



Direct Dial: 215.841.6841
khadijah.scott@exeloncorp.com

May 19, 2022

Rosemary Chiavetta, Secretary
Pennsylvania Public Utility Commission
Commonwealth Keystone Building
400 North Street, Second Floor
Harrisburg, PA 17120

RE: Ellen and Rami Sadiky v. PECO Energy Company
PUC Docket No. F-2022-3032253

Dear Ms. Chiavetta:

Enclosed for filing with the Commission is the *Preliminary Objection of PECO Energy Company*.

I have enclosed a Certificate of Service showing that a copy of the above document was served on the interested parties. Thank you for your time and attention on this matter.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Khadijah Scott".

Khadijah Scott, Esquire
Assistant General Counsel, Exelon BSC
Encl.

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

**ELLEN SADIKY
RAMI SADIKY**

Complainants

v.

PECO ENERGY COMPANY

Respondent

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DOCKET NO. F-2022-3032253

NOTICE TO PLEAD

Pursuant to 52 Pa. Code §§ 5.101 and 5.62(c), you are hereby notified that, if you do not file a written response denying or correcting the enclosed Preliminary Objection within 20 days from service of this notice, a ruling may be entered against you. Your response must be filed with the Secretary of the Pennsylvania Public Utility Commission, with a copy served to counsel for PECO Energy Company, Khadijah Scott, and where applicable, the Administrative Law Judge presiding over the issue.

File with:

Rosemary Chiavetta, Secretary
Pennsylvania Public Utility Commission
Commonwealth Keystone Building
400 North Street, Second Floor
Harrisburg, PA 17120

With a copy to:

Khadijah Scott
PECO Energy Company
2301 Market Street, S-23
Philadelphia, PA 19103

Dated: May 19, 2022



Khadijah Scott
Counsel for PECO Energy Company
2301 Market Street, S23-1
Philadelphia, PA 19103
(215) 841-6841
Khadijah.Scott@exeloncorp.com

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

ELLEN SADIKY	:	
RAMI SADIKY	:	
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	:	
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	:	
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Respondent	:	

**PRELIMINARY OBJECTION OF RESPONDENT,
PECO ENERGY COMPANY**

Respondent, PECO Energy Company (“PECO Energy”), pursuant to 52 Pa. Code §5.101(a)(4) respectfully petitions this Honorable Commission to dismiss the instant Complaint as legally insufficient.

1. April 28, 2022, PECO Energy Company (“PECO Energy”) was served with a formal complaint filed by ELLEN SADIKY and RAMI SADIKY (hereafter “Complainants”). See, Complainants’ Complaint attached hereto as Exhibit “1”.
2. On May 19, 2022, PECO Energy filed an Answer to the Complainants’ Complaint. See, PECO Energy’s Answer to the Complainants’ Complaint attached hereto as Exhibit “2”.
3. In their Complaint, the Complainants state that they own a rental unit that was leased to two tenants, on the first and second floors respectively.
4. The Complainants state that their first floor tenant complained of a high bill and contacted PECO Energy.
5. The Complainants state that PECO Energy inspected the property and identified foreign wiring on the first and second floors of the property.

6. The Complainants state that when they became aware that there was a foreign wiring issue, they hired an electrician to come out and correct the issue as soon as they were able to complete the corrections.

7. The Complainants state that PECO Energy had the first floor and second floor electric service transferred into their name after the foreign wiring was identified.

8. The Complainants requests that PECO Energy recalculate the bills to determine the amount owed by the tenants for their share of the bill.

9. PECO Energy files the instant Preliminary Objection.

10. Pursuant to 52 Pa. Code §5.101, preliminary objections may be filed against a complaint and dismissed for legal insufficiency. 52 Pa. Code § 5.101(a)(4).

11. In deciding preliminary objections, the Public Utility Commission must determine, based on the factual pleadings of the petitioner, if relief or recovery is possible.¹

12. A complaint must be able to recover under the law to survive a preliminary objection.²

13. All of the non-moving party's averments must be taken as true for the sake of deciding the preliminary objection.³

14. The court does not, however, need to accept, "unwarranted inferences from facts, argumentative allegations, or expressions of opinions."⁴

¹ 2006 Pa. PUC Lexis 111, *7.

² *Milliner v. Enck*, 709 A.2d 417, 418 (Pa. Super. Ct. 1998) ("preliminary objection should be sustained only where it appears with certainty that, upon the facts averred, the law will not allow the plaintiff to recover").

³ *Id.* at 7-8.

⁴ *Feingold v. McNulty*, 2009 Phila. Ct. Com. Pl LEXIS 167, *3.

15. Section 703 of the Public Utility Code, 66 Pa. C.S.A. § 703(b) provides that the Commission may dismiss any complaint without a hearing if, in its opinion, a hearing is not necessary to the public interest.

16. A hearing is required only when there is a disputed question of fact, and is not required to resolve questions of law. Dee-Dee Cab, Inc. v. Pa.Pub. Util. Comm'n, 817 A.2nd 593 (Pa.Comm. Ct. 2003), petition for allowance of appeal denied, 836 A.2d 123 (Pa. 2003).

17. Here, there are no genuine issues of fact and PECO Energy is entitled to judgment as a matter of law with respect to all of the allegations in the Complaint.

18. The Commission has held that a landlord must pay the utility for any account balance, including arrearages, once a foreign load or wiring has been found. 66 Pa. C.S. §§ 1529.1(a), (c); and Ace Check Cashing Inc. v. Phila. Gas Works, Final Order, (May 21, 2010). See also, Santos v. Metro. Edison Co., No. C-00967757 (Pa. P.U.C. Aug. 7, 1997).

19. The Complainants are the owners of the rental property at issue. See, Exhibit "1".

20. The Complainants aver that they are being held responsible for their tenants' balance that was transferred to their account. The Complainants dispute responsibility for the balance transferred to them arising from the foreign wiring condition because they assert that the foreign wiring would not have created such a high bill. See, Exhibit "1".

21. As previously explained by the Legislature and this Commission, upon discovering the existence of a foreign load a public utility is required to list the account, including any arrearages, in the name of the landlord. 66 Pa. C.S. §§ 1529.1(a), (c). See also Santos v. Metro. Edison Co., No. C-00967757 (Pa. P.U.C. Aug. 7, 1997). The landlord is responsible for paying the utility bills until the foreign load is corrected. Santos at 16. Once the foreign

load is corrected by the landlord and verified by the utility, the utility will place the account back in the name of the tenant and the arrearage, if any, will remain the landlord's responsibility. Id.

22. There is no *de minimus* exception. Any dispute between the landlord and tenant regarding the financial responsibilities of the parties is a matter to be resolved in the Court of Common Pleas and is outside this Commission's jurisdiction. Edmund v. Corazzini v. UGI Penn Natural Gas, Inc., No. F-2009-2101282, Opinion and Order adopted July 15, 2010 at 7.

23. The Complainants do not allege that the property is not a rental property or that it is not responsible for the property.

24. The Complainants do not allege that PECO Energy incorrectly determined a foreign wiring condition at the property.

25. The Complainants do not allege that PECO Energy delayed investigating their tenants' foreign wiring concerns.

26. The Complainants do not allege that PECO Energy transferred an incorrect amount to their account.

27. The Complainants do not disagree that foreign wiring was found. Indeed the Complainant admitted that it corrected the foreign wiring condition by hiring an electrician.

28. The Complainants' formal complaint simply alleges that foreign wiring was found at the property and they feel that they should not be held responsible for the entire tenants' balances arising from the foreign wiring condition and that PECO Energy should determine the tenants' share of the bill.

29. Indeed, consistent with Ace Check Cashing, Inc. vs. Philadelphia Gas Works, Docket No. C-2008-2056428, the Commission cannot consider what the Complainant proposes (*i.e.*, to determine the portion of the foreign wiring that is attributable to the specific light bulbs and hold the tenants responsible for the remaining balance).

30. The Commission reached the same result in the matter Vito Satiro v. PECO Energy Company, Docket No. F-2015-2510660 (Opinion and Order entered, June 9, 2016). In that case, Mr. Satiro argued that the hallway light attached to his tenant's meter was *de minimis* and that he should not be responsible for his tenant's \$1,439.98 balance. Mr. Satiro averred that his tenant had vacated the apartment without paying rent. Administrative Law Judge Joel H. Cheskis granted PECO Energy's Preliminary Objection and dismissed Mr. Satiro's formal complaint in a well-reasoned opinion wherein he determined that PECO acted reasonably by transferring the entire amount of the tenant's arrearage to Mr. Satiro regardless of whether the amount of foreign load was *de minimis*. Id. at 9.

31. The Commission upheld ALJ Cheskis' Initial Decision and stated:

We explained our foreign load policy in detail in *Ace Check Cashing*. Specifically, we concluded that upon discovering foreign load, the utility must list the account, including any arrearages, in the landlord's name and the landlord must assume the responsibility of paying the utility bills at the service address until the foreign load is corrected. After the foreign load is corrected by the landlord and verified by the utility, the utility is to place the account back into the tenant's name. Id. At 7. However, the landlord remains responsible for any arrearages on the tenant's account. Id. At 7-8. This rule applies even if the amount of usage attributable to foreign load is considered *de minimis*.

See Vito Satiro, *supra*.

32. As stated above, the landlord shall be responsible for payment for the utility services rendered to the rental property.

33. PECO Energy properly transferred the tenants' utility accounts, including arrearages, to the Complainants' name.

34. PECO Energy's actions are consistent with Pennsylvania law.

35. Accordingly, PECO Energy requests that the Commission dismiss the Complaint for legal insufficiency.

REQUEST FOR RELIEF

WHEREFORE, for the reasons set forth above, PECO Energy Company respectfully requests that your Honorable Commission summarily dismiss the Complainants' Complaint.

Respectfully submitted,



Khadijah Scott
Counsel for PECO Energy Company
2301 Market Street, S23-1
Philadelphia, PA 19103
(215) 841-6841
Fax: 215.568.3389
Khadijah.Scott@exeloncorp.com

**BEFORE THE
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**ELLEN SADIKY
RAMI SADIKY**

Complainants

v.

PECO ENERGY COMPANY

Respondent

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DOCKET NO. F-2022-3032253

VERIFICATION

I, Khadijah Scott, hereby declare that I am counsel for PECO Energy Company; that as such I am authorized to make this verification on its behalf; that the facts set forth in the foregoing Pleading are true to the best of my knowledge, information and belief, and that I make this verification subject to the penalties of 18 Pa. C.S. §4904 pertaining to false statements to authorities.



Date: May 19, 2022

Khadijah Scott

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

ELLEN SADIKY	:	
RAMI SADIKY	:	
Complainants	:	
	:	
v.	:	DOCKET NO. F-2022-3032253
	:	
PECO ENERGY COMPANY	:	
Respondent	:	

CERTIFICATE OF SERVICE

I, Khadijah Scott, hereby certify that I have this day served a copy of PECO Energy Company's Preliminary Objections in the above matter upon all interested parties by *E-mailing* a copy to:

ELLEN SADIKY
RAMI SADIKY
221 EMERALD DRIVE
YARDLEY, PA 19067
Via email: momguinems@gmail.com

Dated: May 19, 2022



Khadijah Scott
Counsel for PECO Energy Company
2301 Market Street, S23-1
Philadelphia, PA 19103
(215) 841-6841
Fax: 215.568.3389
Khadijah.Scott@exeloncorp.com

EXHIBIT 1

Botak, Amy:(PECO)

From: RA-PCESERVE@pa.gov
Sent: Friday, April 29, 2022 4:01 PM
To: Scott, Khadijah:(PECO)
Cc: Botak, Amy:(PECO)
Subject: [EXTERNAL]PA PUC eServe Notice

Importance: High

EXTERNAL MAIL. Do not click links or open attachments from unknown senders or unexpected Email.

Dear Khadijah Scott,

A(n) **Formal Complaint Form** has been served in this proceeding. This document is docketed as **F-2022-3032253**. You may view this document at

[Formal Complaint - Sadiky](#)

You are receiving this email because you are a(n) **Respondent** for this case and have agreed to be served electronically. By selecting electronic service (eService), you have agreed that this notification constitutes valid service. Electronic service of any and all documents will be in place of paper service.

Thank You,
Public Utility Commission
Commonwealth of Pennsylvania

** Please do not respond to this automatically generated email.*

PUC has recently updated E-Service delivery E-Mail address to RA-PCESERVE@pa.gov. Please update your Address book and/or E-Mail rules accordingly.

TIMELY

BCS CASE: 3820453
2nd FLOOR
PECO ENERGY (ED)

Must be returned by APRIL 21, 2022

PENNSYLVANIA PUBLIC UTILITY COMMISSION

Formal Complaint

*Filing this form begins a legal proceeding and you will be a party to the case.
If you do not wish to be a party to the case, consider filing an informal complaint.*

To complete this form, please type or print legibly in ink.

VIA
EMAIL

RECEIVED

APR 13 2022

1. Customer (Complainant) Information

PA PUBLIC UTILITY COMMISSION

Provide your name, mailing address, county, telephone number(s), e-mail address and utility account number. (Failure to provide this information can cause your complaint to be rejected or delayed). It is your responsibility to update the Commission with any changes to your address and to where you want documents mailed to you.

Name Ellen Sadiky & Rami Sadiky
Street/P.O. Box 221 Emerald Drive Apt # _____
City Yardley State PA Zip 19067
County Bucks

Telephone Number(s) (REQUIRED) Where We Can Contact You During the Day:

(215) 493 0966 (home) (215) 962 6475 (mobile)

E-mail Address (REQUIRED): momguinems@gmail.com

Utility Account Number (from your bill) 90882-06061

If your complaint involves utility service provided to a different address or in a different name than your mailing address, please list this information below.

Name Charles Plunket 1st FL Tenant The 2nd FL tenant did not make a complaint!
Street/P.O. Box 1975 Beyer Ave 2nd Floor (Lisa N. Clark)
City Phila State PA Zip 19115

2. Name of Utility or Company (Respondent)

Provide the full name of the utility or company about which you are complaining. The name of your utility or company is on your bill.

