5,483.60	118	1524678
12/07/2004	LPC	\$58.88	\$58.88	\$58.88							
12/10/2004	BILL	\$331.59	\$331.59	\$0.00	11/10/2004	12/10/2004	R	1951	\$5,884.66	210	1524678
01/07/2005	LPC	\$61.49	\$61.49	\$61.49							
01/12/2005	BILL	\$583.82	\$583.82	\$0.00	12/10/2004	01/12/2005	R	2305	\$6,542.92	355	1524678
02/07/2005	LPC	\$66.46	\$66.46	\$66.46							
02/10/2005	BILL	\$589.57	\$589.57	\$0.00	01/12/2005	02/10/2005	R	2679	\$7,132.49	373	1524678
03/11/2005	BILL	\$488.70	\$488.70	\$0.00	02/10/2005	03/11/2005	R	3005	\$7,621.19	326	1524678
04/12/2005	BILL	\$299.78	\$299.78	\$0.00	03/11/2005	04/12/2005	R	3212	\$8,020.34	207	1524678
05/06/2005	LPC	\$91.39	\$91.39	\$91.39							
05/11/2005	BILL	\$116.74	\$116.74	\$0.00	04/12/2005	05/11/2005	R	3289	\$8,240.95	77	1524678
06/07/2005	LPC	\$95.89	\$95.89	\$95.89							

Account # 760940761

SA # 7722080254

Bill Cycle 05

Rate Class GS

Phone # 4738049(215)

Name: MANU, AGNES

Address: 7000 WOODBINE AVE/PHILA, PA

Pay Agreement Indicator N

Easyway Indicator

CRP Status

Blocker Start Date 20050728

Blocker End Date 20061127

Meter # 1524678

Tran Date	Tran Type	Current Amt.	Total Amt.	Adjust Amt.	Segment Start Date	Segment End Date	Read Code	End Read	Current Balance	Usage	Meter #
06/14/2005	BILL	\$60.14	\$60.14	\$0.00	05/11/2005	06/14/2005	R	3324	\$8,406.71	35	1524678
07/07/2005	LPC	\$97.64	\$97.64	\$97.64							
07/12/2005	BILL	\$33.10	\$33.10	\$0.00	06/14/2005	07/12/2005	R	3338	\$8,396.33	14	1524678
07/27/2005	PAY	(\$136.53)	(\$136.53)	\$0.00							
08/08/2005	LPC	\$98.54	\$98.54	\$98.54							
08/11/2005	BILL	\$36.11	\$36.11	\$0.00	07/12/2005	08/11/2005	R	3354	\$8,539.46	16	1524678
09/08/2005	LPC	\$99.04	\$99.04	\$99.04							
09/13/2005	BILL	\$39.68	\$39.68	\$0.00	08/11/2005	09/13/2005	R	3372	\$8,616.70	18	1524678
09/23/2005	PAY	(\$64.06)	(\$64.06)	\$0.00							
10/07/2005	LPC	\$99.58	\$99.58	\$99.58							
10/12/2005	BILL	\$36.85	\$36.85	\$0.00	09/13/2005	10/12/2005	R	3387	\$8,761.70	15	1524678
11/07/2005	LPC	\$100.17	\$100.17	\$100.17							
11/09/2005	PAY	(\$36.36)	(\$36.36)	\$0.00							
11/10/2005	BILL	\$116.00	\$116.00	\$0.00	10/12/2005	11/10/2005	R	3440	\$8,946.73	53	1524678
12/08/2005	LPC	\$100.73	\$100.73	\$100.73							
12/13/2005	BILL	\$452.90	\$452.90	\$0.00	11/10/2005	12/13/2005	R	3674	\$9,510.08	234	1524678
01/10/2006	LPC	\$102.47	\$102.47	\$102.47							
01/13/2006	BILL	\$558.17	\$558.17	\$0.00	12/13/2005	01/13/2006	R	3949	\$10,165.49	275	1524678
02/09/2006	LPC	\$109.26	\$109.26	\$109.26							
02/14/2006	BILL	\$589.70	\$589.70	\$0.00	01/13/2006	02/14/2006	R	4234	\$10,900.80	285	1524678
03/10/2006	LPC	\$117.63	\$117.63	\$117.63							
03/15/2006	BILL	\$471.19	\$471.19	\$0.00	02/14/2006	03/15/2006	R	4472	\$11,506.45	238	1524678
04/10/2006	LPC	\$126.48	\$126.48	\$126.48							
04/13/2006	BILL	\$106.89	\$106.89	\$0.00	03/15/2006	04/13/2006	R	4521	\$11,754.87	49	1524678
05/10/2006	LPC	\$133.55	\$133.55	\$133.55							
05/15/2006	BILL	\$42.76	\$42.76	\$0.00	04/13/2006	05/15/2006	Y	4537	\$11,940.76	16	1524678
06/09/2006	LPC	\$135.15	\$135.15	\$135.15							
06/14/2006	BILL	\$62.55	\$62.55	\$0.00	05/15/2006	06/14/2006	R	4564	\$12,147.08	27	1524678
07/11/2006	LPC	\$135.79	\$135.79	\$135.79							
07/14/2006	BILL	\$54.08	\$54.08	\$0.00	06/14/2006	07/14/2006	R	4587	\$12,345.87	23	1524678
08/09/2006	LPC	\$136.73	\$136.73	\$136.73							
08/14/2006	BILL	\$43.10	\$43.10	\$0.00	07/14/2006	08/14/2006	R	4604	\$12,534.49	17	1524678
09/08/2006	LPC	\$137.54	\$137.54	\$137.54							

