

October 9, 2017

Loretta M. Ferguson
5240 Irving Street
Philadelphia, PA 19139
215-476-4429

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

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Secretary Chiavetta:

This exception is in regards to the ORDER of the formal complaint filed by Loretta Ferguson against the Philadelphia Gas Works at Docket No. G2017-2591174.
Denial # 2. That Loretta Ferguson is responsible for foreign load charges form October 2015 to March 2016.

According to the definition of Foreign Load in this DECISION, I take exception to the ORDER for the following reason.

My building is a single unit commercial/residential property since 1960. I was told by the gas company that in order to have domestic gas I would have to have a private entrance and a separate meter. I choose to use commercial gas rate all these years because the building can only be used as one unit. This building has always been used and rented as a one unit commercial/ residential property. Schlina Behlin partnered with two others to share rental space for this property. Schlina reneged on the partnership and refused to sign the lease. At that point she should have vacated the property. Instead, she took responsibility of the gas bill and refused to leave. This made her the sole illegal occupant.

Why does the gas company have the right to change my status or give responsibility to anyone without my permission or a legal lease? In doing this, the person they gave the responsibility to, Schlina Behlin, should be responsible for her bills.

According to the Foreign Load issue, The owner is responsible when there is more than one tenant on a single meter. The gas company never informed me about the inspection. Is that legal.? If the gas company had notified me they would have known that I was only

renting based on the entire unit being a commercial property with living quarters as part of the unit. Since she was the only occupant she took responsibility of the whole building.

I HAD NO TENANTS S BECAUSE THEY REFUSE TO SIGN THE LEASE. Schlina Behlin should have moved, instead she took over the building because the gas company allowed her to take responsibility of the gas bill at that property. She locked her partners out, therefore, I did not collect rent from anyone. Schlina Behlin was the only one who lived on the premises and she refuse to move and she never paid me any rent. The police and the courts gave her permission to illegally occupy my property. Had she moved the gas bill would have been my responsibility

1. Schlina volunteered to take responsibility of the gas bill in an agreement with her partners, Alletta Parris –Olday and Nicole Fedder. Schlina was fully aware there was only one meter and she agreed to share the building according the lease agreement that she did not sign. Since no one signed the lease, Schlina was the one who illegally took over my building.
2. The gas company has no right to change my status without my knowledge. In addition the Landlords' Corporative Program was to prevent me from being responsible for her bill to the gas company.
3. Schlina Behlin squatted in my property from October 2015 until September 2016 when she was evicted by the Sheriff. No one lived there except her and the people she allowed on the property. She used the gas, she owes for it.
4. Schlina should have moved when she disagreed with the lease and her partnership. If she had left when I asked her to move, she would not have made this gas bill. Schlina should go after her partners for the bill she thinks she is not responsible for. She didn't move because she wanted free residency. In this case the gas company is enabling squatters in their scams by charging the owner for their gas bills instead of sending it with them.

The Gas Co. never told me that I would be responsible for the bill if she did not pay. I never received a bill or a notice until August 2016. The Gas Co. did not use due diligence in its business practice. The agreement was between Schilina and the Gas Co. Schlina never signed a lease with me. She agreed with her partners to share the building then she reigned on the agreement. Schlina owes the gas company and she needs to deal with her partners.

The gas company refuses to tell me how they determined my bill.

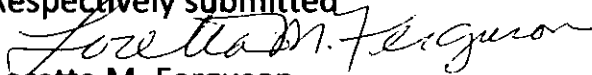
Schlina Behlin lives at 2653 S 66th Street and has gas is her name. Why didn't her bill go with her? The rules the Gas Co. alludes to applies to landlords collecting rent from different people.

I did not receive rent from anyone and no one occupied the building but Schlina and her people. She should have moved when she refused to sign the lease.

A lien against my property would be unjustified. I hope Schlina does not get away with this scam, and the Gas Co. will show better diligence to its customers. The gas company should not have allowed her to take responsibility without full knowledge of what she is responsible for. This is a commercial property. I only had one lease for all partners. None signed the lease. Schlina should have moved out.

The Gas Co. needs to relieve me of any lien against my property and send Schlina Behlin her gas bill. Schlina has caused me over \$7000 in damages to my property. She should not be able to get away with this scam with the gas company's cooperation.

Respectively submitted


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Owner, 257 S 60th Street
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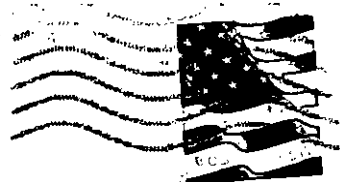


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