PECO

3. Type of Utility Service

Check the box listing the type of utility service that is the subject of your complaint (check only one):

- ELECTRIC WASTEWATER/SEWER
 GAS TELEPHONE/TELECOMMUNICATIONS (local, long distance)
 WATER MOTOR CARRIER (e.g. taxi, moving company, limousine)
 STEAM HEAT

4. Reason for Complaint

What kind of problem are you having with the utility or company? Check all boxes below that apply and state the reason for your complaint. Explain specifically what you believe the utility or company has done wrong. Provide relevant details including dates, times and places and any other information that may be important. If the complaint is about billing, tell us the amount you believe is not correct. Use additional paper if you need more space. **Your complaint may be dismissed without a hearing if you do not provide specific information.**

- The utility is threatening to shut off my service or has already shut off my service.
- I would like a payment agreement.
- Incorrect charges are on my bill. Provide dates that are important and an explanation about any amounts or charges that you believe are not correct. Attach a copy of the bill(s) in question if you have it/them.
- I am having a reliability, safety or quality problem with my utility service. Explain the problem, including dates, times or places and any other relevant details that may be important.

* **ALSO SEE ATTACHMENT**

Other (explain). THESE ITEMS SHOULD NOT COST ME THE TENANT \$677.11

There were TWO items incorrectly wired to the 1ST FLOOR apartment (the garbage disposal for the 2nd fl apartment & 1 Light bulb for the outside light.

There were TWO items incorrectly wired to the 2ND FLOOR apartment (1 hallway light bulb & the garage that has NO USAGE of electricity (it just store a car in it)

5

Commonwealth of Pennsylvania

Pennsylvania Public Utility Commission

Bureau of Consumer Services

400 North Street

Harrisburg PA 17120

CASE BCS No : 3820453 Company: PECO ENERGY

April 16, 2022

Property 1975 Beyer Ave. Phila PA 19115 2 ND Floor

Tenant Complaint Mr. Charles Plunkett

This appeal is due to the circumstances of this complaint have not been taken into consideration

On Dec 6, 2021, Mr. Charles Plunkett contacted PECO Energy due to the fact he thought his 1ST Electric bill in this apartment (Apartment Lease Began NOV 1 2021) was too high & complained to us also (the landlord). He believed due to the fact he had not spent the entire month in the apartment because on approximately Nov 25 he was in the hospital for a period of time. He complained that \$40.00 was TOO HIGH for this bill! We had told him that he did have the heater & refrigerator running for this period of time for this Bill but he still said it was TOO HIGH!

He had scheduled an appointment to have PECO Field Representative come out to do an inspection which took place on 12/27/21. This representative had said that the basement lights & Garbage disposal were incorrectly wired & were on his electric box (1ST FLOOR).

The common area in the entrance hallway has TWO Lights & both of those have been incorrectly wired to the 2ND Floor electric box. ONE LIGHT on the 2nd floor landing IS FOR THE UPSTAIRS APARTMENT & IS CORRECT . This light is for the 2nd floor apartment to have light to enter that apartment. The light on the 1 ST Floor landing is the ONLY Light Incorrectly Wired to the 2ND Floor Apartment!

I did not have knowledge of these wiring problems and as soon as these findings became knowledge to me, I began to have these corrections made as soon as I could. At this time which was the holiday season we started to look for an electrician to come to make the corrections. We were not able to find any Electrician to come to make corrections prior to a trip out of the country we had In JAN which did not allow us enough time to find an electrician until we returned on FEB 6, 2022. ON FEB 7, we did have an appointment for the electrician to make the correction for the wiring of the Garbage disposal. On Feb 8 we then scheduled the 2ND Inspection (we had to wait a full week due to PECO's Schedule) which took place on Feb 14,22

On the 2ND Inspection the Field Representative (Darryl) NOTED the correction Was made for the Garbage disposal. He also said the the basement lights were NOT a WIRING PROBLEM since there is ONE LIGHT connected to 1st Floor box & ONE light connected to the 2ND Floor box. He said that the Hallway lights in the common area still had to be corrected & the outside light. Also the garage was connected to the 2ND fl. (The garage DOES NOT have any USE OF ELECTRICITY since it is used only to Store a car there!)

The remainder of these corrections were completed as soon as we could get it done., and we called PECO to schedule the 3RD & final inspection on 2/28/22 and (ONCE AGAIN HAD TO WAIT A FULL WEEK) for PECO to make an APPOINTMENT ON 3/7/22. At this last inspection the Field Representative determined that foreign wiring no longer existed. PECO had then advised on 3/8/22 verified & stated that all foreign wiring corrections were made, and the service would no longer be in our name.

DUE to these findings the electric company placed the Bills in my name which is the law.

PECO SAID IT WAS NOT POSSIBLE TO DETERMINE HOW MUCH IT COST FOR THE INCORRECT WIRING. I AM ENCLOSING TWO CHARTS that shows What Uses Watts and the average monthly cost for a 100 Watt Light bulb \$1.20 and the cost of a garbage disposal .07 /hr

The 1 ST FLOOR APARTMENT had the Garbage disposal which maybe could have cost him over that period of time 2 hours of use \$.14 total maybe!!

The Outside Light was also on the 1ST floor apartment according to the chart IF the LIGHT was on 24 Hours a day each 4 Hr period \$1.20 X 6 =24 Hours \$1.20 X 6 = \$7.20 for One month

So he has been there Nov 21 – Mar 7 3 months & 14 days = \$32.40 this is giving a very high stimate for what it might have cost him.

The 2ND FLOOR APARTMENT had ONLY the 1st floor landing light bulb in the Common area Hallway that was wired wrong to her bill. The 2ND FLOOR Light DOES Belong to Her BILL This is for her to have light for entrance to her apartment on the 2ND FLOOR. The cost of the 100 Watt bulb is \$1.20 per month If you put the cost on for the entire time she has resided here since 5/25/2015 now 74 1/2 months should be \$89.40 THIS IS ALSO A HIGH ESTIMATE SINCE THE LIGHT IS NOT ON FOR 4 HRS at a time!

I received the Statements for both apartments as follows:

THE ENTIRE BALANCE PASSED DUE WAS ALSO PUT ONTO MY BILL! THIS IS NOT FAIR THAT THE TENANTS DID NOT PAY THEIR BILLS IN FULL ON TIME PREVIOUSLY TO THIS COMPLAINT!

Lisa N Clark 2ND FL tenant did not put in a complaint!

The 1ST BILL for PERIOD 12/27/21 – 1/25/22 1ST FLOOR HAD PREVIOUS Balance \$57.22 which is PRIOR to this transfer of liability A connection Fee \$6.00 (No New Connection was started! AND the new Bill for this Period \$76.67 Total for 1st statement \$139.89. This tenant Purposely stopped paying his electric bills which had to be ONLY his 2nd Bill since he took residency in this apartment since as he stated in his text messages he has friends at PECO so he learned that if there was foreign wiring the bill would be sent to the LANDLORD ! HE DID HVE TO PAY

The 1st BILL for the 2ND FLOOR same Service Period 12/27/21 – 1/25/22 HAD A PREVIOUS PAST DUE AMOUNT OF \$315.77 A connection Fee \$6.00 (No New Connection was started! AND the new Bill for this Period \$52.37 Total for this Bill \$374.14. AGAIN NOT FAIR THAT THIS TENANT DID NOT PAY HER UTILITY BILLS IN FULL & HAD SUCH A LARGE PAST DUE BALANCE

The 2ND Bill for the 1ST FLOOR Period 1/25/22 – 2/23/22 new Charges \$62.98 TOATAL
BALANCE \$202.87

The 2ND Bill for the 2ND FLOOR Period 1/25/22 – 2/23/22 new Charges \$48.29 TOTAL
BALANACE \$422.43.

The 3RD Bill for the 1ST FLOOR Period 2/23/22 -3/7/22 new charge \$22.28
TOTAL BALANCE DUE \$225.15

The 3RD Bill for the 2ND FLOOR Period 2/23/22 -3/7/22 new charge \$19.53
TOTAL BALANCE DUE \$441.96

THE TOTAL COST DUE FOR BOTH APARTMENTS IS

\$677.11

According to my calculations How Much it cost for 1ST Floor

Garbage disposal	\$ 0.14
Outside light	<u>\$32.40</u>
	\$32.54

According to my calculations How Much it cost for 2ND Floor

One Light Bulb for 74 ½ months \$89.40

TWO APARTMENTS TOGETHER COSTS at a high estimate \$121.94

THIS APPEAL SHOULD ALSO TAKE INTO CONSIDERATION WHERE THIS COMPLAINT CAME FROM: MR. PLUNKETT! HE IS NASTY AND CRUDE AND I AM ENCLOSING WITH THIS APPEAL MANY OF HIS TEXT MESSAGES WE HAVE RECEIVED FROM HIM SHOWING HOW HE ONLY COMPLAINS ALL THE TIME AND IS MAKING TROUBLE OVER A VERY SMALL MISS WIRING THAT WE DID NOT KNOW EXISTED PRIOR TO THIS COMPLAINT! WE TAKE CARE OF OUR PROPERTY AND IF THERE IS A PROBLEM IT IS TAKEN CARE OF ASAP! NOT ACCORDING TO WHAT MR. PLUNKET MAKES LIES ABOUT!

HE IS TROUBLE FROM DAY 1 AND IS NOT TO BE TRUSTED.

This Situation is VERY serious and I Should NOT be Penalized for anything more than the 2 light bulbs & Garbage disposal Wiring.

WE TOOK CARE OF THIS PROBLEM AS SOON AS WE COULD!

I HOPE THAT ALL THE CIRCUMSTANCES OF THESE INCORRECT WIRING PROBLEMS CAN BE TAKEN INTO CONSIDERATION AS IT SEEMS THAT IT SHOULD NOT COST \$667.11 FOR THESE TWO LIGHT BULBS & GARBAGE DISPOSAL.

THANK YOU,

Ellen & Rami Sadiky

Enclosing the following :

All text messages from Charles Plunkett (see how NASTY & CRUDE)

2 Chart showing Estimated costs of Light bulb & garbage disposal

Note: If your complaint is only about removing or modifying a municipal lien filed by the City of Philadelphia, the Public Utility Commission (PUC) cannot address it. Only local courts in Philadelphia County can address this type of complaint. The PUC can address a complaint about service or incorrect billing even if that amount is subject to a lien.

In addition, the PUC generally does not handle complaints about cell phone or Internet service, but may be able to resolve a dispute regarding voice communications over the Internet (including the inability to make voice 911/E911 emergency calls) or concerns about high-speed access to Internet service.

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.

SEE ATTACHED

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 damages. Damage claims may be sought in an appropriate civil court.

6. Protection From Abuse (PFA)/ Domestic Violence

Has a court granted you a "Protection From Abuse" order or any other order which provides clear evidence of domestic violence against you that is currently in effect for your personal safety or welfare? The PUC needs this information to properly process your complaint so that your identity is not made public.

Note: You must answer this question if your complaint is against a natural gas distribution utility, an electric distribution utility or a water distribution utility AND your complaint is about a problem involving billing, a request to receive service, a security deposit request, termination of service or a request for a payment agreement.

Has a court granted a "Protection From Abuse" order or any other order for your personal safety or welfare?

YES
NO

If your answer to the above question is "yes," attach a copy of the current Protection From Abuse order to this Formal Complaint form.

7. Prior Utility Contact

a. Is this an appeal from a decision of the PUC's Bureau of Consumer Services (BCS)?

YES
NO

Note: If you answered yes, move to Section 8. No further contact with the utility or company is required. If you answered no, answer the question in Section 7 b. and answer the question in Section 7 c. if relevant.

b. If this is not an appeal from a BCS decision, have you spoken to a utility or company representative about this complaint?

YES
NO

Note: You must contact the utility first if (1) you are a residential customer, (2) your complaint is against a natural gas distribution utility, an electric distribution utility or a water utility AND (3) your complaint is about a billing problem, a service problem, a termination of service problem, or a request for a payment agreement.

c. If you tried to speak to a utility company representative about your complaint but were not able to do so, please explain why.

* I did SPEAK to a PECO Representative on more than one occasion & was told they are NOT ABLE TO *
DETERMINE THE COST OF ONE LIGHT BULB & THE GARBAGE DISPOSAL. I have enclosed a chart that was
online on the Computer showing the APPROXIMATE COST of the LIGHT BULB & GARBAGE DISPOSAL.
THIS DID NOT COST \$677.11 WHICH I HAD TO PAY TO PECO FOR THE 1ST & 2ND Floor APARTMENTS!

Note: Even if you are not required to contact the utility or company, you should
always try to speak to a utility or company representative about your problem before
you file a Formal Complaint with the PUC.

8. Legal Representation

If you are filing a Formal Complaint as an individual on your own behalf, you are not
required to have a lawyer. You may represent yourself at the hearing.

If you are already represented by a lawyer in this matter, provide your lawyer's name,
address, telephone number, and e-mail address, if known. Please make sure your lawyer
is aware of your complaint. If represented by a lawyer, both you and your lawyer must be
present at your hearing.

* I do not want to go to COURT I JUST WANT A DECISION TO BE MADE THAT IS FAIR FOR THE COST OF 2 *
LIGHT BULBS & A GARBAGE DIPOSAL.

Lawyer's Name _____

Street/P.O. Box _____

City _____ State _____ Zip _____

Area Code/Phone Number _____

E-mail Address (if known) _____

Note: Corporations, associations, partnerships, limited liability companies and
political subdivisions are required to have a lawyer represent them at a hearing and
to file any motions, answers, briefs or other legal pleadings.

9. **Verification and Signature**

You must sign your complaint. Individuals filing a Formal Complaint **must** print or type their name on the line provided in the verification paragraph below and **must** sign and date this form in **ink**. If you do not sign the Formal Complaint, the PUC **will not accept it**.

Verification:

I, Ellen Sadiky, hereby state that the facts above set forth are true and correct (or are true and correct to the best of my knowledge, information and belief) and that I expect to be able to prove the same at a hearing held in this matter. I understand that the statements herein are made subject to the penalties of 18 Pa. C.S. § 4904 (relating to unsworn falsification to authorities).