Account # 760940761 SA # 772080254 Bill Cycle: 05 Rate Class: GS Phone #: 4738049(215)
 Name: MANU, AGNES Address: 7000 WOODBINE AVE/PHILA, PA
 Pay Agreement Indicator: N Easyway Indicator: CRP Status
 Blocker Start Date: 20050728 Blocker End Date: 20061127 Meter # 1524678

Tran Date	Tran Type	Current Amt	Total Amt	Adjust Amt	Segment Start Date	Segment End Date	Read Code	End Read	Current Balance	Usage	Meter #
09/13/2006	BILL	\$24.80	\$24.80	\$0.00	09/14/2006	09/13/2006	R	4611	\$12,705.46	7	1524678
10/09/2006	LPC	\$138.19	\$138.19	\$138.19							
10/26/2006	PAY	(\$159.97)	(\$159.97)	\$0.00							
10/26/2006	PAY	(\$11,740.29)	(\$11,740.29)	\$0.00							

EXHIBIT C

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PA PUBLIC UTILITY COMMISSION
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ACCOUNT CONTACTS AS OF 10/27/2006

Customer Name: F. A. REALTY INVESTORS COR

Customer Address: 5800 N 17TH ST, BSE/PHILA, PA.

Account #	Contact By	Contact Date	Contact Type	Comments
392342865	SGALATI	20061025	CRC	REC'D A MESSAGE FROM A "STEVE" FREMITG?-CLAIMED OWNER OF F.A. REALTY INVESTORS... WANTED TO MAKE AGREEMENT ON BILL. HE IS UNABLE TO PAY FULL BILL - 50% DOWN (INCLUDES W/O.) FULL BALANCE IN 60 DAYS PLUS USAGE ACCUMALATED DURING THAT PERIOD OF TIME. HE IS GOING TO HIS BANKER AND WILL GET BACK TO US ASAP. GAVE HIM 48 HRS TO RESPOND AND A WARNING OF THE POSSIBILITY OF PROP BEING POSTED FOR INTERRUPTION OF SERVICE.
392342865	ACROMLEY	20061025	CRU	Received a call from Laureto in Legal. He has been in contact with the PUC; Karen Murray. She said that the customer filed an emergency petition. Per legal I put a 30 day hold in. Legal will answer the petition. I put hold in for 30 days.
392342865	NBUTLER	20061023	BILL	ref to cric 215 235-7077267
392342865	RGRIFFIN	20061009	CRC	melita call - left message
392342865	LPEREIRA	20061003	CRU	cruc-formal complaint - rec'd final orders from PUC regarding formal hearing held 9/28/05 - at a public meeting an opinion and order has been adopted on 9/28/05 - it is ordered - that the initial dec from ALJ is adopted - that the complaint of FA Realty Investors Corp are dismissed - that FA Realty Investment is directed to pay its current bills as well as the entire balance due on its account to PGW - If they do not comply with the terms of this order - PGW is hereby authorize
392342865	LPEREIRA	20061003	GRU	cruc - rec'd final orders - formal complaint - cont - fermeante service pursuant to the provisions of the PUC Code 66 - ordered 9/29/05
392342865	LPEREIRA	20060106	CRU	cruc - docket c-20054630 - rec'd initial dec from ALJ from a hearing held 9/28/05 - waiting for final orders.
392342865	LPEREIRA	20050926	CRU	cruc - prepared account for hearing scheduled for Wednesday 9/28/05
392342865	LPEREIRA	20050628	CRU	cruc-formal complaint - docket c-20054630 - customer filed formal complaint (steve frempong and agnes manu) do not take any action on this account - assigned to cru officer for response back to legal
392342865	TSEKLECK	20050621	CO-L	MIU WENT OUT TO 5800 N 17TH. BSE A/C. ON 6/20/05 TO GET INFO. FOUND TENANT OCCUP PROPERTY HERE. AT LEAST 6 APT'S HERE. NO OTHER INFO
392342865	JDUNN	20050616	HIST	Tran ACCT., Account 392342865 (Customer. 713695209) changed, Area. 800 to 700.
392342865	ALANGFOR	20050323	CRU	BCS#1803370 case closed per PUC on 03/23/05-closing letter sent to COR by the PUC-the customer must pay the balance is full of \$16217.41 by April 6, 2005-entered into the access database effective date 03/23/05
392342865	LPEREIRA	20041105	CRU	cruc-bcs #1803370 - answered puc complaint - commercial account - bill is correct as rendered - amr in property -forecasted budget - \$268 - balance is accumlat due to no payments since service was restored 10/30/02 - also cust had serv from 1/1/00 to 9/2002 with a write off of \$7240.23 - commercial acct no payment arrange - r eq full bill plus full deposit of \$5000.00 - report sent to puc - waiting for final decision
392342865	RHARRIS	20041104	CRU	puc faxed 11/4/04 open 11/3/04 bcs1803370 cru 787-1250

