

# **EXCEPTIONS OF CAIQIN YU**

Name: CAIQIN YU

Date: April 15,2020

Docket No. F-2019-3012278

**I am filling in my Exceptions.**

**This case is CAIQIN YU v PECO Energy Company.**

**I am the complainant and PECO Energy Company is the respondent.**

**I received a copy of the Initial Decision of the Office of Administrative Law Judge.**

**I disagreed with the decision, so I wrote a comment (called an exceptions) to the committee.**

## EXCEPTIONS OF YU -Certificate of Service

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April 15, 2020

### VIA E-Electronically file EXCEPTIONS

Pa. Public Utility Commission's  
eFiling system:  
<http://www.puc.state.pa.us/efiling/default.aspx>

**RE: CAIQIN YU v. PECO Energy Company**  
**Docket No. F-2019-3012278**

Dear Sir / Madam :

This is my Exceptions, and now I electronically file EXCEPTIONS OF CAIQIN YU in accordance with the instructions of PUC.

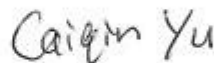
The document "EXCEPTIONS OF CAIQIN YU" consists of four parts, they are:

EXCEPTIONS OF YU-Certificaate of Service  
EXCEPTIONS OF YU-complainant-Yu's Reply  
EXCEPTIONS OF YU-complainant-My complaint on 08/04/2019  
8 images of EXCEPTIONS OF YU-complainant-YU's Exhibits.

I have copied Certificate of Service showing that copies of the above document, will be served on the Commission's Office of Special Assistants (OSA) and the interested parties. I will mail or email Certificate of Service and the document to them.

Thanks

Sincerely

  
Caiqin Yu

## **Yu's Reply1**

### **P4 to P5 FINDINGS OF FACT**

paragraph 20,21,22 (F-2019-3012278)

20. On February 25, 2019, PECO transferred \$986.91 from the tenant's PECO account to the Complainant's account. (Tr. 60-61, PECO Exhibit 1, PECO Exhibit 3).

21. The \$986.91 transferred to the account of the Complainant was the amount charged to the third-floor tenant while there was foreign load. (Tr. 63-64, PECO Exhibit 3, PECO Exhibit 4, PECO Exhibit 5).

22. The 3rd floor apartment charges transferred to the Complainant were for the period from November 20, 2018 to March 21, 2019. (Tr. 62, PECO Exhibit 3).

### **Respond:**

This is not correct.

The correct one is:

On February 25, 2019, PECO transferred \$986.91 from the tenant's PECO account to the Complainant's account for the period from November 20, 2018 to February 21, 2019, instead of, to March 21, 2019.

PECO transferred \$1284.91 from the tenant's PECO account to the Complainant's account for the period from November 20, 2018 to March 21, 2019. (YU's Exhibit 1)

### **P6 DISCUSSION**

paragraph 4

“..... The Complainant is contesting PECO transferring \$986.91 from the bill of the 3rd floor tenant (tenant) to her bill.” (F-2019-3012278)

### **Respond:**

This is not accurate.

The correct one is: Complainant is contesting PECO transferring wrong bill from the bill of the 3rd floor tenant (tenant) to her bill.

## **Yu's Reply2**

### **P8 PRESENCE OF FOREIGN LOAD**

paragraph 2 (F-2019-3012278)

The tenant subsequently contacted the Philadelphia Department of Licenses and Inspections (L&I) and, on December 3, 2018, an L&I technician inspected the service address. On December 5, 2018, an "Initial Notice of Violation and Order" was issued to the Complainant, which noted that common halls and stairway must be lighted at all times and that lighting was needed in the common area on the first level. (Complainant Exhibit Image 1). There was no indication in the L&I violation notice that the 3rd and 2nd floors required lighting.

### **Respond:**

“that lighting was needed in the common area on the first level” (F-2019-3012278)

Because:

on 3rd floor meter Circuits, there wasn't any light on the 1st floor hallway, only one fluorescent light stand. (My complaint on 08/04/2019)

“There was no indication in the L&I violation notice that the 3rd and 2nd floors required lighting.” (F-2019-3012278)

Because:

There are two lights on the 2nd floor and one light on the 3rd floor.

On February 21, after I arrived, he had no any action to show me: any lights in the corridor, was wired on 3rd floor meter Circuits, could be controlled by a switch on the 3rd floor hallway. Of course,I didn't know what happened before I arrived.(My complaint on 08/04/2019)

On 11/07/2019 during the hearing, inspector Aaron Saunders confirmed that he turned on the corridor lights of the third floor switch after I arrived.(Respond to my question)

On 02/22/2019, In the letter to me he wrote:"the technician found common hall lighting for 1st and 2nd floor wired to 3rd floor."(YU's Exhibit 2)

6/17/ 2019 PUC letter is more clear : "the technician found 3 hallway lights, located on the 1st and 2nd floor hallways, the were wired to the 3rd floor meter #578655140. These hallway lights wren controlled by a switch on the 3rd floor hallway..... "(YU's Exhibit 3)

The PUC investigator only listened to PECO's words, because my English is limited. And she said, there is no translator.

## **The Fact**

On 3rd floor meter Circuits, there wasn't any light on the 1st floor hallway, only one fluorescent light stand. There are two lights on the second floor and one light on the third floor, they could be controlled by a switch on the 3rd floor hallway. The three lights could be light up before 12/26/2018. But after 12/26/2018, the three lights couldn't be lit because without power.