Ellen Sadiky
(Signature of Complainant)

4/16/22
(Date)

Title of authorized employee or officer (only applicable to corporations, associations, partnerships, limited liability companies or political subdivisions)

Note: If the Complainant is a corporation, association, partnership, limited liability company or political subdivision, the verification **must** be signed by an authorized officer or authorized employee. If the Formal Complaint is **not signed** by one of these individuals, the PUC **will not accept it**.

10. **How to File Your Formal Complaint**

Electronically. You must create an account on the PUC's eFiling system, which may be accessed at <http://www.puc.pa.gov/efiling/default.aspx>.

Mail. Mail the completed form with your original signature and any attachments, by certified mail, priority mail, or overnight delivery to this address and retain the tracking information as proof of submission:

Secretary
Pennsylvania Public Utility Commission
400 North Street
Harrisburg, Pennsylvania 17120

If you are appealing a BCS decision: follow the directions in the cover letter you received from the Secretary's Bureau with the formal complaint form. **ONLY** Formal complaints appealing a BCS decision can be filed by fax, email or overnight delivery to meet filing deadlines. **All other formal complaints MUST be efiled or mailed.**

If you have any questions about filling out this form, please contact the Secretary's Bureau at 717-772-7777.

Keep a copy of your Formal Complaint for your records.

Notification of Intent to Appeal BCS Decision
and
Request for Formal Complaint Forms

Send this ONLY if you want to appeal this informal decision.

If you intend to appeal this decision, you must return this form to the Secretary of the Commission by 4/5/2022. (You **MUST** meet this filing deadline).

This form is NOT your Formal Complaint form. The formal complaint form will be sent to you when the Secretary's Office receives this document. (This form is your *intent* to appeal).

- Your appeal begins when your signed and dated formal complaint form is received by the Secretary, who will then serve your formal complaint on the utility. (Please know the utility may also appeal the BCS decision).
- The utility must file an Answer to your complaint and they must send you a copy. The Complaint and Answer is then sent to the Office of Administrative Law Judge to schedule a hearing and assign a Judge to your case.
- The Judge will then send you directions to follow as your complaint proceeds through the process.
- *You do not need a lawyer to file an appeal or a formal complaint.*
- **You must attend the hearing and offer evidence to prove your complaint has merit.**
Hearings may be held in person or by telephone.

Even if you appeal the informal decision, **you must continue to pay current bills and undisputed charges from your utility.** Failure to pay your current bill and undisputed charges could result in the termination of your utility service.

Yes, I want to appeal this decision.

Customer name and address:
(Please correct any mistakes)

Ellen Sadiky
221 Emerald Dr
Morrisville PA 19067

2ND Floor
1975 Beyer Ave
Phila. PA 19115

215 493 0966
(Area Code) Telephone Number

Ellen Sadiky
Signature

215 962 6475
(Cell Phone Number)

Permission to Text: Yes: No:

BCS: 3820453
Company: PECO Energy

Date of Mailing: 3/16/2022
Filing Due Date: 4/5/2022 (You **MUST** meet this deadline).

Send this completed appeal form one of three ways:

1. **Mail by overnight delivery to (deposit date preserves your filing date):**
Secretary - Pennsylvania Public Utility Commission
Commonwealth Keystone Building, 2nd Floor
400 North Street
Harrisburg, PA 17120
(Note: if you send by regular mail, you risk not meeting the filing deadline).
2. **Email to: RA-PCAppeals@pa.gov**
3. **Fax to: 717-787-6641**

I phone text
Messages to Ellen

3/3/2022 6:12:51 PM

Ellen Sent:

This is the new Water bill for March. I will send you a paper copy also.

3/3/2022 6:19:12 PM

Charles sent:

I don't do text water bill I'll wait for the water bill. And by the way like you said to the attorney general that my bill was late it wasn't late it's not due until March. If the period ends on the 24th of January it's not due until the end of February beginning of March just like a credit card statement. A water bill says elite fee will be charged after a certain date that means the due date is the day before. Anyway you need to straighten out the problems I had to fix that with your plumber because there was a leak upstairs that you never fixed for years you told Lisa that the water should come out of the shower and the faucet at the same time that's a bunch of bullshit, you did not fix the problem and you charged that poor girl all this extra money all these years because you didn't fix the plumbing and you overcharged me since I moved in because you didn't fix the problem upstairs now that the problem is fixed you see how load of Bill is that's why I'm going to do the math and I'm going to credit everything so this bill will be lower than what you just sent me any problems with that I'll see you in court

3/3/2022 7:17:28 PM

Ellen sent:

This is not true It was fixed in the PAST it just did not last you are NOT the POLICE !!!

3/3/2022 7:43:11 PM

Charles sent:

First of all Google voice messed up it should have said you see how low the bill is now, and that's because the problem that you didn't care about because you're not paying for is finally fixed

3/3/2022 7:49:59 PM

Charles sent:

And you're right I am not the police, but I am the new mother fucking sheriff in town and I'm here to straighten things out. It's not fair what you're doing to your tenants, you need to start doing things the right way. Stop stealing money from people, if you're low on cash I can give you a loan. And stop being mad at me because you're the one that's doing all this illegal things. Get your fucking act together and treat people the right way and stop stealing and ripping people off

3/7/2022 11:52:44 AM

Charles sent:

Lost my phone got a new one lost text message please send copy of water bill and original when you receive

Wed DEC 15,2021 CHARLES

Right next door is it the Oriental guy or the white guy with a I think his wife has white hair

Wed DEC 15,2021 CHARLES

Never mind met his wife outside little scary lady look like she was scared to death of me anyway I talked to her I told her to have her husband talk to me

Wed DEC 16,2021 CHARLES

I'm on medication that gives me major mood swings I apologize if I wasn't so nice, anyway I found out also in the living room the big window in the front it screwed in you can't pull the top down to clean the outside that's okay no big deal but you and your family happy holidays

I'll let the rain water clean me outside, next time it rains I'm going to go out and spray Windex on it and the rain can wash the Windex across it

Wed DEC 22 ,2021 RAMI

Good afternoon Mr. Plunkett I'm coming down to your house to open the basement door for the Electric company do you need anything from me

Wed DEC 29 ,2021 RAMI

Monday I have to shut off the electric to go to your fuse box

Wed DEC 29 ,2021 CHARLES

Just so you know it must be done by a license electrician Peco is going to want the information and a license number of the technician

Just letting you know what they told me, they should be notifying you

Wed DEC29 ,2021 RAMI

OK Thank you see you Mon

Sun JAN 2, 2022 RAMI

Good morning and happy new year I'm coming down this morning to see what I can do with the dryer vent

Mon JAN 3 ,2022 RAMI

The electrician canceled for today due to school closing reschedule for tomorrow at nine

Tues JAN 4, 2022 RAMI

Electrician is not gonna make it today

SAT JAN 8 ,2021 RAMI (next page)

Good morning Chuck I would like to stop by and see you this morning but I know you're going to say why you didn't call

My record shows the filter for that unit is 16 x 25

SAT JAN 8, CHARLES

That's what I told you 16 and a half 16 same shit. And the 25 in will go to the back of the unit and cover the vent. They don't come in here so it would be 16x25 that's what I got wrote down

MON FEB 7, 2022 RAMI

I am meeting the electrician at your property early afternoon he may have to shut off your electricity

MON Feb 7, 2022 CHARLES

Is the electrician coming

MON FEB 7, 2022 RAMI

We were there for an hour and a half I guess you were sleeping

MON Feb 7, 2022 CHARLES

I didn't notice the electric going off anyway what happened what did he do

MON Feb 7, 2022 RAMI

They never shut off the electric they checked out everything they give me the bill now I have to transfer everything back to you

I don't know if you got my message on the phone but they recommended to remove all the gas barrels from electric and the gas in that area thank you

MON Feb 7, 2022 CHARLES

What are you talking about gas barrels I take it you mean oxygen. I was here with the electric company they never mentioned anything about that. Anyway that's not a problem as soon as I get enough energy to move them cylinders into the storage bin just like the rest of the stuff I'll do it it won't be today it probably won't be this month but hopefully it'll be in the next 4 months as soon as my CPAP machine comes and I feel better I'll move the stuff right now there's nothing I can do with it. Their closed containers they don't harm anything

MON Feb 7, 2022 RAMI

If you like next time I am there I will move them for you

MON Feb 7, 2022 CHARLES

I appreciate it but I got to put on somewhere where it's easy access so I'll make time to get them into the storage bin over the weekend

MON Feb 7, 2022 RAMI

Ok

MON Feb 7, 2022 CHARLES

Just for the record the Philadelphia electric company didn't say anything about the oxygen because I'm sure they know oxygen is not flammable and it's actually good to have in case there was a fire oxygen would help put out the fire, it's like a bunch of fire extinguishers. Haha

MON Feb 7, 2022 CHARLES

It makes no sense what you did, if you remember when I first moved in I told you my bill was high I told you what it was and you said wow that is high and you didn't even move in yet. Then you told me when you drove by you noticed the outside light is always on, but that was connected to the second floor and then you tell me she always leaves the outside light on and then knowing all this you go ahead and you put the outside light and connect it to my meter that makes no sense whatsoever. Anyway I'm not going to worry about it because I'm not responsible for someone else's electric the only electric I'm responsible for is the electric that I can control by myself where the second floor has no access to it therefore the outside must have its own outlet from my unit only, and the second floor should have its own switch for the hallway and for their outside light. When you enter my apartment on the right hand side is two switches, one is for the outside and one should be for the hallway but you must have disconnected them and did your own electrical. This was all changed around. The only problem I had was the garbage disposal on my line and I wanted PECO to double check to see what else was on my line, now you're just adding stuff to my line well which is your line now so whatever you have to do I'm all for it. If it's done right, I got no problem paying electric as a matter of fact I miss paying electric because I'm in a habit of sending money to Philadelphia electric company **I like them guys they're my friends** I like to contribute my portion. I'm just trying to give you a heads up you can't do the things that you want to do there's certain ways they must be done that's why they have rules and regulations and there's laws you have to abide by them. It causes a lot of problems with neighbors when things aren't done right it starts arguments between the first and second floor who's leaving the light on who's not turning it off.

MON Feb 7, 2022 CHARLES

Just like the water there should be two water meters, the water bill has been so high because I just found out for years you knew Lisa complained to you about when she puts her shower on it also comes out of the faucet that was wasting gallons of water every shower and it's not her fault it's your fault because you never repaired it you told her that salad should be well that's not true even your Plummer said that. You didn't fix it because you didn't care it's not money out of your pocket well that's not fair business, but you have to be fair about it you got to stop cheating people that's how I'm starting to feel and I don't like it. You knew there was water being wasted gallons of water about 50 to \$70 a month worth of water and you did nothing to fix it because it's not your bill you don't care. And your favorite saying it's only Pennie's, keep in mind we all don't live in \$500,000 homes some of us have to watch our bills. And you better believe I'm going to watch mine for now on, I learned even though the people seem good you can't trust them because they don't care.

Feb 7 4:06 pm RAMI

why don't you move

Feb 7 4:06 pm CHARLES

After all the dishonest things that are happening **yes I would love to move just give me a letter letting me out of the lease and I'm out of here by next week**

Feb 7 4:06 pm RAMI

You got it. You don't have any class

Feb 7 4:06 pm CHARLES

In the letter make sure that you're not holding me to the lease and the security deposit will be refunded in full, because we all know this place looks better than when I first moved in actually you owe me money for fixing this place up but I'm going to forget about. At least when you rent it this time the place will be clean not a shit hole like it was when I moved in.

Feb 7 4:06 pm CHARLES

Now let's not be disrespectful because you know you're the one that don't have any class and you're a liar, and you got to remember I'm very smart I caught every lie

Feb 7 4:06 pm CHARLES

Telling me you didn't know about the garbage disposal and then you told me knew about it when the other tenant lived here that means you knew about it before I moved in duh

Feb 7, 22 CHARLES

Everything would have been fine if it wasn't for the things you do you got to do things by the law anyway I'm done with this conversation the laws on my side I'm not going to get my blood pressure up over this

Feb 7, 22 CHARLES

You're like Dr Jekyll and Mr. Hyde one second and one second and the nicest guy in the world the next second your real sneaky doing sneaky things

Feb 7, 22 RAMI

Please do not send me any more texts if you decide to move I'd be happy to let you out of the lease

Feb 7, 22 CHARLES

I'm only trying to help you out to tell you how things have to be, there's a reason there's three meters in the garage you disconnected them because one was for the first floor one for the second floor and one was for you for common areas. You're simply just got to go back to the free meter system very easy everybody's happy nobody's being cheated have a nice day bye-bye

Feb 7, 22 RAMI

I'll be happy to tear up the contract if you move out, I will give you back your deposit and last month's rent

This offer is good until the end of the month

Feb 7, 22 CHARLES

Let me start looking, and on move out day you come over inspect the property and give me my money. You're still going to have to put in 3 meters because the electric company already has word to notify any and all tenants that move to this address to contact them about the electric. Just try and help you to do it the right way cuz you're going to have the same problems with the new tenants, see you hope you find tenants that are dumb they don't know better, **but now anybody that moves to this building will be notified**

Feb 7, 22 CHARLES

This is the last text, I'm just curious you said that Lisa leave the outside light on all the time, in October before I moved in you even said that might be the reason my bills high because the lights always on, now with this in mind why would you go and take the outside light off of her box and put it to my box why would you do that, it makes no sense. This looks like a job for Philadelphia electric company. **I'll give my friends a call and we'll fix this whole problem**

Feb 7, 22 RAMI

Stop making up stories you need a new hobby
I never changed outside light is not true
Please do not change anything on my property
You can shut off the light is just the switch.