Customer Name: F.A. REALTY INVESTORS COR

Customer Address: 5800 N 17TH ST, BSE/PHILA, PA

Account #	Contact By	Contact Date	Contact Type	Comments
392342865	KBURNAM	20030518	CRU	BCS COMPLAINT 1262211 CLOSED 5/8/03 PER PUC DECISION. SERVICE RESTORED CUST SATIFIED
392342865		20021030	HIST	Tran: ITWOU, USA 4159030678 (392342865 G3-GS) added, Status: A, Area 800, Customer Read, N, Rate GSC, Rate Class GS, Customer Class 3, Effective start 10/30/02, Estimates Allow Y
392342865	DREID	20021030	SERO	Returned customers call - Customers claims repairs have been made since last week. Upset because he has been waiting for PGW to come to turn gas on since Friday 10/25/02. Scheduled for turn on today (10-30-02). D: Reid
392342865		20021030	HIST	Tran: ITWOU, Account 392342865 (Customer: 713695209) changed Bill Cycle: 21 to 08
392342865	KBURNAM	20021030	SERO	INFORMED CUSTOMER THAT HE HAS CRACK SECTIONS IN HEATER-CUSTOMER STATES HE HAD THEM REPAIRED-INFORMED CUSTOMER THAT CRACKED SECTIONS USALLY MEANS HE NEEDS NEW HEATER-DTATES HE HAD IT REPAIRED RESCHED TO re-entered turn on for 10/25/02 (today)
392342865	CMCCLOSK	20021025	SERO	checking on to apol to cust and expl because of emergency call yesterday we could not get out but would be out today/wanted a time expl i could not give him a specific time/ref to ga (db)
392342865	H-BARTH	20021025	SERO	given q/a call from h. barth in ref to ser order dated from 10/24/2002 in unassigned status. e. leung is re-dating jobs will have sch for today. informed cust same not satisfied wanted a time, req my manager will email d. reid with call back req
392342865	DBENNS	20021025	SERV	spoke to k graves about turn on for apartment building. k hughes stated next job no visit yet
392342865	JWELTE	20021025	SERO	ADD ACCESS PHONE #
392342865	PBACKMON	20021024	SERO	Customer will come into the office with \$2500 to get service turn on. Turn on service PUC will render the agreement. Do not make agreement with customer. OK per J Welte. any problem call me at 267-249-7464
392342865	LPOITTER	20021024	SER5	
392342865	JWELTE	20021023	CRU	
392342865	DCAMPBEL	20021023	MISC	COR paid 2500.00 and patio was issued. Spoke to J Welte and he said he would take care of everything else. connection /370
392342865	MBUSH	20021023	COLL	Rec'd Email from J Welte Dispute with BCS claimed never notified of shut off. 30 days shut off notice posted on 8/16/02 NPSO on 9/17/02
392342865	LKEBETZ	20021016	BILL	PUC complaint complete - dup dispute in file
392342865	BCCSOPER	20020918	HIST	Tran: USA 1845365712 (392342865 G3-GS) changed, Effective Period: 11/01/00-00/00/00 to 11/01/00-09/17/02
392342865	BCCSOPER	20020918	HIST	Tran: Account 392342865 (Customer: 713695209) changed, Bill Cycle: 08 to 21, address(es) changed.
392342865	WCRUZ	20020918	COLL	cust needs total bill & \$70.25 turn on chg.
392342865	WCRUZ	20020916	COLL	on street for shut-off 9/17/02
392342865	WCRUZ	20020815	COLL	posting property 8/16/02 \$30.35
392342865	IHARRISO	20020814	COLL	field visit, aug 15, 02 CCGI TLA