## **Yu's reply3**

### **P8 PRESENCE OF FOREIGN LOAD**

paragraph 3 (F-2019-3012278)

On December 12, 2018, the Complainant installed five corridor lights, connecting them to the electric service of the 2nd floor rear apartment, which at that time was in the name of the Complainant. (Tr. 15). The Complainant testified that on December 26, 2018, she used a screwdriver and wire cap to disconnect a light switch on the 3rd floor to deactivate the 3rd floor hallway electricity. (Tr. 13-14).

## **Respond:**

I found an electrician, to prepare to reinstall the corridor lights. So on 12/26/2018, I opened the switch on the 3rd floor hallway, cut off the link between the 3rd floor power and corridor lights. (My complaint on 08/04/2019)

(YU's Exhibit 4)—I am willing to take my phone to Philadelphia PUC if you need to confirm the truth of these messages.

## **Yu's reply4**

### **P9 PRESENCE OF FOREIGN LOAD**

paragraph 2, 3 (F-2019-3012278)

During his inspection of the service address on February 21, 2019, Inspector Saunders found two lights in the 2nd floor hallway and one light on the 1st floor connected to the tenant's 3rd floor apartment electric service. (Tr. 34, PECO Exhibit 6). The Complainant disputes this finding.

The Complainant contends that there was no foreign wiring on the 1st and 2nd floors. (Tr. 22-24). The Complainant testified that from December of 2018 until March 14, 2019, the hallway lights consisted of five lights that she installed and connected to the rear apartment on the 2nd floor, a PECO account billed to the Complainant. (Tr. 23, 25; Complainant Exhibit Image 6). She also contends that there were no lights on the first floor. (Tr. 23). However, the evidence weighs towards finding that there was foreign load as described by Inspector Saunders.

### **Respond:**

“She also contends that there were no lights on the first floor. “(F-2019-3012278)

During the hearing, I asked inspector Aaron Saunders , what kind of lamp is a lamp on the first floor, a long tube or a round ordinary bulb? He said he could not remember.

Asked again, where is this lamp in the corridor, near the door, or near the stairs, or in the middle of the corridor? He said he didn't know.

Asked again, if there was a photo of this first floor lamp? he said no.

Asked if there was a video? he said no.

I said, I had been waiting at the church side door on the 1st floor, and I could see all the 1st floor. I did not see him go down to the 1st floor to check, he was lying.

I said he was lying, he did not refute.

### **The Fact**

There were no lights on the 1st floor.

(YU's Exhibit 5)

## **Yu's reply5**

### **P9 PRESENCE OF FOREIGN LOAD**

paragraph 4 (F-2019-3012278)

The testimony and contemporaneous notes of Inspector Saunders were detailed and specific. He testified that he confirmed that there was foreign load during the inspection by identifying that there is actual power to what is the suspected foreign wiring. He then dropped the load, or shut the main breaker off, to the meter to which it was suspected the foreign load was connected, in this case the 3rd floor apartment. He then checked to see whether the suspected load was affected by shutting off the power to the particular apartment. (Tr. 39).

### **Respond:**

The testimony and contemporaneous notes of Inspector Saunders are not objective evidence, but can be subjective ideas.

Now it is very easy to take pictures by phone, why didn't he take some pictures or videos attached?

Or, if that is true, he could also show me on the spot what he described in his notes, and then had a piece of paper, simply wrote: three hall lights were wired to and controlled by the 3rd floor hallway light switch, which was connected to the 3rd floor apartment meter. Then let me sign. As such, there would be no controversy.

### **The Fact**

He didn't do anything, took photos and videos, and wrote, because he didn't check the lights of the corridor at all.

## **Yu's reply6**

### **P9 PRESENCE OF FOREIGN LOAD**

paragraph 5 (F-2019-3012278)

When Inspector Saunders turned the power off to the 3rd floor meter, he confirmed that the hallway lights were affected, which established foreign wiring. (Tr. 41). Specifically, hallway lights on the 1st and 2nd floors were turned off when the power to the 3rd floor apartment was shut off. (Tr. 41-42). He also found that a switch on the 3rd floor controlled two lights on the 2nd floor hallway and one light in the 1st floor hallway. (Tr. 43, 47).

### **Respond:**

“On February 21 at 9:59am, I received a text message from Patrick, the inspector would arrive within 15 minutes. I left the workplace immediately. After about 40 minutes, I arrived 4712 property. The inspector had checked the 3rd floor apartment and he asked me to go to the basement to turn off the 3rd floor power. We went to the basement together. I turned off the electricity.”(My complaint on 08/04/2019)

Turn off the power supply of the electricity meter on the third floor was after I arrived, because only I had the key to enter the basement. And only turned off the power once.

On February 21, I went upstairs to the 3rd floor apartment as soon as I arrived 4712 property. Then we went downstairs together to the basement. Only the 5 LED lights I installed were lit during I went upstairs and we went downstairs together.

“When Inspector Saunders turned the power off to the 3rd floor meter, he confirmed that the hallway lights were affected, which established foreign wiring.”paragraph 5 (F-2019-3012278)

Please note: Only once, turn off the power supply of the electricity meter on the 3rd floor. And “On 11/07/2019 during the hearing, inspector Aaron Saunders confirmed that he turned on the corridor lights of the 3rd floor switch after I arrived.(Respond to my question) ” (Yu’s Reply 2)

### **The Fact**

The fact is that he only checked in the apartment on the 3rd floor. After I arrived, he didn't check the corridor lights at all.