Feb 7, 22 CHARLES

You don't understand what I'm telling you your electrician today changed the outside light and put it onto my box when I would shut my all my electric off of the first floor the outside light would stay on it was connected to the second floor now when I shut my box off from the main breaker the outside light goes off that means he connected the outside light to my box come on man use your head

Feb 7, 22 CHARLES

That's my only question **are you brainless**, I'm starting to wonder about you, today he connected the outside light to my box I notice cuz I see the wire he put in I don't know what kind of dummies you're dealing with but I'm not one of them

Feb 7, 22 RAMI

I spent time with the electricians today no other wire was changed
I never lied to you I did not have any reason

Good night Charles

Feb 7, 22 CHARLES

Then your electrician made a mistake because he put a little box in there and now when I turn off my power the outside light goes off that means he disconnected it from the second floor and put it to mine I don't know why that was done this is one of the reasons I'm very upset it's not right

Feb 7, 22 CHARLES

Have a good night

Feb 7, 22 CHARLES

I'm not trying to cause problems I just want you to be fair with me it's not fair to put that on my box I don't even use it and when I do I turn it off in the daytime

Feb 13, 22 CHARLES

Rumor has it you'll be here tomorrow, if you could you bring a piece of weather stripping for the bottom of my door. The one on here was working great but a little piece came off.

Feb 13, 22 RAMI

I never put that this strip the previous tenant did does not belong there

Did you find the new place yet?

Feb 13, 22 CHARLES

Well, if it doesn't belong there **by law there's a 3-in gap so you need to replace the door, if not I'll replace it and give you the receipt after notifying L&I about the situation.** You just don't care when you're causing other people money, do you? **So, you got a choice put out \$3 and fix it or pay whatever to me and I choose charges you**

No, I don't have no more time for you tonight super bowl, **you make sure you call me if you're going to enter this property tomorrow do not enter my unit unless I am notified**

I got a professional coming to replace the door because that door is too short it shouldn't be on there, I will send you the receipt thank you have a good night

Look it up you need to check the laws it's too big of a gap in the door and it's costing me money and the place doesn't get warm I'm freezing in here with the temperature on 80. I'm tired of suffering because of you. Always looking to make extra money for with your little scams with the electric, you need to start paying your portion enough you been doing it to Lisa for years

Feb 13, 22 RAMI

I will look at the door tomorrow

MON Feb 13, 2022 CHARLES

If you want to, but I don't want to put too much on you I can always get it done and give you the receipt. I appreciate your help with this matter, my gas bill is very high, but that's not your fault because I'm just now letting you know about this problem. I didn't realize myself until the people from The electric company came out and they checked my apartment to see how I can save energy, and they told me that was one of the big problems because it's late next to the front door. Thank you

That should have said it's right next to the front door

MON FEB 14. 2022

MR. PLUNKETT WAS DRESSED IN SHORTS & A TANK TOP ON ONE OF THE COLDEST DAYS OF THE WINTER WHEN THE PECO REPRESENTATIVE (DWAYNE) WAS THERE FOR AN INSPECTION!!! HE COMPLAINED ABOUT USING TOO MUCH GAS FOR HEAT !!! DRESSED LIKE SUMMER & SAID HE IS FREEZING !!!

FEB 13, 2022 RAMI

The light in the basement and the front door is
Connected to your fuse box if I take five dollar a month
For 2 LED lights Off of your rent would that make you happy

MON Feb 13, 2022 CHARLES

I'm not trying to cost you a lot of money to put in a third box, I'm just a little upset because you seem like such a great guy and you didn't tell me about these things. Now you got to agree with me that's not right, even if it is pennies which it's not it's more, between the garbage disposal and we found out there's more connected upstairs to my box, and the basement light and the front door outside, that does add up. Anyway I'm watching the super bowl now let's see what happens tomorrow because like I said I'm not trying to cost you \$5,000 or \$6,000 however much it cost to put another box in for the common area. I just want to be honest with each other and then we can work through this situation without causing anybody money. Like I said you're a good guy and I'm not trying to caution any money so let's talk about it tomorrow right now I'm looking for the Bengals to come back

MON Feb 13, 2022 RAMI

Why can't you answer me

Feb 13 ,22 CHARLES

Well number one it's the super bowl, and it's a commercial now that's the only reason I'm talking, number two I don't drink but tonight I'm drinking so I got to think about it and do the math, **number three I got two girls here and one is sucking my big dick and the other is sucking my big balls so I'm really not thinking about too many things right now except for football and you know the rest**

Hey tell me what did this electrician do when he was here all he did was put a box in which does nothing I think you wasted your money you should get a refund

Feb 13 ,22 RAMI

Are you still planning to leave by end of the month? Yes?

Feb 13 ,22 CHARLES

And another question the garage what is that connected to?

FEB 13, 2022 CHARLES

I've been really sick my CPAP machine comes tomorrow hopefully that'll let me get some sleep and I get some energy and I'm going to look for a place but hopefully yes but that's not a guarantee. What's wrong with you it sounds like you don't want me here? I'm a good tenant I'm just looking out for everybody

Feb 13 ,22 RAMI

I ask you a question about five dollars off your rent

And it's going to be in your lease

In the morning you don't answer your door and you don't answer your phone that's why I am asking you now

FEB 13, 2022 CHARLES

What are you talking about he's going to be in my lease, who is he you're making no sense? And I do answer the door and I do answer my phone once again I'm sick if I don't hear you that's because I'm sleeping duh

Take \$100 off the lease and we'll talk about it

FEB 13, 2022 RAMI

I do not know what you are smoking

FEB 13, 2022 CHARLES

It's going to save you a couple thousand

It's called foreign wiring and it's illegal

Take \$100 for a couple months till I find a place you're doing good you'll probably find a sucker that don't know better

Come on you got plenty of money stop doing this petty shit

Feb 13 ,22 RAMI

You are not being reasonable

MON FEB 13, CHARLES

Do the math how much is it going to cost you to put in a third box

And keep in mind just place the building 1918 come on you updated nothing

Feb 13 ,22 RAMI

NEVER going to happen!

Feb 13 ,22 CHARLES

Let's just all get along and work something out you're a good man

What do you mean never going to happen I don't know what you're talking about but if they tell you you got to put a box in you're going to have to do it if you don't you just pay the electric

Electric is roughly I don't know 1500 a year so do the math

1500 a year for two units and that's not counting summertime

More like 1200 a year

Feb 13 ,22 RAMI

I cannot reason with you good luck

Feb 13 ,22 CHARLES

I don't need any luck I got low on my side but I wish you the best of luck things aren't going to go very good tomorrow they're going to tell you you got to do a lot of things

So good luck to you buddy

Feb 13 ,22 RAMI

If you are not out by end of the month I am going to hold you responsible to the end of the lease

Feb 13 ,22 CHARLES

I don't care about that, I got no problem giving you money every month I like you you're a good guy

Hopefully we work things out and maybe you can renew my lease come October or Nov

Feb 13 ,22 RAMI

With the new light there is a switch right behind the lightbulbs which I forgot to turn on please put on the switch the light would go on when is dark

Feb 13 ,22 CHARLES

Where's the switch on the outside

I'm not home right now I'll look when I get there

I found the light so I put it on. It's not mounted very good because you left the screws on the ground

FEB 13, 2022 RAMI

I'm coming back there tomorrow it works good I already checked it

FEB 13, 2022 CHARLES

Just went outside it's not as bright as the old one but it works really good. There's plenty of light, I like it even better because if you're standing out there and you look towards it it doesn't blind you like the other one.

FEB 13, 2022 RAMI

Good

Feb 13, 22 CHARLES

And as far as the toilet seat you did a great job. It has nothing to do with my weight,



it just needed to be tightened all the way. I can understand you not wanting to tighten it all the way because I made that mistake before and you're right it does break. But I made the mistake bolting it into the floor I over tightened it and broke the ceramic. But good job nice and comfortable now

It doesn't pinch my leg anymore wow

FEB 13, 2022 RAMI

Good! I'm glad you're happy

FEB 25, 2022 RAMI

Good morning, Chuck I'll be there Sunday morning with the electrician I might have to shut off your electric for a little bit

March 7, 2022 CHARLES

Hey if you want while you're here with the plumbing ever since I moved in the sink in the basement fills up real fast. I keep the length trap clean but it's been like that from the beginning when the washer leaves out it fills to the top.

I keep the lint trap clean

March 7, 2022 RAMI

I checked it. It works good thank you for keeping your eye on it


Doesn't take much to fill up this basement with water

MARCH 7, 2022 RAMI

Chuck Your electric is not under my name anymore I am hoping you are not going to shut it off would you please check with the electric company

What Uses Watts in Your Home

Appliance/Equipment	Avg. Usage	Cost/Month
100-Watt Bulb (100 W) Equivalent compact fluorescent	4 hours/day 4 hours/day	\$1.20 \$.33
Farm		
Electric Fence Charger	daily	\$.20
Heater (tractor engine block) (600W)	10 hrs/day	\$18.20
39 more rows		

 <http://www.wrecc.com> > what-uses-...

What Uses Watts in Your Home |

Vigilante, Joyce

From: Ellen Sadiky <momguinems@gmail.com>
Sent: Saturday, April 16, 2022 4:27 PM
To: PC, Appeals
Subject: [External] Formal APPEAL for 1975 Beyer Ave 2ND floor Apartment
Attachments: CHARLES PLUNKET MESSAGES to Rami .docx; Electric Cost Charts_145939.pdf; I Phone messages to Ellen from Charles Plunket.pdf; PA PUC 2ND FL Formal complaint 41622.pdf.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

ATTENTION: This email message is from an external sender. Do not open links or attachments from unknown sources. To report suspicious email, forward the message as an attachment to CWOPA_SPAM@pa.gov.

APRIL 16, 2022

FROM ELLEN SADIKY FOR PROPERTY AT 1975 BEYER AVE **2ND FLOOR** CASE # 3820453

PLEASE LOOK AT THESE DOCUMENTS THAT I HAVE ENCLOSED & RECONSIDER THE DECISION FOR THE COST OF THE ELECTRIC BILLS THAT I HAVE PAID AS OF 4/5/22 THAT WAS **IN THE AMOUNT OF \$677.11**

FOR THE IN CORRECT WIRING FOR TWO LIGHT BULBS & A GARBAGE DISPOSAL

AS OF FEB 8, THE CORRECTION FOR THE WIRING OF THE GARBAGE DISPOSAL WAS CORRECTED.

AS OF MARCH 7, 22 the COMPLETION OF ALL THE REMAINING WIRING HAS BEEN COMPLETED.

THIS COST IS A MUCH EXAGGERATED FEE FOR JUST TWO LIGHT BILLS & A GARBAGE DISPOSAL.

ENCLOSED: is the FormalAppeal FORM WITH an **attachment** explaining the reason for this Formal Appeal
TEXT Messages from Tenant Charles Plunket to Rami Sadiky & Text message to Ellen Sadiky from Charles

Plunket

Chart showing Cost of electricity Usage for Watts used for a Light Bulb & a Garbage disposal

Botak, Amy:(PECO)

From: RA-PCESERVE@pa.gov
Sent: Thursday, April 28, 2022 2:41 PM
To: Scott, Khadijah:(PECO)
Cc: Botak, Amy:(PECO)
Subject: [EXTERNAL]PA PUC eServe Notice

Importance: High

Categories: Red Category

EXTERNAL MAIL. Do not click links or open attachments from unknown senders or unexpected Email.

Dear Khadijah Scott,

A(n) **Formal Complaint Form** has been served in this proceeding. This document is docketed as **F-2022-3032215**. You may view this document at [Formal Complaint Form- Sadiky](#)

You are receiving this email because you are a(n) **Respondent** for this case and have agreed to be served electronically. By selecting electronic service (eService), you have agreed that this notification constitutes valid service. Electronic service of any and all documents will be in place of paper service.

Thank You,
Public Utility Commission
Commonwealth of Pennsylvania

** Please do not respond to this automatically generated email.
PUC has recently updated E-Service delivery E-Mail address to RA-PCESERVE@pa.gov. Please update your Address book and/or E-Mail rules accordingly.*

TIMELY

BCS CASE: 3820452

1ST FLOOR

PECO ENERGY (ED)

Must be returned by APRIL 21, 2022

PENNSYLVANIA PUBLIC UTILITY COMMISSION

//

Formal Complaint

Filing this form begins a legal proceeding and you will be a party to the case. If you do not wish to be a party to the case, consider filing an informal complaint.

RECEIVED

APR 13 2022

To complete this form, please type or print legibly in ink.

VIA EMAIL

PA PUBLIC UTILITY COMMISSION SECRETARY'S BUREAU

1. Customer (Complainant) Information

Provide your name, mailing address, county, telephone number(s), e-mail address and utility account number. (Failure to provide this information can cause your complaint to be rejected or delayed). It is your responsibility to update the Commission with any changes to your address and to where you want documents mailed to you.

Name Ellen Sadiky + Rami Sadiky

Street/P.O. Box 221 Emerald Drive Apt #

City Yardley State PA Zip 19067

County Bucks

Telephone Number(s) (REQUIRED) Where We Can Contact You During the Day:

(215) 493-0966 (home) (215) 962-6475 (mobile)

E-mail Address (REQUIRED): mamguinems@gmail.com

Utility Account Number (from your bill) 87790-70190

If your complaint involves utility service provided to a different address or in a different name than your mailing address, please list this information below.

Name (Charles Plunkett tenant)

Street/P.O. Box 1975 Beyer Ave 1ST Floor

City Phila. State PA Zip 19115

2. Name of Utility or Company (Respondent)

Provide the full name of the utility or company about which you are complaining. The name of your utility or company is on your bill.

PECO

3. Type of Utility Service

Check the box listing the type of utility service that is the subject of your complaint (check only one):

- ELECTRIC WASTEWATER/SEWER
 GAS TELEPHONE/TELECOMMUNICATIONS (local, long distance)
 WATER MOTOR CARRIER (e.g. taxi, moving company, limousine)
 STEAM HEAT

4. Reason for Complaint

What kind of problem are you having with the utility or company? Check all boxes below that apply and state the reason for your complaint. Explain specifically what you believe the utility or company has done wrong. Provide relevant details including dates, times and places and any other information that may be important. If the complaint is about billing, tell us the amount you believe is not correct. Use additional paper if you need more space. **Your complaint may be dismissed without a hearing if you do not provide specific information.**

- The utility is threatening to shut off my service or has already shut off my service.
- I would like a payment agreement.
- Incorrect charges are on my bill. Provide dates that are important and an explanation about any amounts or charges that you believe are not correct. Attach a copy of the bill(s) in question if you have it/them.
- I am having a reliability, safety or quality problem with my utility service. Explain the problem, including dates, times or places and any other relevant details that may be important.