Customer Name: F.A. REALTY INVESTORS COR

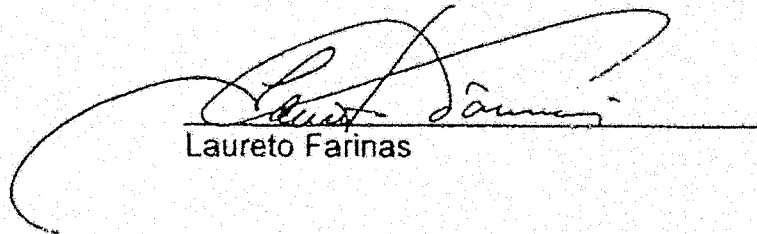
Customer Address: 5800 N 17TH ST, BSE/PHILA, PA

Account #	Contact By	Contact Date	Contact Type	Comments
392342865	LCOLEMAN	20020327	CRU	PUC DECISION FOR COMPLAINT #1042411 - 3/13/02 UCI SPOKE WITH CUSTOMER AND SHE IS DISPUTING HER BILLS STATING THAT THEY ARE EXCESSIVELY HIGH. CUSTOMER'S BILLS BASED ON ACTUAL READINGS EACH MONTH. AMR AT PROPERTY. CUSTOMER STATES SHE WILL FILE FORMAL COMPLAINT... FORMS SENT. COMPLAINT#1042411 CLOSED AS OF 03/13/02.
392342865	ZSANTIAG	20020318	HIST	Tran ACCT. Account 392342865 (Customer: 713695209) changed. pay history changed
392342865	KFERRELL	20020312	HIST	Tran ACCT. Account 392342865 (Customer: 713695209) changed. address(es) changed
392342865	TFOSTER	20020221	HIST	Tran ACCT. Account 392342865 (Customer: 713695209) changed. pay history changed
392342865	TFOSTER	20011204	HIST	Tran ACCT. Account 392342865 (Customer: 713695209) changed. pay history changed
392342865	TFOSTER	20011204	CRU	Per Thomas, (PUC). Customer's meter was exchanged, but he only made two payments. Complaint #1042425 was closed on 11/20/01.
392342865	MHEDGMAN	20011030	CRU	bec 1042411 fax received 10/30/01
392342865	ZSANTIAG	20011030	CRU	faxed report to D. Thomas/ BCS# 1042425 & 1042411: six unit apartment /b ll is correct/gave meter test information \$350.00 for commercial account/ gave payment terms/ waiting for decision
392342865	MHEDGMAN	20011029	HIST	Tran ACCT. Account 392342865 (Customer: 713695209) changed. pay history changed.
392342865	MHEDGMAN	20011029	CRU	bec 1042425 fax received 10/29/01
392342865	WCRUZ	20011022	COLL	on street for shut-off 10/29/2001
392342865	DCAMPBEL	20011017	MISC	Received certified letter with gas shut off notice and a check for 107.87 which was applied to 0003 9234 2865 no other request was recommended
392342865	WCRUZ	20010918	COLL	posting 9/21/2001 \$107.84
392342865	WCRUZ	20010918	HIST	Tran Premise 9994983221 (5800 N 17TH ST, BSE/PHILA, PA) changed. Address. from 5800 N 17TH ST, BSE/PHILA, PA. Landlord(713695209) info changed
392342865	EPATTON	20010822	COLL	ON STREET 8/23/01
392342865	MVALENTI	20001204	HIST	Tran Account 392342865 (Customer: 713695209) changed. Bill Cycle: to 08
392342865	MVALENTI	20001204	HIST	Tran USA 1846365712 (392342865 G3-GS) added. Status: A, Area: 800, Customer Read: N, Rate GSC, Rate Class: GS, Customer Class: 3, Effective start: 11/01/00, Estimates Allow: Y
392342865	PDEAN	20001025	SERV	SENT ORDER TO FSD TO BE UPDATED FOR 10/25/2000 COMM HEATER FOR APT BUILDING
392342865	BBRUNSON	20001016	HIST	Tran Person 713695209 (Name: F.A. REALTY INVESTORS COR) added

VERIFICATION

I, Laureto Farinas, hereby declare that I am counsel to the Philadelphia Gas Works; and that as such, I am authorized to make this verification on its behalf, that the facts set forth in the foregoing Answer are true to the best of my knowledge, information and belief, and that I expect to be able to prove these at a hearing held in this matter. I make this verification subject to the penalties of 18. Pa. C.S. §4904, pertaining to false statements to authorities.