I was on the 1st floor at that time, he did not do any inspection on the 1st floor. He did not go to the 2nd floor for inspection. Although I couldn't see the 2nd floor, but if he went downstairs, at least I could hear the stairs, but I didn't hear anything. When I heard the sound of the stairs, I saw him keep walking down no stopping.

Both times were the same.

The first time: the the power to 3rd floor meter was turned off status.

The second time : the power to 3rd floor meter was turned on status.

So he didn't know that there was no light on the first floor, and he didn't know that there was a light on the third floor, which was logical.

### **Yu’s reply7**

#### **P10 PRESENCE OF FOREIGN LOAD**

paragraph 1

The Complainant testified that she suspected that the tenant had tampered with the wiring to the switch on the third floor. (Tr. 20, 26-27). Complainant believes that the tenant reconnected the 3rd floor hall light by the time the PECO inspection occurred. (Tr. 20, 26, 27). Based on the testimony, the switch was accessible by the tenant. However, Complainant offered no evidence to prove that the tenant reconnected the 3rd floor light switch. Furthermore, this claim does not negate the landlord's responsibility for foreign load.

**Respond:**

Before the hearing, yes, I suspected the tenant tampered with the wiring of the switch on the 3rd floor. Because he is a man who can do anything bad.

Please note:

Before the hearing, just only I suspected Instead of believed (maybe the translation was wrong and misunderstood what I meant) “that the tenant reconnected the 3rd floor hall light by the time the PECO inspection occurred.” (F-2019-3012278)

But after the hearing, I believe more that Inspector Aaron Saunders made up a lie.

**P10 PRESENCE OF FOREIGN LOAD**

paragraph 2

A landlord is responsible if there is foreign load on a tenant's service and, once the foreign load is discovered, the utility must list the account for the premises in question in the name of the owner, "forthwith." 66 Pa.C.S. § 1529.1; *Ace* at 6. There are no exceptions regarding why a foreign load exists or how it came to be.

**Respond:**

The lease of the 3rd floor began on 12/01/2018.

During 11/20 /2018 to 11/30/2018, I was Patrick’s 2nd floor landlord instead of the 3rd floor. .So I had no responsibility for this period his PECO bill.

**Yu’s reply8****P10 to P11 PRESENCE OF FOREIGN LOAD**

P10 paragraph 5 and P11 paragraph 1,2

Further supporting a finding that there was foreign load is that the Complainant corrected the wiring to eliminate the foreign load. The Complainant acknowledges that on March 14, 2019, she had an electrician rewire the hallway lights to the basement meter. (Tr. 20). Inspector Saunders re-inspected the service address on March 22, 2019 and confirmed that the wiring had been corrected to eliminate the foreign load. (Tr. 21). During this inspection, Inspector Saunders dropped the load and traced wires to confirm the correction. (Tr. 37).

Following confirmation that the foreign load wiring had been corrected, PECO sent a report to the Complainant stating that the foreign load wiring was corrected. (PECO Exhibit 7).

Consequently, the evidence supports a finding of foreign load at the service address. Therefore, the Complainant cannot prevail on this claim.

**Respond:**

I already explained on My complaint on 08/04/2019.

At that time, it was a misunderstanding of things, just because my English ability was limited.

“ In this situation, I should immediately ask PECO for a re-examination, but I had a misunderstanding, because I received a PECO's letter of result of the inspection(PECO sent it date 2/22/2019)

“My English is limited, often can't accurately understand some real meaning.  
.....

“So I thought that the requirements for the corridor lighting, PECO was same as I&L. These lamps weren't installed correctly, needed to be corrected.

.....

“I paid the electricity bill of February 21 to March 22. This was not based on I agreed with PECO, only because my misunderstanding at that time.”(My complaint on 08/04/2019)

(YU's Exhibit 6)

## **Yu's reply9**

### **P11 BILLING FOR FOREIGN LOAD**

P2 paragraph

The Complainant gave the tenant the key to the 3rd floor on or about November 17, 2018. He opened a PECO account for the 3rd floor apartment on November 20, 2018. As discussed above, there was foreign load connected to the electric service of the 3rd floor apartment at that time.

#### **Respond:**

I gave the tenant the key to the 3rd floor on November 17, 2018, just only of my goodwill, it was for his convenient to move instead of living.

In the absence of a valid lease, it is illegal or inappropriate for PECO to open an account for the tenant.

“The lease of the 3rd floor began on 12/01/2018.

During 11/20 /2018 to 11/30/2018, I was Patrick's 2nd floor landlord instead of the 3rd floor. .So I had no responsibility for this period his PECO bill.” (Yu's Reply )

### **P11 BILLING FOR FOREIGN LOAD**

P3 paragraph

PECO testimony and documentation established the following: the tenant's account billing statement for his 2nd floor apartment, PECO account number 1347027311, was for the period from July 10, 2018 to November 23, 2018 (PECO Exhibit 2); that balance was not transferred to the Complainant (Tr. 61, PECO Exhibits 1-4); and that only the tenant's 3rd floor apartment charges, \$986.91 for the period from November 20, 2019 to March 21, 2019, was transferred to the Complainant. (Tr. 62-62, PECO Exhibits 2-3, 5). Once the foreign wiring was corrected, a new PECO account was created for the tenant for his 3rd floor apartment service, PECO account number, 4147013192. The tenant's balance from the 2nd floor apartment was then transferred to his new 3rd floor PECO account, as required. *See Ace, supra.* at 7. (Tr. 63, PECO Exhibit 4).