***ALSO SEE ATTACHMENT**

Other (explain). THESE ITEMS SHOULD NOT COST ME THE TENANT \$677.11

There were TWO items incorrectly wired to the 1ST FLOOR apartment (the garbage disposal for the 2nd fl apartment & 1 Light bulb for the outside light.

There were TWO items incorrectly wired to the 2ND FLOOR apartment (1 hallway light bulb & the garage that has NO USAGE of electricity (it just store a car in it)

#5

Commonwealth of Pennsylvania

Pennsylvania Public Utility Commission

Bureau of Consumer Services

400 North Street

Harrisburg PA 17120

CASE BCS No : 3820452 Company: PECO ENERGY

April 16, 2022

Property 1975 Beyer Ave. Phila PA 19115 1ST Floor

Tenant Complaint Mr. Charles Plunkett

This appeal is due to the circumstances of this complaint have not been taken into consideration

On Dec 6, 2021, Mr. Charles Plunkett contacted PECO Energy due to the fact he thought his 1ST Electric bill in this apartment (Apartment Lease Began NOV 1 2021) was too high & complained to us also (the landlord). He believed due to the fact he had not spent the entire month in the apartment because on approximately Nov 25 he was in the hospital for a period of time. He complained that \$40.00 was TOO HIGH for this bill! We had told him that he did have the heater & refrigerator running for this period of time for this Bill but he still said it was TOO HIGH!

He had scheduled an appointment to have PECO Field Representative come out to do an inspection which took place on 12/27/21. This representative had said that the basement lights & Garbage disposal were incorrectly wired & were on his electric box (1ST FLOOR).

The common area in the entrance hallway has TWO Lights & both of those have been incorrectly wired to the 2ND Floor electric box. ONE LIGHT on the 2nd floor landing IS FOR THE UPSTAIRS APARTMENT & IS CORRECT . This light is for the 2nd floor apartment to have light to enter that apartment. The light on the 1ST Floor landing is the ONLY Light Incorrectly Wired to the 2ND Floor Apartment!

I did not have knowledge of these wiring problems and as soon as these findings became knowledge to me, I began to have these corrections made as soon as I could. At this time which was the holiday season we started to look for an electrician to come to make the corrections. We were not able to find any Electrician to come to make corrections prior to a trip out of the country we had in JAN which did not allow us enough time to find an electrician until we returned on FEB 6, 2022. ON FEB 7, we did have an appointment for the electrician to make the correction for the wiring of the Garbage disposal. On Feb 8 we then scheduled the 2ND Inspection (we had to wait a full week due to PECO's Schedule) which took place on Feb 14, 22

On the 2ND Inspection the Field Representative (Darryl) NOTED the correction Was made for the Garbage disposal. He also said the the basement lights were NOT a WIRING PROBLEM since there is ONE LIGHT connected to 1ST Floor box & ONE light connected to the 2ND Floor box. He said that the Hallway lights in the common area still had to be corrected & the outside light. Also the garage was connected to the 2ND fl. (The garage DOES NOT have any USE OF ELECTRICITY since it is used only to Store a car there!)

The remainder of these corrections were completed as soon as we could get it done., and we called PECO to schedule the **3RD & final inspection** on 2/28/22 and **(ONCE AGAIN HAD TO WAIT A FULL WEEK)**for PECO to make an **APPOINTMENT ON 3/7/22**. At this last inspection the Field Representative determined that foreign wiring no longer existed. PECO had then advised on **3/8/22** verified & stated that all foreign wiring corrections were made, and the service would no longer be in our name.

DUE to these findings the electric company placed the Bills in my name which is the law.

PECO SAID IT WAS NOT POSSIBLE TO DETERMINE HOW MUCH IT COST FOR THE INCORRECT WIRING. I AM ENCLOSING TWO CHARTS that shows What Uses Watts and the average monthly cost for a **100 Watt Light bulb \$1.20** and the cost of a garbage disposal **.07 /hr**

The 1 ST FLOOR APARTMENT had the Garbage disposal which maybe could have cost him over that period of time **2 hours of use \$.14 total maybe!!**

The Outside Light was also on the 1ST floor apartment according to the chart IF the LIGHT was on 24 Hours a day each 4 Hr period \$1.20 X 6 =24 Hours \$1.20 X 6 = \$7.20 for One month

So he has been there Nov 21 – Mar 7 3 months & 14 days = \$32.40 this is giving a very high stimate for what it might have cost him.

The 2ND FLOOR APARTMENT had **ONLY** the 1st floor landing light bulb in the Common area Hallway that was wired wrong to her bill. **The 2ND FLOOR Light DOES Belong to Her BILL** This is for her to have light for entrance to her apartment on the 2ND FLOOR. The cost of the 100 Watt bulb is \$1.20 per month If you put the cost on for the entire time she has resided here since 5/25/2015 now 74 1/2 months should be \$89.40 THIS IS ALSO A HIGH ESTIMATE SINCE THE LIGHT IS NOT ON FOR 4 HRS at a time!

I received the Statements for both apartments as follows:

THE ENTIRE BALANCE PASSED DUE WAS ALSO PUT ONTO MY BILL! THIS IS NOT FAIR THAT THE TENANTS DID NOT PAY THEIR BILLS IN FULL ON TIME PREVIOUSLY TO THIS COMPLAINT!

The 1ST BILL for PERIOD **12/27/21 – 1/25/22** **1ST FLOOR HAD PREVIOUS Balance \$57.22** which is **PRIOR** to this transfer of liability A connection Fee \$6.00 (No New Connection was started! AND the new Bill for this Period **\$76.67** Total for 1st statement **\$139.89**. This tenant **Purposely** stopped paying his electric bills which had to be ONLY his 2nd Bill since he took residency in this apartment since as he stated in his text messages **he has friends at PECO** so he **learned** that if there was foreign wiring the bill would be sent to the LANDLORD ! **HE DID HVE TO PAY**

The 1st BILL for the **2ND FLOOR** same Service Period **12/27/21 – 1/25/22** **HAD A PREVIOUS PAST DUE AMOUNT OF \$315.77** A connection Fee \$6.00 (No New Connection was started! AND the new Bill for this Period \$52.37 Total for this Bill **\$374.14**. **AGAIN NOT FAIR THAT THIS TENANT DID NOT PAY HER UTILITY BILLS IN FULL& HAD SUCH A LARGE PAST DUE BALANCE**

The 2ND Bill for the 1ST FLOOR Period 1/25/22 – 2/23/22 new Charges \$62.98 TOATAL
BALANCE \$202.87

The 2ND Bill for the 2ND FLOOR Period 1/25/22 – 2/23/22 new Charges \$48.29 TOTAL
BALANACE \$422.43.

The 3RD Bill for the 1ST FLOOR Period 2/23/22 -3/7/22 new charge \$22.28
TOTAL BALANCE DUE \$225.15

The 3RD Bill for the 2ND FLOOR Period 2/23/22 -3/7/22 new charge \$19.53
TOTAL BALANCE DUE \$441.96

THE TOTAL COST DUE FOR BOTH APARTMENTS IS

\$677.11

According to my calculations How Much it cost for 1ST Floor

Garbage disposal	\$ 0.14
Outside light	<u>\$32.40</u>
	\$32.54

According to my calculations How Much it cost for 2ND Floor

One Light Bulb for 74 ½ months \$89.40

TWO APARTMENTS TOGETHER COSTS at a high estimate \$121.94

THIS APPEAL SHOULD ALSO TAKE INTO CONSIDERATION WHERE THIS COMPLAINT CAME FROM: MR. PLUNKETT! HE IS NASTY AND CRUDE AND I AM ENCLOSING WITH THIS APPEAL MANY OF HIS TEXT MESSAGES WE HAVE RECEIVED FROM HIM SHOWING HOW HE ONLY COMPLAINS ALL THE TIME AND IS MAKING TROUBLE OVER A VERY SMALL MISS WIRING THAT WE DID NOT KNOW EXISTED PRIOR TO THIS COMPLAINT! WE TAKE CARE OF OUR PROPERTY AND IF THERE IS A PROBLEM IT IS TAKEN CARE OF ASAP! NOT ACCORDING TO WHAT MR. PLUNKET MAKES LIES ABOUT!

HE IS TROUBLE FROM DAY 1 AND IS NOT TO BE TRUSTED.

This Situation is VERY serious and I Should NOT be Penalized for anything more than the 2 light bulbs & Garbage disposal Wiring.

WE TOOK CARE OF THIS PROBLEM AS SOON AS WE COULD!

I HOPE THAT ALL THE CIRCUMSTANCES OF THESE INCORRECT WIRING PROBLEMS CAN BE TAKEN INTO CONSIDERATION AS IT SEEMS THAT IT SHOULD NOT COST \$667.11 FOR THESE TWO LIGHT BULBS & GARBAGE DISPOSAL.

THANK YOU,

Ellen & Rami Sadiky

Enclosing the following :

All text messages from Charles Plunkett (see how NASTY & CRUDE)

2 Chart showing Estimated costs of Light bulb & garbage disposal

Note: If your complaint is only about removing or modifying a municipal lien filed by the City of Philadelphia, the Public Utility Commission (PUC) cannot address it. Only local courts in Philadelphia County can address this type of complaint. The PUC can address a complaint about service or incorrect billing even if that amount is subject to a lien.

In addition, the PUC generally does not handle complaints about cell phone or Internet service, but may be able to resolve a dispute regarding voice communications over the Internet (including the inability to make voice 911/E911 emergency calls) or concerns about high-speed access to Internet service.

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.

SEE ATTACHED

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 damages. Damage claims may be sought in an appropriate civil court.

6. Protection From Abuse (PFA)/ Domestic Violence

Has a court granted you a "Protection From Abuse" order or any other order which provides clear evidence of domestic violence against you that is currently in effect for your personal safety or welfare? The PUC needs this information to properly process your complaint so that your identity is not made public.

Note: You must answer this question if your complaint is against a natural gas distribution utility, an electric distribution utility or a water distribution utility AND your complaint is about a problem involving billing, a request to receive service, a security deposit request, termination of service or a request for a payment agreement.

Has a court granted a "Protection From Abuse" order or any other order for your personal safety or welfare?

YES
NO

If your answer to the above question is "yes," attach a copy of the current Protection From Abuse order to this Formal Complaint form.

7. Prior Utility Contact

a. Is this an appeal from a decision of the PUC's Bureau of Consumer Services (BCS)?

YES
NO



Note: If you answered yes, move to Section 8. No further contact with the utility or company is required. If you answered no, answer the question in Section 7 b. and answer the question in Section 7 c. if relevant.

b. If this is not an appeal from a BCS decision, have you spoken to a utility or company representative about this complaint?

YES
NO

Note: You must contact the utility first if (1) you are a residential customer, (2) your complaint is against a natural gas distribution utility, an electric distribution utility or a water utility AND (3) your complaint is about a billing problem, a service problem, a termination of service problem, or a request for a payment agreement.



c. If you tried to speak to a utility company representative about your complaint but were not able to do so, please explain why.

 I did SPEAK to a PECO Representative on more than one occasion & was told they are NOT ABLE TO  DETERMINE THE COST OF ONE LIGHT BULB & THE GARBAGE DISPOSAL. I have enclosed a chart that was online on the Computer showing the APPROXIMATE COST of the LIGHT BULB & GARBAGE DISPOSAL. THIS DID NOT COST \$677.11 WHICH I HAD TO PAY TO PECO FOR THE 1ST & 2ND Floor APARTMENTS!

Note: Even if you are not required to contact the utility or company, you should always try to speak to a utility or company representative about your problem before you file a Formal Complaint with the PUC.

8. **Legal Representation**

If you are filing a Formal Complaint as an individual on your own behalf, you are not required to have a lawyer. You may represent yourself at the hearing.

 I do not want to go to COURT I JUST WANT A DECISION TO BE MADE THAT IS FAIR FOR THE COST OF 2  LIGHT BULBS & A GARBAGE DIPOSAL.

If you are already represented by a lawyer in this matter, provide your lawyer's name, address, telephone number, and e-mail address, if known. Please make sure your lawyer is aware of your complaint. If represented by a lawyer, both you and your lawyer must be present at your hearing.

Lawyer's Name _____

Street/P.O. Box _____

City _____ State _____ Zip _____

Area Code/Phone Number _____

E-mail Address (if known) _____

Note: Corporations, associations, partnerships, limited liability companies and political subdivisions are required to have a lawyer represent them at a hearing and to file any motions, answers, briefs or other legal pleadings.

9. **Verification and Signature**

You must sign your complaint. Individuals filing a Formal Complaint **must** print or type their name on the line provided in the verification paragraph below and **must** sign and date this form in **ink**. **If you do not sign the Formal Complaint, the PUC will not accept it.**

Verification:

I, Ellen Sadiky, hereby state that the facts above set forth are true and correct (or are true and correct to the best of my knowledge, information and belief) and that I expect to be able to prove the same at a hearing held in this matter. I understand that the statements herein are made subject to the penalties of 18 Pa. C.S. § 4904 (relating to unsworn falsification to authorities).

Ellen Sadiky _____ 4/16/22
(Signature of Complainant) (Date)

Title of authorized employee or officer (only applicable to corporations, associations, partnerships, limited liability companies or political subdivisions)

Note: If the Complainant is a corporation, association, partnership, limited liability company or political subdivision, the verification **must** be signed by an authorized officer or authorized employee. If the Formal Complaint is **not signed** by one of these individuals, the PUC **will not accept it.**

10. **How to File Your Formal Complaint**

Electronically. You must create an account on the PUC's eFiling system, which may be accessed at <http://www.puc.pa.gov/efiling/default.aspx>.