Date: October 27, 2006



Laureto Farinas

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SECRETARY'S BUREAU

CERTIFICATE OF SERVICE

I HEREBY CERTIFY THAT I HAVE THIS DAY SERVED A TRUE COPY OF THE FOREGOING DOCUMENT UPON THE PARTICIPANTS LISTED BELOW, IN ACCORDANCE WITH THE REQUIREMENTS OF 52 PA CODE §1.54 (RELATING TO SERVICE BY A PARTICIPANT

Service List.

For Complainants

Ms. Agnes Manu
7000 Woodbine Avenue
Philadelphia, PA 19151

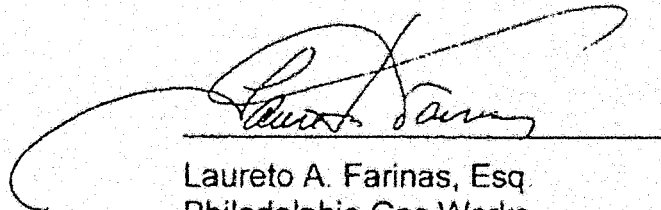
Mr. Steve Frempong
F.A. Realty Investors Corp.
5800 N. 17th Street
Philadelphia, PA 19141

October 27, 2006

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OCT 27 2006

PA PUBLIC UTILITY COMMISSION
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Laureto A. Farinas, Esq.
Philadelphia Gas Works
800 W. Montgomery Avenue
Philadelphia, PA 19122

ORIGINAL

BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION

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2005 NOV 15 9 12
UTILITY BUREAU

AGNES MANU
F.A. REALTY INVESTORS CORP

v.

DOCKET NOS. L-2005 4629
L-2005 4630

PHILADELPHIA GAS WORKS
DOCUMENT
FOLDER

DOCKETED
NOV 15 2006

COMPLAINANTS' REPLY BRIEF TO
PGW'S ANSWER

Complainants, AGNES MANU and F.A. REALTY INVESTOR'S CORP hereby file this Reply Brief to PGW's Answer to Motion To Stay of Termination of Gas Services. Complainants in support of this Reply Brief states as follows:

1. While PGW attempted to deny averments 2 through 21 it did not contravene such averments. In particular it did not deny averments 2, 4, 5, 8, 9, 10 and 11.

BTL

2. Complainants/movants motion is supported by affidavit/verification of the truthfulness of their statements/averment therein made.

20

3. PGW's conclusion that complainants have failed to show that they merit the emergency relief they have requested is not supported by the facts of the case, especially the averments of the instant motion.

4. Lastly, it is settled law that judicial authorities such as the Commission have equitable powers to provide needed relief. The circumstances of this case regardless of the order deserves such an equitable relief.

WHEREFORE, complainants pray the Commission will grant requested relief.

RESPECTFULLY SUBMITTED

Agnes Manu
AGNES MANU
7000 Woodbine Ave
Phila PA 19151

SA
STEVE FREMPONG
F-A. REALTY INVESTORS CORP
5800 North 17th Street
Philadelphia PA 19141
267 902 9073

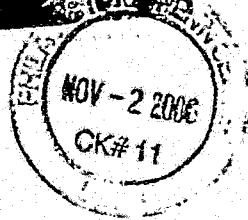
CERTIFICATE OF SERVICE

I, STEVE FREMPONG, hereby certify that I have today caused a copy of with REPLY BRIEF to be served via U.S. First Class Mail upon:

James J. McNulty, Secretary
Pennsylvania Public Utility Commission
P.O. Box 3265
Harrisburg PA 17105-3265

Office of Administrative Law Judge
Public Utility Commission
P.O. Box 3265
Harrisburg, PA 17105-3265

Laureto A. Farinas Esq
Phila Gas Works
800 W. Montgomery Avenue
Phila PA 19122



Mr James J. McNulty, Secretary
Pennsylvania Public Utility Commission
P.O. Box 3265

~~Harford~~ ~~PA~~ 21171