#### **Respond:**

“that only the tenant's 3rd floor apartment charges, \$986.91 for the period from November 20, 2019 to March 21, 2019, was transferred to the Complainant. “(F-2019-3012278)

The below is from (Yu's Reply 1)

“This is not correct.

“The correct one is:

On February 25, 2019, PECO transferred \$986.91 from the tenant's PECO account to the Complainant's account for the period from November 20, 2018 to February 21, 2019, instead of, to March 21, 2019.

“PECO transferred \$1284.91 from the tenant's PECO account to the Complainant’s account for the period from November 20, 2018 to March 21, 2019. “(YU’s Exhibit 1)

## **Yu’s reply10**

### **Important evidences**

“I urgently need to go to the 4712 property to view. I have other things on February 26. On the morning of the 27th, Patrick sent a text message to me saying that his power was out again. I knew that he was harassing me again with a deliberate short circuit. I told him that I would go to 4712 property in the afternoon.

The below is text messages between us on February 27.

Please note that there are important things related to this case(image 4)

"Caroline( It is me): I need a little time to check common place lamps, then turn on breaker. Wait a minute"

"Patrick: Common place lights are not on my Circuits.

Just trip mine and you can spend all week on your Common Place lights."

I checked the switch on the 3rd floor hallway. As he said, it was still "cut off the link", it still was in a power off, yes, common area lights were not on his Circuits!!!"

(My complaint on 08/04/2019)

(YU’s Exhibit 7) — I am willing to take my phone to Philadelphia PUC if you need to confirm the truth of these messages.

I think this is an important piece of evidence, so I wrote: "Please note that there are important things related to this case (image 4)". But during the hearing, when my “image 4” was shown, PECO's lawyer said that he had not received this evidence before. He requested that mage 4 not be part of My complaint. Unfortunately, Judge agreed to his request.

(YU’s Exhibit 8)

I don’t know why PECO ’s lawyers did not get this evidence before the hearing. The possible reason is that PECO believes that this evidence is important and harmful to them. If it is provided to the lawyer, it may not be conducive to the lawyer ’s confidence.

## **Yu’s reply11**

### **Analysis 1**

The key point of this case is that there was no foreign load or there was foreign load.

More specifically, Whether the electrical service on the third floor apartment is connected to the corridor lights.

### **Factual argument**

I found an electrician, to prepare to reinstall the corridor lights. So on 12/26/2018, I opened the switch on the 3rd floor hallway, cut off the link between the 3rd floor power and corridor lights. (My complaint on 08/04/2019)(Yu’s Reply 3)

So the three lights could be light up before 12/26/2018. But after 12/26/2018, the three lights couldn’t be lit because without power.(Yu’s Reply 2)

### **Exclusion argument**

On 3rd floor meter Circuits, there wasn't any light on the 1st floor hallway, only one fluorescent light stand. There are two lights on the second floor and one light on the third floor, they could be controlled by a switch on the 3rd floor hallway. (Yu’s Reply 2)

In three places, the inspector Aaron Saunders just one was correct(the second floor). He did n’t know that there was no light on the first floor. He also did n’t know that there was a light

on the three floor.  
2 is greater than 1, excludes me from lying.  
And inspector Aaron Saunders was lying.

## **Yu's reply12**

### **Analysis 2**

P4 — 17. During the February 21, 2019 inspection, Inspector Saunders dropped the load, i.e., shut off the power to the meter in question, and verified that there was no meter mix up. (Tr. 34-35).(F-2019-3012278)

#### **A reasonable mind might accept as adequate to support a conclusion**

There was no meter mix up means that no other tenant used the electricity of the third-floor tenant, and it also means that the 3rd floor tenant, his name is Patrick must pay his high bills by himself.

Inspector Saunders told Patrick of this result. At this time, Patrick thought of the corridor lighting. He told inspector Saunders. Apparently, Saunders turned on the switch on third floor corridor, but no lights were lit. In this case, he certainly would not go downstairs to check. How to do it?

They were in the apartment on the third floor and they could communicate in English. there was foreign load was a good reason to transfer Patrick's bills to me.

In their opinion :

I, an Asian woman, limited English ability, and couldn't to handle this matter by myself. If I hire a lawyer, the attorney's fee will exceed the bill transferred to me. So even if I knew this was a wrong bill, I had to pay.

For Inspector Saunders, so simple and effective, there would be no bad consequences.

If it is confirmed that there was no meter mix up and there was no foreign load, the things would become complexity. Patrick would not pay his bills (there was still a large amount of bills unpaid on the second floor). To stop the power of the Patrick family supply? Their couple were disabled, and it was in winter. PECO was almost impossible to turn off their electricity, and then, the high bills continue to accumulate, but they would not pay any bills.

In addition, the work of Inspector Saunders would not be appreciated by PECO.