Mail. Mail the completed form with your original signature and any attachments, by certified mail, priority mail, or overnight delivery to this address and retain the tracking information as proof of submission:

Secretary
Pennsylvania Public Utility Commission
400 North Street
Harrisburg, Pennsylvania 17120

If you are appealing a BCS decision: follow the directions in the cover letter you received from the Secretary's Bureau with the formal complaint form. **ONLY** Formal complaints appealing a BCS decision can be filed by fax, email or overnight delivery to meet filing deadlines. **All other formal complaints MUST be filed or mailed.**

If you have any questions about filling out this form, please contact the Secretary's Bureau at 717-772-7777.

Keep a copy of your Formal Complaint for your records.

Notification of Intent to Appeal BCS Decision
and
Request for Formal Complaint Forms

Send this ONLY if you want to appeal this informal decision.

If you intend to appeal this decision, you must return this form to the Secretary of the Commission by 4/5/2022. (You MUST meet this filing deadline).

This form is NOT your Formal Complaint form. The formal complaint form will be sent to you when the Secretary's Office receives this document. (This form is your intent to appeal).

- Your appeal begins when your signed and dated formal complaint form is received by the Secretary, who will then serve your formal complaint on the utility. (Please know the utility may also appeal the BCS decision).
- The utility must file an Answer to your complaint and they must send you a copy. The Complaint and Answer is then sent to the Office of Administrative Law Judge to schedule a hearing and assign a Judge to your case.
- The Judge will then send you directions to follow as your complaint proceeds through the process.
- *You do not need a lawyer to file an appeal or a formal complaint.*
- **You must attend the hearing and offer evidence to prove your complaint has merit.** Hearings may be held in person or by telephone.

Even if you appeal the informal decision, **you must continue to pay current bills and undisputed charges from your utility.** Failure to pay your current bill and undisputed charges could result in the termination of your utility service.

Yes, I want to appeal this decision.

Customer name and address:
(Please correct any mistakes)

Ellen Sadiky
221 Emerald Dr
Morrisville PA 19067

1ST Floor
1975 Beyer Ave
Phila. PA 19115

215 493 0966
(Area Code) Telephone Number

Ellen Sadiky
Signature

215 962 6475
(Cell Phone Number)

Permission to Text: Yes: No:

BCS: 3820452
Company: PECO Energy

Date of Mailing: 3/16/2022
Filing Due Date: 4/5/2022 (You MUST meet this deadline).

Send this completed appeal form one of three ways:

1. **Mail by overnight delivery to (deposit date preserves your filing date):**
Secretary - Pennsylvania Public Utility Commission
Commonwealth Keystone Building, 2nd Floor
400 North Street
Harrisburg, PA 17120

(Note: If you send by regular mail, you risk not meeting the filing deadline).

2. **Email to: RA-PCAppeals@pa.gov**
3. **Fax to: 717-787-6641**

Wed DEC 15,2021 CHARLES

Right next door is it the Oriental guy or the white guy with a I think his wife has white hair

Wed DEC 15,2021 CHARLES

Never mind met his wife outside little scary lady look like she was scared to death of me anyway I talked to her I told her to have her husband talk to me

Wed DEC 16,2021 CHARLES

I'm on medication that gives me major mood swings I apologize if I wasn't so nice, anyway I found out also in the living room the big window in the front it screwed in you can't pull the top down to clean the outside that's okay no big deal but you and your family happy holidays

I'll let the rain water clean me outside, next time it rains I'm going to go out and spray Windex on it and the rain can wash the Windex across it

Wed DEC 22 ,2021 RAMI

Good afternoon Mr. Plunkett I'm coming down to your house to open the basement door for the Electric company do you need anything from me

Wed DEC 29 ,2021 RAMI

Monday I have to shut off the electric to go to your fuse box

Wed DEC 29 ,2021 CHARLES

Just so you know it must be done by a license electrician Peco is going to want the information and a license number of the technician

Just letting you know what they told me, they should be notifying you

Wed DEC29 ,2021 RAMI

OK Thank you see you Mon

Sun JAN 2, 2022 RAMI

Good morning and happy new year I'm coming down this morning to see what I can do with the dryer vent

Mon JAN 3 ,2022 RAMI

The electrician canceled for today due to school closing reschedule for tomorrow at nine

Tues JAN 4, 2022 RAMI

Electrician is not gonna make it today

SAT JAN 8 ,2021 RAMI (next page)

Good morning Chuck I would like to stop by and see you this morning but I know you're going to say why you didn't call

My record shows the filter for that unit is 16 x 25

SAT JAN 8, CHARLES

That's what I told you 16 and a half 16 same shit. And the 25 in will go to the back of the unit and cover the vent. They don't come in here so it would be 16x25 that's what I got wrote down

MON FEB 7, 2022 RAMI

I am meeting the electrician at your property early afternoon he may have to shut off your electricity

MON Feb 7, 2022 CHARLES

Is the electrician coming

MON FEB 7, 2022 RAMI

We were there for an hour and a half I guess you were sleeping

MON Feb 7, 2022 CHARLES

I didn't notice the electric going off anyway what happened what did he do

MON Feb 7, 2022 RAMI

They never shut off the electric they checked out everything they give me the bill now I have to transfer everything back to you

I don't know if you got my message on the phone but they recommended to remove all the gas barrels from electric and the gas in that area thank you

MON Feb 7, 2022 CHARLES

What are you talking about gas barrels I take it you mean oxygen. I was here with the electric company they never mentioned anything about that. Anyway that's not a problem as soon as I get enough energy to move them cylinders into the storage bin just like the rest of the stuff I'll do it it won't be today it probably won't be this month but hopefully it'll be in the next 4 months as soon as my CPAP machine comes and I feel better I'll move the stuff right now there's nothing I can do with it. Their closed containers they don't harm anything

MON Feb 7, 2022 RAMI

If you like next time I am there I will move them for you

MON Feb 7, 2022 CHARLES

I appreciate it but I got to put on somewhere where it's easy access so I'll make time to get them into the storage bin over the weekend

MON Feb 7, 2022 RAMI

Ok

MON Feb 7, 2022 CHARLES

Just for the record the Philadelphia electric company didn't say anything about the oxygen because I'm sure they know oxygen is not flammable and it's actually good to have in case there was a fire oxygen would help put out the fire, it's like a bunch of fire extinguishers. Haha

MON Feb 7, 2022 CHARLES

It makes no sense what you did, if you remember when I first moved in I told you my bill was high I told you what it was and you said wow that is high and you didn't even move in yet. Then you told me when you drove by you noticed the outside light is always on, but that was connected to the second floor and then you tell me she always leaves the outside light on and then knowing all this you go ahead and you put the outside light and connect it to my meter that makes no sense whatsoever. Anyway I'm not going to worry about it because I'm not responsible for someone else's electric the only electric I'm responsible for is the electric that I can control by myself where the second floor has no access to it therefore the outside must have its own outlet from my unit only, and the second floor should have its own switch for the hallway and for their outside light. When you enter my apartment on the right hand side is two switches, one is for the outside and one should be for the hallway but you must have disconnected them and did your own electrical. This was all changed around. The only problem I had was the garbage disposal on my line and I wanted PECO to double check to see what else was on my line, now you're just adding stuff to my line well which is your line now so whatever you have to do I'm all for it. If it's done right, I got no problem paying electric as a matter of fact I miss paying electric because I'm in a habit of sending money to Philadelphia electric company **I like them guys they're my friends** I like to contribute my portion. I'm just trying to give you a heads up you can't do the things that you want to do there's certain ways they must be done that's why they have rules and regulations and there's laws you have to abide by them. It causes a lot of problems with neighbors when things aren't done right it starts arguments between the first and second floor who's leaving the light on who's not turning it off.

MON Feb 7, 2022 CHARLES

Just like the water there should be two water meters, the water bill has been so high because I just found out for years you knew Lisa complained to you about when she puts her shower on it also comes out of the faucet that was wasting gallons of water every shower and it's not her fault it's your fault because you never repaired it you told her that salad should be well that's not true even your Plummer said that. You didn't fix it because you didn't care it's not money out of your pocket well that's not fair business, but you have to be fair about it you got to stop cheating people that's how I'm starting to feel and I don't like it. You knew there was water being wasted gallons of water about 50 to \$70 a month worth of water and you did nothing to fix it because it's not your bill you don't care. And your favorite saying it's only Pennie's, keep in mind we all don't live in \$500,000 homes some of us have to watch our bills. And you better believe I'm going to watch mine for now on, I learned even though the people seem good you can't trust them because they don't care.

Feb 7 4:06 pm RAMI

why don't you move

Feb 7 4:06 pm CHARLES

After all the dishonest things that are happening **yes I would love to move just give me a letter letting me out of the lease and I'm out of here by next week**

Feb 7 4:06 pm RAMI

You got it. You don't have any class

Feb 7 4:06 pm CHARLES

In the letter make sure that you're not holding me to the lease and the security deposit will be refunded in full, because we all know this place looks better than when I first moved in actually you owe me money for fixing this place up but I'm going to forget about. At least when you rent it this time the place will be clean not a shit hole like it was when I moved in.

Feb 7 4:06 pm CHARLES

Now let's not be disrespectful because you know you're the one that don't have any class and you're a liar, and you got to remember I'm very smart I caught every lie

Feb 7 4:06 pm CHARLES

Telling me you didn't know about the garbage disposal and then you told me knew about it when the other tenant lived here that means you knew about it before I moved in duh

Feb 7, 22 CHARLES

Everything would have been fine if it wasn't for the things you do you got to do things by the law anyway I'm done with this conversation the laws on my side I'm not going to get my blood pressure up over this

Feb 7, 22 CHARLES

You're like Dr Jekyll and Mr. Hyde one second and one second and the nicest guy in the world the next second your real sneaky doing sneaky things

Feb 7, 22 RAMI

Please do not send me any more texts if you decide to move I'd be happy to let you out of the lease

Feb 7, 22 CHARLES

I'm only trying to help you out to tell you how things have to be, there's a reason there's three meters in the garage you disconnected them because one was for the first floor one for the second floor and one was for you for common areas. You're simply just got to go back to the free meter system very easy everybody's happy nobody's being cheated have a nice day bye-bye

Feb 7, 22 RAMI

I'll be happy to tear up the contract if you move out, I will give you back your deposit and last month's rent

This offer is good until the end of the month

Feb 7, 22 CHARLES

Let me start looking, and on move out day you come over inspect the property and give me my money. You're still going to have to put in 3 meters because the electric company already has word to notify any and all tenants that move to this address to contact them about the electric. Just try and help you to do it the right way cuz you're going to have the same problems with the new tenants, see you hope you find tenants that are dumb they don't know better, **but now anybody that moves to this building will be notified**

Feb 7, 22 CHARLES

This is the last text, I'm just curious you said that Lisa leave the outside light on all the time, in October before I moved in you even said that might be the reason my bills high because the lights always on, now with this in mind why would you go and take the outside light off of her box and put it to my box why would you do that, it makes no sense. This looks like a job for Philadelphia electric company. **I'll give my friends a call and we'll fix this whole problem**

Feb 7, 22 RAMI

Stop making up stories you need a new hobby
I never changed outside light is not true
Please do not change anything on my property
You can shut off the light is just the switch.

Feb 7, 22 CHARLES

You don't understand what I'm telling you your electrician today changed the outside light and put it onto my box when I would shut my all my electric off of the first floor the outside light would stay on it was connected to the second floor now when I shut my box off from the main breaker the outside light goes off that means he connected the outside light to my box come on man use your head

Feb 7, 22 CHARLES

That's my only question **are you brainless**, I'm starting to wonder about you, today he connected the outside light to my box I notice cuz I see the wire he put in I don't know what kind of dummies you're dealing with but I'm not one of them

Feb 7, 22 RAMI

I spent time with the electricians today no other wire was changed
I never lied to you I did not have any reason

Good night Charles

Feb 7, 22 CHARLES

Then your electrician made a mistake because he put a little box in there and now when I turn off my power the outside light goes off that means he disconnected it from the second floor and put it to mine I don't know why that was done this is one of the reasons I'm very upset it's not right

Feb 7, 22 CHARLES

Have a good night

Feb 7, 22 CHARLES

I'm not trying to cause problems I just want you to be fair with me it's not fair to put that on my box I don't even use it and when I do I turn it off in the daytime

Feb 13, 22 CHARLES

Rumor has it you'll be here tomorrow, if you could you bring a piece of weather stripping for the bottom of my door. The one on here was working great but a little piece came off.

Feb 13, 22 RAMI

I never put that this strip the previous tenant did does not belong there

Did you find the new place yet?

Feb 13, 22 CHARLES

Well, if it doesn't belong there **by law there's a 3-in gap so you need to replace the door, if not I'll replace it and give you the receipt after notifying L&I about the situation.** You just don't care when you're causing other people money, do you? **So, you got a choice put out \$3 and fix it or pay whatever to me and I choose charges you**

No, I don't have no more time for you tonight super bowl, **you make sure you call me if you're going to enter this property tomorrow do not enter my unit unless I am notified**

I got a professional coming to replace the door because that door is too short it shouldn't be on there, I will send you the receipt thank you have a good night

Look it up you need to check the laws it's too big of a gap in the door and it's costing me money and the place doesn't get warm I'm freezing in here with the temperature on 80. I'm tired of suffering because of you. Always looking to make extra money for with your little scams with the electric, you need to start paying your portion enough you been doing it to Lisa for years

Feb 13 ,22 RAMI

I will look at the door tomorrow

MON Feb 13, 2022 CHARLES

If you want to, but I don't want to put too much on you I can always get it done and give you the receipt. I appreciate your help with this matter, my gas bill is very high, but that's not your fault because I'm just now letting you know about this problem. I didn't realize myself until the people from The electric company came out and they checked my apartment to see how I can save energy, and they told me that was one of the big problems because it's late next to the front door. Thank you

That should have said it's right next to the front door

MON FEB 14. 2022

MR. PLUNKETT WAS DRESSED IN SHORTS & A TANK TOP ON ONE OF THE COLDEST DAYS OF THE WINTER WHEN THE PECO REPRESENTATIVE (DWAYNE) WAS THERE FOR AN INSPECTION!!! HE COMPLAINED ABOUT USING TOO MUCH GAS FOR HEAT !!! DRESSED LIKE SUMMER & SAID HE IS FREEZING !!!