Additional,

About the corridor lights, inspector Sanders' notes should come from Patrick. Patrick told him, on 3rd floor meter Circuits, there were two lights on the second floor and one light on the third floor, they could be controlled by a switch on the 3rd floor hallway. Patrick lived there and knew the lighting of the corridor very well. But inspector Sanders made a mistake while writing his notes(His memory was wrong?). It became on 3rd floor meter Circuits, there was a light on the 1st floor hallway, there were two lights on the second floor hallway, they could be controlled by a switch on the 3rd floor hallway.

It seems that God is helping me.....

## **Conclusion And Requested Relief**

### **Conclusion**

In Yu's Reply 11 and Yu's Reply 12, I did an analysis in terms of:  
Factual argument, Exclusion argument, and a reasonable mind might accept as adequate to support a conclusion.

To be fair,

I think that now, the burden of proof should be transferred to the inspector Aaron Saunders:

Ask him to confirm that he did not lie, ask him to confirm that on 3rd floor meter Circuits, there was one light on the 1st floor hallway, there are two lights on the second floor, they could be controlled by a switch on the 3rd floor hallway, they were working.

### **Requested Relief**

YU's Exhibit 1

I should to pay the PECO bill of 12/01/2018 to 12/26/2018, it was 26 days (I unpaid).

I shouldn't to pay the PECO bill of 2/21/2019 to 3/22/201, it was 30 days (I paid \$298)  
(YU's Exhibit 6)

30 days more than 26 days. I am willing to replace 26 days with 30 days.

So, 1, request to transfer the \$986.91 to Patrick.

Or, 2 recalculate what I should pay amount, from 12/01/2018 to 12/26/2018.

Then, refund for any over-payment or a supplemental payment for any deficiency.

(YU's Exhibit 1)

## **My complaint on 08/04/2019**

On 2/22/2019, PECO transfer the 3rd floor tenant electric service to my name, because PECO said there was "foreign wiring", 3 hallway lights were wired to the 3 rd floor meter. As of 3/22/2019, a total of \$1284.91 bill (Image A) was placed in my name. Includes \$986.91, from 11/20/2018 to 2/21/2019, and \$298 after 2/21/2019. The incorrect charges are on my bill, because there wasn't foreign wiring since 12/26/2018. On 4/15/2019, I paid \$298 (Image B) due to my misunderstanding. I wanted PUC help me, order PECO correct, and recalculate what I should pay amount.

More details and explanation, please see the below, and additional paper of 3 pages.

Things are a bit complicated, my English is limited, I hope to be able to express clearly.

The 3rd floor tenant, his name is Patrick, who rented the studio on the 2nd floor rear before, started his lease of the 3rd floor on 12/01/2018. Due to he complained to I&L on 12/03/2018, I got violations — fire and the 1st floor corridor light(image 1). Patrick also told me that the lights in public area wasn't legal with the tenant's electricity meter.

I immediately called PECO to ask open PECO account of 2nd floor rear (this studio was empty at that time), but PECO told me that I couldn't open it right away, I must wait and through some procedures. I'm surprised because I had PECO accounts and good credit, generally, just need my calling if I wanted to open a PECO account. So I asked: Why? They told me that the former tenant, Patrick, had a large amount of unpaid bill.

About a week later, on 12/10/2018 I opened the PECO account of 2nd floor rear. Then I emailed I&L(image 2) and asked whether it would be compliant, but no got a response.

On 12/12/2018, I installed 5 corridor lights, no switch. They were 5 LED bulbs and were supplied power by the 2nd floor rear PECO account. Later, I searched on the internet, knew, it was not compliant, because the hook up was not up to code and used thin brown wire.

My friend also told me that the fire protection system needs a landlord's power supply and must open the building's electricity account. And better, corridor lights also were supplied power by this account. so I opened the building's PECO account again.

I found an electrician, to prepare to reinstall the corridor lights. So on 12/26/2018, I opened the switch on the 3rd floor hallway, cut off the link between the 3rd floor power and corridor lights.

Around mid-February 2019, the 3rd floor tenant informed me that morning of February 21, PECO would send people to check the building electrical system, but time was uncertain.

On February 21 at 9:59am, I received a text message from Patrick, the inspector would arrive within 15 minutes. I left the workplace immediately. After about 40 minutes, I arrived 4712 property. The inspector had checked the 3rd floor apartment and he asked me to go to the basement to turn off the 3rd floor power. We went to the basement together. I turned off the electricity and took a photo of the 3rd floor meter: the time was 10:37am and number of the meter was 9275. Then he went to the 3rd floor apartment again. I waited on the 1st floor church.

After 13 minutes, he came to the 1st floor and asked me to turn on the 3rd floor power. We went to the basement and I took a photo of the meter again : the time was 10:50am and number of the meter was still 9275, no change(image 3).

I turned on power on the 3rd floor. We went back to the 1st floor church together. He asked me to turn on, then turned off the lights on the 1st floor church, I did. No more.

He went to the 3rd floor again, I still waited on the first floor church. After a while, he came back to the 1st floor again. I asked him, if to go to the 2nd floor studios for inspection. He said: no.

I wanted to tell the inspector that the high bill on the 3rd floor was for the tenant used all the electric heaters and these heaters were working all time. I also wanted to explain, the lights (I installed 5 lights)on the corridor were temporary, and also wanted to ask him some questions, so I asked have a telephone translation, but he said no.

Before leaving, he said that he would email me, about the result of this checking. I wanted to give him my email address, he said that PECO had my email address.

I did not receive his email. So on the afternoon of February 25, I called PECO(They provide telephone translation services). The customer service staff told me that the electricity account of the 3rd floor had been transferred to my name because " the the corridor lights were supplied power by 3rd floor tenant meter". I was shocked and said, it wasn't true. I told the staff, there were 5 LED lights now on the corridor, they were supplied power by my PECO account of 2nd floor rear. She said that it was the result of the checking. I soon realized that it was very likely that Patrick reconnected the link. The customer service staff said kindly: " hurry to find an electrician to fix this issue." She also said that I was only paying the electricity bill of February 21 to the problem settlement.

Later, I received PECO's letter of result of the inspection, about bill, my understand was same as that staff, only paying bill of February 21 to the problem settlement. So at that time, I didn't especially care this electric service to be transferred into my name, because I thought it would be a small amount. And also because I had no evidence — Patrick reconnected the link, there wasn't a camera on the hallway. So, my this judgment, I didn't told about with her, same as, with PECO other staff later.

I urgently need to go to the 4712 property to view. I have other things on February 26. On the morning of the 27th, Patrick sent a text message to me saying that his power was out again. I knew that he was harassing me again with a deliberate short circuit. I told him that I would go to 4712 property in the afternoon.

The below is text messages between us on February 27.

Please note that there are important things related to this case(image 4)

"Caroline( It is me): I need a little time to check common place lamps, then turn on breaker. Wait a minute"

"Patrick: Common place lights are not on my Circuits.

Just trip mine and you can spend all week on your Common Place lights."

I checked the switch on the 3rd floor hallway. As he said, it was still "cut off the link", it still was in a power off, yes, common area lights were not on his Circuits!!!

This time, I sealed the switch.

There were two possibilities:

1. Before the inspector arrived, Patrick reconnected the link; after the inspector left, he cut off the link again. (He can do some electrician work, even he said he was an electrician).

2, this PECO inspector said lie.

On February 21, after I arrived, he had no any action to show me: any lights in the corridor, was wired on 3rd floor meter Circuits, could be controlled by a switch on the 3rd floor hallway. Of course,I didn't know what happened before I arrived.

In addition, on 3rd floor meter Circuits, there wasn't any light on the 1st floor hallway, only one fluorescent light stand.This is why I got a violation ticket (12/03/2018)— "lighting needed in the common area 1st level".

In this situation, I should immediately ask PECO for a re-examination, but I had a misunderstanding, because I received a PECO's letter of result of the inspection(PECO sent it date 2/22/2019)

My English is limited, often can't accurately understand some real meaning.

The letter of PECO said : " The technician found common hall lighting for 1sr and 2nd floor wired to 3rd floor....." (image 5)

I thought, this refers to the 5 led light bulbs I installed, 2 on the 1st floor, one on the 2nd floor, and two on the 3rd floor. The 5 lamps used hook up, were wired by thin brown wire—"Bell Wire"(image 6, on the 3rd floor hallway), were supplied power by my account of 2nd floor rear. This letter (PECO letter, 2/22/2019) is not mentioned: "These hallway lights were controlled by a switch on the 3rd floor hallway...."(image 7, is from PUC letter, 6/17/2019).

So I thought that the requirements for the corridor lighting, PECO was same as I&L. These lamps weren't installed correctly, needed to be corrected.

I immediately called electrician, but they have other projects going on, I had to wait.

On March 14, the electrician installed the public area lighting, and also checked the building electricity system, no problems found.

On 3/18, I called PECO to ask for a re-examination. PECO scheduled the re-examination on 3/22.

I paid the electricity bill of February 21 to March 22. This was not based on I agreed with PECO, only because my misunderstanding at that time.

In conclusion

1, There is no evidence that PECO claimed "foreign wiring", except the inspector's words. PECO was a potential stakeholder. PECO had a strong motivation to pass this bill on to me because they should know they couldn't get the money from Patrick.

I didn't know whether PECO knew that Patrick and his wife collected SSI to maintain basic life. And also they said they were disables(Patrick was 60 years old, his wife was 49 years old). But I guess that PECO knew.

I used to ask a PECO staff, Patrick had a large amount of unpaid bill of 2nd floor account, why did PECO still open 3rd floor account for him, only transfer the bill of 2nd floor to the new account. He didn't reply my asking. I asked him, Patrick owed PECO so much money, at least, more than \$1000, why did PECO didn't stop electric service? No answer yet. Asked: how much was owed, PECO would stop the service? Answer: That was our internal matter.

In addition, As a potential stakeholder, it was not appropriate that PECO send their inspector did this inspection.

2, The high bill of the 3rd floor tenant was caused by his apartment using all high-power electric heaters for all time (both Patrick and his wife didn't work, so they always stayed at home ). PECO used to send their people to this apartment to help them find the reason for the high bill. PECO should be very clear, it was all high-power electric heaters were working all time.

3. The lease of the 3rd floor began on 12/01/2018. However, PECO opened the 3rd floor account on 11/20/2018. In the absence of a lease, it is not appropriate for PECO to open a tenant electricity account.

4, On 12/26/2018, the link, between the 3rd floor and the corridor lights, already had been cut off.