FEB 13, 2022 RAMI

The light in the basement and the front door is
Connected to your fuse box if I take five dollar a month
For 2 LED lights Off of your rent would that make you happy

MON Feb 13, 2022 CHARLES

I'm not trying to cost you a lot of money to put in a third box, I'm just a little upset because you seem like such a great guy and you didn't tell me about these things. Now you got to agree with me that's not right, even if it is pennies which it's not it's more, between the garbage disposal and we found out there's more connected upstairs to my box, and the basement light and the front door outside, that does add up. Anyway I'm watching the super bowl now let's see what happens tomorrow because like I said I'm not trying to cost you \$5,000 or \$6,000 however much it cost to put another box in for the common area. I just want to be honest with each other and then we can work through this situation without causing anybody money. Like I said you're a good guy and I'm not trying to caution any money so let's talk about it tomorrow right now I'm looking for the Bengals to come back

MON Feb 13, 2022 RAMI

Why can't you answer me

Feb 13 ,22 CHARLES

Well number one it's the super bowl, and it's a commercial now that's the only reason I'm talking, number two I don't drink but tonight I'm drinking so I got to think about it and do the math, **number three I got two girls here and one is sucking my big dick and the other is sucking my big balls so I'm really not thinking about too many things right now except for football and you know the rest**

Hey tell me what did this electrician do when he was here all he did was put a box in which does nothing I think you wasted your money you should get a refund

Feb 13 ,22 RAMI

Are you still planning to leave by end of the month? Yes?

Feb 13 ,22 CHARLES

And another question the garage what is that connected to?

FEB 13, 2022 CHARLES

I've been really sick my CPAP machine comes tomorrow hopefully that'll let me get some sleep and I get some energy and I'm going to look for a place but hopefully yes but that's not a guarantee. What's wrong with you it sounds like you don't want me here? I'm a good tenant I'm just looking out for everybody

Feb 13 ,22 RAMI

I ask you a question about five dollars off your rent

And it's going to be in your lease

In the morning you don't answer your door and you don't answer your phone that's why I am asking you now

FEB 13, 2022 CHARLES

What are you talking about he's going to be in my lease, who is he you're making no sense? And I do answer the door and I do answer my phone once again I'm sick if I don't hear you that's because I'm sleeping duh

Take \$100 off the lease and we'll talk about it

FEB 13, 2022 RAMI

I do not know what you are smoking

FEB 13, 2022 CHARLES

It's going to save you a couple thousand

It's called foreign wiring and it's illegal

Take \$100 for a couple months till I find a place you're doing good you'll probably find a sucker that don't know better

Come on you got plenty of money stop doing this petty shit

Feb 13 ,22 RAMI

You are not being reasonable

MON FEB 13, CHARLES

Do the math how much is it going to cost you to put in a third box

And keep in mind just place the building 1918 come on you updated nothing

Feb 13 ,22 RAMI

NEVER going to happen!

Feb 13 ,22 CHARLES

Let's just all get along and work something out you're a good man

What do you mean never going to happen I don't know what you're talking about but if they tell you you got to put a box in you're going to have to do it if you don't you just pay the electric

Electric is roughly I don't know 1500 a year so do the math

1500 a year for two units and that's not counting summertime

More like 1200 a year

Feb 13 ,22 RAMI

I cannot reason with you good luck

Feb 13 ,22 CHARLES

I don't need any luck I got low on my side but I wish you the best of luck things aren't going to go very good tomorrow they're going to tell you you got to do a lot of things

So good luck to you buddy

Feb 13 ,22 RAMI

If you are not out by end of the month I am going to hold you responsible to the end of the lease

Feb 13 ,22 CHARLES

I don't care about that, I got no problem giving you money every month I like you you're a good guy

Hopefully we work things out and maybe you can renew my lease come October or Nov

Feb 13 ,22 RAMI

With the new light there is a switch right behind the lightbulbs which I forgot to turn on please put on the switch the light would go on when is dark

Feb 13 ,22 CHARLES

Where's the switch on the outside

I'm not home right now I'll look when I get there

I found the light so I put it on. It's not mounted very good because you left the screws on the ground

FEB 13, 2022 RAMI

I'm coming back there tomorrow it works good I already checked it

FEB 13, 2022 CHARLES

Just went outside it's not as bright as the old one but it works really good. There's plenty of light, I like it even better because if you're standing out there and you look towards it it doesn't blind you like the other one.

FEB 13, 2022 RAMI

Good

Feb 13 ,22 CHARLES

And as far as the toilet seat you did a great job. It has nothing to do with my weight,



it just needed to be tightened all the way. I can understand you not wanting to tighten it all the way because I made that mistake before and you're right it does break. But I made the mistake bolting it into the floor I over tightened it and broke the ceramic. But good job nice and comfortable now

It doesn't pinch my leg anymore wow

FEB 13, 2022 RAMI

Good! I'm glad you're happy

FEB 25, 2022 RAMI

Good morning, Chuck I'll be there Sunday morning with the electrician I might have to shut off your electric for a little bit

March 7, 2022 CHARLES

Hey if you want while you're here with the plumbing ever since I moved in the sink in the basement fills up real fast. I keep the length trap clean but it's been like that from the beginning when the washer leaves out it fills to the top.

I keep the lint trap clean

March 7, 2022 RAMI

I checked it. It works good thank you for keeping your eye on it


Doesn't take much to fill up this basement with water

MARCH 7, 2022 RAMI

Chuck Your electric is not under my name anymore I am hoping you are not going to shut it off would you please check with the electric company

What Uses Watts in Your Home

Appliance/Equipment	Avg. Usage	Cost/Month
100-Watt Bulb (100 W) Equivalent compact fluorescent	4 hours/day 4 hours/day	\$1.20 \$.33
Farm		
Electric Fence Charger	daily	\$.20
Heater (tractor engine block) (600W)	10 hrs/day	\$18.20
39 more rows		

 <http://www.wrecc.com> › what-uses-...

What Uses Watts in Your Home |

How much electricity does your appliances use?

Appliance	Typical Wattage	Estimated Average Cost
Garbage Disposal	700	7¢/hr
Hot Plate	660	6.6¢/hr
Microwave	1450	14.5¢/hr
Range	12500	\$1.25/hr

For more rows, click on the arrow.

<https://www.bcremc.com/energy-tips>

BCREMC
10000 10th Street
Richmond, BC V6V 1K6
604-273-3333

I phone text
Messages to Ellen

3/3/2022 6:12:51 PM

Ellen Sent:

This is the new Water bill for March. I will send you a paper copy also.

3/3/2022 6:19:12 PM

Charles sent:

I don't do text water bill I'll wait for the water bill. And by the way like you said to the attorney general that my bill was late it wasn't late it's not due until March. If the period ends on the 24th of January it's not due until the end of February beginning of March just like a credit card statement. A water bill says elite fee will be charged after a certain date that means the due date is the day before. Anyway you need to straighten out the problems I had to fix that with your plumber because there was a leak upstairs that you never fixed for years you told Lisa that the water should come out of the shower and the faucet at the same time that's a bunch of bullshit, you did not fix the problem and you charged that poor girl all this extra money all these years because you didn't fix the plumbing and you overcharged me since I moved in because you didn't fix the problem upstairs now that the problem is fixed you see how load of Bill is that's why I'm going to do the math and I'm going to credit everything so this bill will be lower than what you just sent me any problems with that I'll see you in court

3/3/2022 7:17:28 PM

Ellen sent:

This is not true It was fixed in the PAST it just did not last you are NOT the POLICE !!!

3/3/2022 7:43:11 PM

Charles sent:

First of all Google voice messed up it should have said you see how low the bill is now, and that's because the problem that you didn't care about because you're not paying for is finally fixed

3/3/2022 7:49:59 PM

Charles sent:

And you're right I am not the police, but I am the new mother fucking sheriff in town and I'm here to straighten things out. It's not fair what you're doing to your tenants, you need to start doing things the right way. Stop stealing money from people, if you're low on cash I can give you a loan. And stop being mad at me because you're the one that's doing all this illegal things. Get your fucking act together and treat people the right way and stop stealing and ripping people off

3/7/2022 11:52:44 AM

Charles sent:

Lost my phone got a new one lost text message please send copy of water bill and original when you receive

Vigilante, Joyce

From: Ellen Sadiky <momguinems@gmail.com>
Sent: Saturday, April 16, 2022 4:24 PM
To: PC, Appeals
Subject: [External] FORMAL APPEAL SUBMISSION 1975 Beyer Ave 1ST Floor Apartment
Attachments: CHARLES PLUNKET MESSAGES to Rami .docx; Electric Cost Charts_145939.pdf; I Phone messages to Ellen from Charles Plunket.pdf; PA PUC 1ST FL Formal complaint 41622.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

***ATTENTION:** This email message is from an external sender. Do not open links or attachments from unknown sources. To report suspicious email, forward the message as an attachment to CWOPA_SPAM@pa.gov.*

APRIL 16, 2022

FROM ELLEN SADIKY FOR PROPERTY AT 1975 BEYER AVE 1 ST FLOOR CASE # 3820452

PLEASE LOOK AT THESE DOCUMENTS THAT I HAVE ENCLOSED & RECONSIDER THE DECISION FOR THE COST OF THE ELECTRIC BILLS THAT I HAVE PAID AS OF 4/5/22 THAT WAS **IN THE AMOUNT OF \$677.11** FOR THE IN CORRECT WIRING FOR TWO LIGHT BULBS & A GARBAGE DISPOSAL AS OF FEB 8, THE CORRECTION FOR THE WIRING OF THE GARBAGE DISPOSAL WAS CORRECTED. AS OF MARCH 7, 22 THE COMPLETION OF ALL THE REMAINING WIRING HAS BEEN COMPLETED.

THIS COST IS A MUCH EXAGGERATED FEE FOR JUST TWO LIGHT BILLS & A GARBAGE DISPOSAL.

ENCLOSED: is the FormalAppeal FORM WITH an **attachment** explaining the reason for this Formal Appeal
TEXT Messages from Tenant Charles Plunket to Rami Sadiky & Text message to Ellen Sadiky from Charles
Plunket

Chart showing Cost of electricity Usage for Watts used for a Light Bulb & a Garbage disposal

EXHIBIT 2



Commonwealth of Pennsylvania
Pennsylvania Public Utility Commission
Harrisburg, PA 17105-3265
EFILING - FILING DETAIL

Date Created	Filing Number
5/19/2022	2386373

Your filing has been electronically received. Upon review of the filing for conformity with the Commission's filing requirements, a notice will be issued acknowledging acceptance or rejection (with reason) of the filing. The matter will receive the attention of the Commission and you will be advised if any further action is required on your part.

The date filed on will be the current day if the filing occurs on a business day before or at 4:30 p.m. (EST). It will be the next business day if the filing occurs after 4:30 p.m. (EST) or on weekends or holidays.

Docket Number: F-2022-3032253
Case Description: Answer to Formal Complaint
Transmission Date: 5/19/2022 9:04 AM
Filed On: 5/19/2022 9:04 AM
eFiling Confirmation Number: 2386373

File Name	Document Type	Upload Date
Answer to Formal Complaint- Ellen and Rami Sadiky.pdf	Answer to Formal Complaint	5/19/2022 9:03:57 AM

For filings exceeding 250 pages, the PUC is requiring that filers submit one paper copy to the Secretary's Bureau within three business days of submitting the electronic filing online. Please mail the paper copy along with copy of this confirmation page to Secretary, Pennsylvania Public Utility Commission, 400 North Street, Harrisburg PA 17120 a copy of the filing confirmation page or reference the filing confirmation number on the first page of the paper copy.

No paper submission is necessary for filings under 250 pages.

You can view a record of this filing and previous filings you have submitted to the PUC by using the links in the Filings menu at the top of the page. Filings that have been submitted within the last 30 days can be viewed by using the Recent Filings link. Older filings can be viewed by using the search options available in the Filing History link.



Direct Dial: 215.841.6841
khadijah.scott@exeloncorp.com

May 19, 2022

Rosemary Chiavetta, Secretary
Pennsylvania Public Utility Commission
Commonwealth Keystone Building
400 North Street, Second Floor
Harrisburg, PA 17120

RE: Ellen and Rami Sadiky v. PECO Energy Company
PUC Docket No. F-2022-3032253

Dear Ms. Chiavetta:

Enclosed for filing with the Commission *PECO Energy Company's Answer to Formal Complaint*. The previous Answer contained an error in the cover letter.

I have enclosed a Certificate of Service showing that a copy of the above document was served on the interested parties. Thank you for your time and attention on this matter.

Very truly yours,

A handwritten signature in blue ink that reads "Khadijah Scott".

Khadijah Scott, Esquire
Assistant General Counsel, Exelon BSC
Encl.

Cc: Not Recommended for Call of Docket

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

**ELLEN SADIKY
RAMI SADIKY**

Complainants

v.

PECO ENERGY COMPANY

Respondent

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DOCKET NO. F-2022-3032253

ANSWER OF RESPONDENT,
PECO ENERGY COMPANY

On April 29, 2022, PECO Energy Company (“PECO Energy”) was served with a formal complaint filed by ELLEN SADIKY and RAMI SADIKY (hereafter “Complainants”) in the above captioned docket. Pursuant to 52 Pa. Code §5.61, PECO Energy responds to the Complaint and states:

1. Admitted.
2. Admitted.
3. Admitted.
4. Unless specifically admitted herein, PECO Energy denies all material allegations of fact and conclusions of law in the instant Complaint.

In their formal complaint, the Complainants dispute the balance transfer of their first floor and second floor tenants that occurred as a result of foreign wiring that was identified at their rental property. They acknowledge that foreign wiring existed at their property, but contend that their tenants’ outstanding balances did not accumulate to that level as a result of the foreign wiring and

should, therefore, be transferred back to the tenant. The Complainants request that the balance of \$677.11 be retroactively placed back into their tenants' names.