## YU's Exhibit 1

### 5. Requested Relief

**How do you want your complaint to be resolved?** Explain what you want the PUC to order the utility or company to do. Use additional paper if you need more space.

On 2/22/2019, PECO transfer the 3rd floor tenant electric service to my name, because PECO said there was "foreign wiring", 3 hallway lights were wired to the 3 rd floor meter. As of 3/22/2019, a total of \$1284.91 bill (Image A) was placed in my name. Includes \$986.91, from 11/20/2018 to 2/21/2019, and \$298 after 2/21/2019. The incorrect charges are on my bill, because there wasn't foreign wiring since 12/26/2018. On 4/15/2019, I paid \$298 (Image B) due to my misunderstanding. I wanted PUC help me, order PECO correct, and recalculate what I should pay amount.

More details and explanation, please see the below, and additional paper of 3 pages.

Things are a bit complicated, my English is limited, I hope to be able to express clearly.

The 3rd floor tenant, his name is Patrick, who rented the studio on the 2nd floor rear before, started his lease of the 3rd floor on 12/01/2018. Due to he complained to I&L on 12/03/2018, I got violations — fire and the 1st floor corridor light(image 1). Patrick also told me that the lights in public area wasn't legal with the tenant's electricity meter.

I immediately called PECO to ask open PECO account of 2nd floor rear (this studio was empty at that time), but PECO told me that I couldn't open it right away, I must wait and through some procedures. I'm surprised because I had PECO accounts and good credit, generally, just need my calling if I wanted to open a PECO account. So I asked: Why? They told me that the former tenant, Patrick, had a large amount of unpayment bill.

**Note:** The PUC can decide that a customer was not billed correctly and can order billing refunds. The PUC can also fine a utility or company for not following rules and can order a utility or company to correct a problem with your service. Under state law, the PUC cannot decide whether a utility or company should pay customers for loss or

Image 5



2301 Market Street  
N23  
Philadelphia, PA 19104

February 22, 2019

Caiqin Yu  
2617 Elbridge St  
Philadelphia, Pa 19149

Regarding: 4712 Oxford Ave  
Fl 3<sup>rd</sup>  
Philadelphia, Pa 19124

Dear Mr. Yu:

On 2-21-19 a PECO field technician visited the above referenced property in response to a high bill complaint. The technician found common hall lighting for 1<sup>st</sup> and 2<sup>nd</sup> floor wired to 3<sup>rd</sup> floor. This is known as foreign wiring. Please have your electrician check for any additional foreign wiring that may not have been detected at the time of the field visit.

When PECO identifies foreign wiring, Pennsylvania State Law requires the electric service to be transferred into the name of the landlord, until the wiring is properly corrected. (Per Section 1529.1(b) of the Pennsylvania Public Utility Code, 66 Pa. C.S. 1529.1)

Please be advised that the electric service for the accounts in question will be transferred into your name effective immediately. If any of the current tenant's balance due is attributable to the found foreign wiring the entire balance will be transferred into your name as well. The service can only go back into your tenants name if you have your electrician correct the wiring for each apartment.

If you have completed the repairs, or have any questions regarding this matter, please telephone 844-542-6164.

Cordially,

Aaron S.  
Customer Field Operations

**INFORMAL COMPLAINT DECISION  
THE PENNSYLVANIA PUBLIC UTILITY COMMISSION**

image 7

Caoqin Yu  
2617 Elbridge St  
Philadelphia PA 19149

Date: 6/17/2019

V.

BCS: 3695366

Acct. No: 4147013183

PECO Energy

---

**DECISION ON INFORMAL COMPLAINT BY THE PUBLIC UTILITY COMMISSION (PUC):**

**STATEMENT OF COMPLAINT:**

We received your informal complaint on 4/24/2019. In the complaint, you state that:

You are the landlord at 4712 Oxford Avenue, Philadelphia, PA 19124. You rent out several apartments at this address. In February 2019, a PECO Energy technician inspected your property for foreign wiring, after your 3<sup>rd</sup> floor tenant filed a high bill dispute. The technician said there was foreign wiring on the 3<sup>rd</sup> floor meter due to 3 lights in the hallway. The tenants bill was placed in your name. You dispute the bill issued to you on 3/26/2019 for service from July 2018 to the present time. You said the lights were inoperable and was never used by any tenants or landlord in the past. You said the PECO Energy technician did not provide a Mandarin translator so that you could understand your rights and responsibilities. You said the balance is high because your tenant was not paying his bill when he lived at 4712 Oxford Avenue, 2<sup>nd</sup> floor rear, Philadelphia PA. You are requesting the balance to be transferred back to your tenant as the hallway light did not work.

**INVESTIGATION BY STAFF OF THE PUBLIC UTILITY COMMISSION FOUND THAT:**

1. You are the landlord at 4712 Oxford Avenue, Philadelphia PA 19124.
2. A PECO Energy technician visited 4712 Oxford Avenue, Philadelphia PA, on 2/21/2019, to conduct a foreign wiring investigation. The technician met with the 3<sup>rd</sup> floor tenant, and the property manager.
3. During the foreign wiring investigation, the technician found 3 hallway lights, located on the 1<sup>st</sup> and 2<sup>nd</sup> floor hallways, that were wired to the 3<sup>rd</sup> floor meter # 578655140. These hallway lights were controlled by a switch on the 3<sup>rd</sup> floor hallway. The lights were working, and the technician was able to turn them on and off with the switch.
4. The technician advised the 3<sup>rd</sup> floor tenant, and the property manager of the foreign wiring, and the foreign wiring policy. The technician advised the 3<sup>rd</sup> floor account would be switched into the landlord name due to the regulations at Title 66 PA. C. S. §1529.1 (b).
5. On 2/22/2019, the 3<sup>rd</sup> floor tenants bill for service from 11/20/2018 to 2/21/2019, in the amount of \$986.91, was transferred to a new account for Caoqin Yu, the landlord.

**YU's Exhibit 4**

< Patrick >

Dec 26, 2018, 9:17 AM

Good morning, I already opened the house electricity account. I plan to use house power for the corridor lights. I contact an electrician, he let me sure which switch(3rd floor electric box) is corridor lights first. I can go there in the afternoon, what time do you at home?

Or your wife at home?

Tina will be here all day, I have a meeting but will be here otherwise.

Okay thanks



Text Message



< Patrick >

Dec 26, 2018, 4:04 PM

Caroline, my wife called me to say that you were working on the electric,

Now the outlet in the living room by the couch is not working

Page 2

Image 1



CITY OF PHILADELPHIA  
DEPARTMENT OF  
LICENSES AND  
INSPECTIONS

Operations Division, East District  
7522 Castor Ave.  
Philadelphia, PA 19152  
Office: 215-685-0535  
Email : OperationsEast@phila.gov

**INITIAL NOTICE OF VIOLATION AND ORDER**

L&I Case Number: **665940**

EVERY COMMON HALL AND STAIRWAY IN RESIDENTIAL OCCUPANCIES SHALL BE LIGHTED AT ALL TIMES WITH AT LEAST A 60-WATT STANDARD INCANDESCENT LIGHT BULB FOR EACH 200 SQUARE FEET (19 M2) OF FLOOR AREA OR EQUIVALENT ILLUMINATION, PROVIDED THAT THE SPACING BETWEEN LIGHTS SHALL NOT BE GREATER THAN 30 FEET PM-402.1

4712 Location: 4217 Oxford ← a small error  
lighting needed in the common area 1st level

**RIGHT TO APPEAL**

~~You have the right to appeal these violations within thirty (30) days of the Date of this Notice or~~

Page 1



CITY OF PHILADELPHIA  
DEPARTMENT OF  
LICENSES AND  
INSPECTIONS

Operations Division, East District  
7522 Castor Ave.  
Philadelphia, PA 19152  
Office: 215-685-0535  
Email : OperationsEast@phila.gov

**INITIAL NOTICE OF VIOLATION AND ORDER**

L&I Case Number: **665940**

Date of Notice: **12/05/2018**

YU CAIQIN  
4712 OXFORD AVE  
PHILADELPHIA PA 19124-5819

Property In Violation: 4712 OXFORD AVE

Dear Sir/Madam,

On 12/03/2018 the Department of License and Inspections conducted an inspection/investigation of the above property and found it in violation of the Philadelphia Code. The results of the inspection are included in the violation section below. A re-inspection will be conducted on or about 01/08/2019 to determine compliance with this order.

If you have any questions regarding this notice please contact Inspector Roysha Johnson (Roysha.Johnson@phila.gov) or the District Office noted above.

**YOU ARE ORDERED TO CORRECT THE FOLLOWING VIOLATIONS PRIOR TO THE NEXT REINSPECTION DATE INCLUDED ON THIS NOTICE**

**VIOLATIONS:**

**YU's Exhibit 6**

Return only this portion with your check made payable to PECO. Please write your account number on your check.



Exelon Company  
01 Market Street  
Philadelphia, PA 19103-1380

Pay Today!

peco.com/ebill

paperless: receive and pay your bill online.

22366 01 AB 0 409 \*\*AUTO T7 3 8760 19149-291017 -C02-B1-P22388-11



CAIQIN YU  
17 ELBRIDGE ST  
PHILADELPHIA, PA 19149-2910

- Enroll in Automatic Payment. Complete form on reverse side.
- Pledge a donation to MEAF. Complete form on reverse side.

*3rd fr.*

Account # 41470-13183 877-432-9384

Pay by phone, a convenience fee will apply.

Please pay this amount by 04/17/2019 \$1,290.91

*-298  
= 992.9*

Payment Amount \$



PECO - Payment Processing  
PO Box 37629  
Philadelphia, PA 19101-0629

414701318301012909191071290911

CAIQIN YU  
2617 ELBRIDGE ST.  
PHILADELPHIA, PA 19149-2910

3-7615/360

139

DATE *April 15, 2019*

PAY TO THE ORDER OF PECO Account # 41470-13183 \$ 298.00

Two hundred and ninety eight 00 / 100 DOLLARS

**Citizens Bank**

MEMO Account # 41470-13183 Caigin Yu

⑆036076⑆150⑆ 6308862677⑆ 0139



Patrick >

here to talk with me.  
Other than that you and I  
will not meet in person,  
and I will not allow you into  
my unit.  
Send an English speaking  
person or all will be  
handled by License and  
Inspections

I need a little time to check  
common place lamps,  
then turn on breaker. Wait  
a minute

Common place lights are  
not on my Circuits.

Just trip mine and you can  
spend all week on your  
Common Place lights.



Text Message



**YU's Exhibit 8**