PECO Energy's records reveal that the Complainants' tenant, Charles Plunkett, had service at 1975 Beyer Avenue, 1st Floor, Philadelphia, PA 19115, under account number 87790-70207. See Account Activity Statement, attached hereto as Exhibit "1". The Complainants' tenant, Lisa Clark, had service at 1975 Beyer Avenue, 2nd Floor, Philadelphia, PA 19115, under account number 90882-06052. See Account Activity Statement, attached hereto as Exhibit "2". On December 6, 2021, Mr. Plunkett contacted PECO Energy stating that he is a tenant on the first floor and when he turns his power off on the first floor, the basement lights go out. He also stated that his neighbor on the 2nd floor stated that her power services the laundry room and hallway because the service goes off if she turns her 2nd floor power off. Accordingly, a hill bill dispute was opened. On December 27, 2021, a PECO high bill field technician investigated. The technician found foreign load or wiring on the first floor. The basement light and garbage disposal were connected to the first floor unit. The technician found foreign load or wiring on the second floor. The second floor had common hallway lights connected to its unit. See, High Bill Field Report dated December 27, 2021, attached hereto as Exhibit "3".

On January 3, 2022, a letter was sent to the Complainants advising of the foreign wiring. See, Letter dated January 3, 2022 attached hereto as Exhibit "4". On January 4, 2022, PECO Energy established service in the Complainants' name at 1975 Beyer Avenue, 1st Floor, Philadelphia, PA 19115, under account number 87790-70190. See Account Activity Statement, attached hereto as Exhibit "5". PECO Energy transferred \$57.22 from first floor tenant, Charles Plunkett, for usage charges accrued at the property to the Complainants' new account number. Id.

On January 5, 2022, PECO Energy established service in the Complainants' name at 1975 Beyer Avenue, 2nd Floor, Philadelphia, PA 19115, under account number 90882-06061. See, Account Activity Statement, attached hereto as Exhibit "6". PECO Energy transferred \$315.79 from second floor tenant, Lisa Clark, for usage charges accrued at the property to the Complainants' new account number. Id.

On February 14, 2022, a high bill field technician went to the property for inspection and confirmed that the foreign wiring had not been corrected. See, High Bill Field Report dated February 14, 2022, attached hereto as Exhibit "7". On March 7, 2022, a high bill field technician went to the property for inspection and confirmed that the foreign wiring had been corrected. See, High Bill Field Report dated March 7, 2022, attached hereto as Exhibit "8". On March 9, 2022, the first floor and second floor accounts were finalized and taken out of the name of the Complainants and placed back into the name of the tenants.

On February 11, 2022, the Complainants filed two informal complaints with the Bureau of Consumer Services ("BCS") at case numbers 003820452 and 003820453 disputing the foreign wiring balances. The Complainants stated that their tenants' balances were as a result of not paying their bill and not as a result of the foreign wiring condition. On March 16, 2022, the BCS issued a Decision Report, dismissing the cases as follows:

PECO ENERGY IS WITHIN THEIR RIGHTS TO TRANSFER THE TENANT???'S ACCOUNT TO YOUR ACCOUNT DUE TO THE FOREIGN METERING SITUATION, IN ACCORDANCE WITH PA. LAWS AS FOUND AT 66 PA. C.S. ?? 1529.1.2. YOU ARE RESPONSIBLE FOR THE BALANCE OF \$225.15 FOR THE SERVICE AT 1975 BEYER AVE FL 1ST FL PHILADELPHIA PA 19115 FROM 12/21/2021 TO 3/7/2022 DUE TO THE FOREIGN WIRING SITUATION. CASE DISMISSED. LETTER SENT.

PECO ENERGY IS WITHIN THEIR RIGHTS TO TRANSFER THE TENANT???'S ACCOUNT TO YOUR ACCOUNT DUE TO THE FOREIGN METERING SITUATION IN ACCORDANCE WITH PA. LAWS AS FOUND

AT 66 PA. C.S. ?? 1529.1.2. YOU ARE RESPONSIBLE FOR THE BALANCE OF \$441.96 FOR THE SERVICE AT 1975 BEYER AVE FL 2 PHILADELPHIA PA 19115 FROM 12/21/2021 TO 3/7/2022 DUE TO THE FOREIGN WIRING SITUATION. CASE DISMISSED. LETTER SENT.

See BCS Decision Report #003820452, attached hereto as Exhibit “9” and BCS Decision Report #003820453 attached hereto as Exhibit “10”.

In this matter, PECO Energy avers that the company properly determined that there was a foreign load condition at the Complainants’ rental property and transferred the service and charges into the Complainants’ name consistent with 66 Pa. C.S. §§ 1529.1(a), (c); and Ace Check Cashing Inc. v. Phila. Gas Works, Final Order, (May 21, 2010). Upon discovering the existence of a foreign load a public utility is required to list the account, including any arrearages, in the name of the landlord. 66 Pa. C.S. §1529.1(a), (c). See also, Santos v. Metro. Edison Co., No. C-00967757 (Pa. P.U.C. Aug. 7, 1997). The landlord is responsible for paying the utility bills until the foreign load is corrected. Santos at 16. There is no *de minimus* exception. Once the foreign load is corrected by the landlord and verified by the utility, the utility will place the account back in the name of the tenant and the arrearage, if any, will remain the landlord’s responsibility. Id.

The Complainants’ accounts are now in finalized status. The outstanding balance at the time that the account finalized was \$6.23 for the first floor unit and \$0.00 for the second floor unit. See, Exhibits “5” and “6”. To the extent any dispute regarding the financial responsibility of the parties exists, that is a matter to be resolved in the Court of Common Pleas as it is outside the Commission’s jurisdiction. Edmund v. Corazzini v. UGI Penn Natural Gas, Inc., No. F-2009-2101282, Opinion and Order adopted July 15, 2010 at 7.

5. This paragraph is a request for relief to which no answer is required. To the extent

this paragraph contains factual allegations, they are denied for the reasons set forth above. See, Response to Paragraph 4.

6. Admitted.

7. Admitted in part; denied in part. It is admitted only that this is an appeal from the Bureau of Consumer Services. All remaining averments are deemed denied.

8. PECO Energy neither admits nor denies the allegations in paragraph 8. PECO is without knowledge or information sufficient to form a belief as to the truth of this averment and, therefore, such allegation is deemed denied.

9. Paragraph 9 is a Verification and Signature to which no response is required.

10. Paragraph 10 contains information regarding Filing, to which no response is required.

WHEREFORE, PECO Energy Company respectfully requests that your Honorable Commission dismiss the instant Complaint.

Respectfully Submitted,



Khadijah Scott
Counsel for PECO Energy Company
2301 Market Street, S23-1
Philadelphia, PA 19103
(215) 841-6841
Fax: 215.568.3389
Khadijah.Scott@exeloncorp.com

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

**ELLEN SADIKY
RAMI SADIKY**

Complainants

v.

PECO ENERGY COMPANY

Respondent

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DOCKET NO. F-2022-3032253

VERIFICATION

I, Khadijah Scott, hereby declare that I am counsel for PECO Energy Company; that as such I am authorized to make this verification on its behalf; that the facts set forth in the foregoing Pleading are true to the best of my knowledge, information and belief, and that I make this verification subject to the penalties of 18 Pa. C.S. §4904 pertaining to false statements to authorities.

Date: May 19, 2022



Khadijah Scott

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

ELLEN SADIKY	:	
RAMI SADIKY	:	
Complainants	:	
	:	
v.	:	DOCKET NO. F-2022-3032253
	:	
PECO ENERGY COMPANY	:	
Respondent	:	

CERTIFICATE OF SERVICE

I, Khadijah Scott, hereby certify that I have this day served a copy of PECO Energy Company's Answer in the above matter upon all interested parties by *E-mailing* a copy to:

ELLEN SADIKY
RAMI SADIKY
221 EMERALD DRIVE
YARDLEY, PA 19067
Via email: momguinems@gmail.com

Dated: May 19, 2022



Khadijah Scott
Counsel for PECO Energy Company
2301 Market Street, S23-1
Philadelphia, PA 19103
(215) 841-6841
Fax: 215.568.3389
Khadijah.Scott@exeloncorp.com

EXHIBIT 1

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
1	Account Number: 8779070181			Service Address:						Current Bill: \$0.00		Account Balance: \$0.00							
2	Account Name: CHARLES PLUNKETT			FL 1ST 1975 BEYER AVE						Billed Prior: \$0.00									
3	Account Status: FINAL			PHILADELPHIA, PA 19115						Balance Due: \$0.00									
4	Meter Bill Group: 18																		
5				Mail To:						Credit Amount: \$0.00		Rates:							
6				CHARLES PLUNKETT						Deposit Requested: \$0.00		CAP FCO ELECTRIC RESIDENTIAL SERVICE							
7				FL 1ST1975 BEYER AVE						Deposit On-Hand: \$0.00									
8				PHILADELPHIA, PA 19115						CAP Pre-program Arrears: \$0.00									
9										Payment Agreement Balance: \$0.00									
10																			
11																			
12	Account Transaction Activity																		

	Transaction Dt	Product Type	Credit Source	Billing Period	Read	Reading Type	Meter Equip Cd	KWH	KW	CCF	Transaction Amount	Balance Forward	Current Charges	Amt Due	Bill Due Dt	Total Balance	Heating Degree Days	Budget Bill Deferred Amt
14	10/20/2021	CONNECTION CHARGE - STANDARD									\$6.00							
15	10/20/2021	ELECTRIC SERVICE		10/18/2021-10/20/2021	28436	ACTUAL	118956884	2	0		\$0.94	\$0.00	\$6.94	\$6.94	11/12/2021	\$6.94	17	\$0.00
16	11/18/2021	ELECTRIC SERVICE		10/20/2021-11/18/2021	28614	ACTUAL	118956884	178	0		\$33.40	\$6.94	\$33.40	\$40.34	12/10/2021	\$40.34	333	\$0.00
17	11/29/2021	TRANSFER DEBIT FROM #53785-62205									\$464.00							
18	12/21/2021	ELECTRIC SERVICE		11/18/2021-12/21/2021	28856	ACTUAL	118956884	242	0		\$42.75	\$504.34	\$42.75	\$547.09	01/12/2022	\$547.09	643	\$0.00
19	12/30/2021		LIHEAP PAYMENT								-\$500.00							
20	01/04/2022	ELECTRIC SERVICE		12/21/2021-12/27/2021	28916	ACTUAL	118956884	60	0		\$10.13	\$0.00	\$57.22	\$57.22	01/26/2022	\$57.22	135	\$0.00
21	01/05/2022		CREDIT								-\$57.22							
22	01/05/2022	FINAL ELECTRIC SERVICE TRANSFERRED TO #8779070190									-\$57.22							
23																		
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EXHIBIT 2

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
1	Account Number: 9088206061			Service Address:						Current Bill: \$0.00		Account Balance: \$0.00							
2	Account Name: ELLEN SADIKY			FL 2ND 1975 BEYER AVE						Billed Prior: \$0.00									
3	Account Status: FINAL			PHILADELPHIA, PA 19115						Balance Due: \$0.00									
4	Meter Bill Group: 18																		
5				Mail To:						Credit Amount: \$0.00		Rates:							
6				ELLEN SADIKY						Deposit Requested: \$0.00		ELECTRIC RESIDENTIAL SERVICE							
7				221 EMERALD DR						Deposit On-Hand: \$0.00									
8				PHILADELPHIA, PA 19115						CAP Pre-program Arrears: \$0.00									
9										Payment Agreement Balance: \$0.00									
10																			
11																			
12	Account Transaction Activity																		

	Transaction Dt	Product Type	Credit Source	Billing Period	Read	Reading Type	Meter Equip Cd	KWH	KW	CCF	Transaction Amount	Balance Forward	Current Charges	Amt Due	Bill Due Dt	Total Balance	Heating Degree Days	Budget Bill Deferred Amt
14	01/05/2022	FINAL ELECTRIC SERVICE TRANSFERRED FROM #90882-06052									\$315.77							
15	01/25/2022	CONNECTION CHARGE - STANDARD									\$6.00							
16	01/25/2022	ELECTRIC SERVICE		12/27/2021-01/25/2022	50293	ACTUAL	118956883	295	0		\$52.37	\$0.00	\$374.14	\$374.14	02/16/2022	\$374.14	836	\$0.00
17	02/23/2022	ELECTRIC SERVICE		01/25/2022-02/23/2022	50555	ACTUAL	118956883	262	0		\$48.29	\$374.14	\$48.29	\$422.43	03/17/2022	\$422.43	819	\$0.00
18	03/09/2022	ELECTRIC SERVICE		02/23/2022-03/07/2022	50661	ACTUAL	118956883	106	0		\$19.53	\$374.14	\$67.82	\$441.96	03/31/2022	\$441.96	264	\$0.00
19	03/31/2022	End of Month Balance														\$441.96		
20	04/07/2022	LATE PAYMENT CHARGE									\$6.54							
21	04/08/2022	LATE PAYMENT CHARGE									\$6.25							
22	04/14/2022		PAYMENT								-\$441.96							
23	04/22/2022		LATE PAYMENT CHARGE								-\$12.79							
24																		
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EXHIBIT 3

High Bill Gas

Date Disputed
2021-12-16

Account No
8779070181

Reason for Order
Possible Meter Mix-Up

- OR/WRUR Provided OR/WRUR Needed Billing Work Needed

Check All that Apply:

- General High Bill Foreign Piping
 Rate Change. Foreign Piping Corrected
 Meter Mix Up.
 No Issues Found Cost Estimate Performed

Meter No. 1
118956884

Meter No. 2

Meter No. 3

Module No. 1

Module No. 2

Module No. 3

Meter Reading 1

Meter Reading 2

Meter Reading 3

Daily Average KWH Usage

Meter Multiplier

Expected Meter Constant
Meter Constant Match?
Changed Landlord/Tenant Code to Landlord

Last Billed Reading Verified?
Found Meter Constant
Fitting Marked Correct?

Passing Load Test Performed

Dropped Load & Idled Meter?
Appliance Used
Clocked

Or

FT Dial
BTUs

Test Pass/Fail ?
No. Of Seconds

Rate Change

Rate Change To

Rate Change Reason (if applicable)

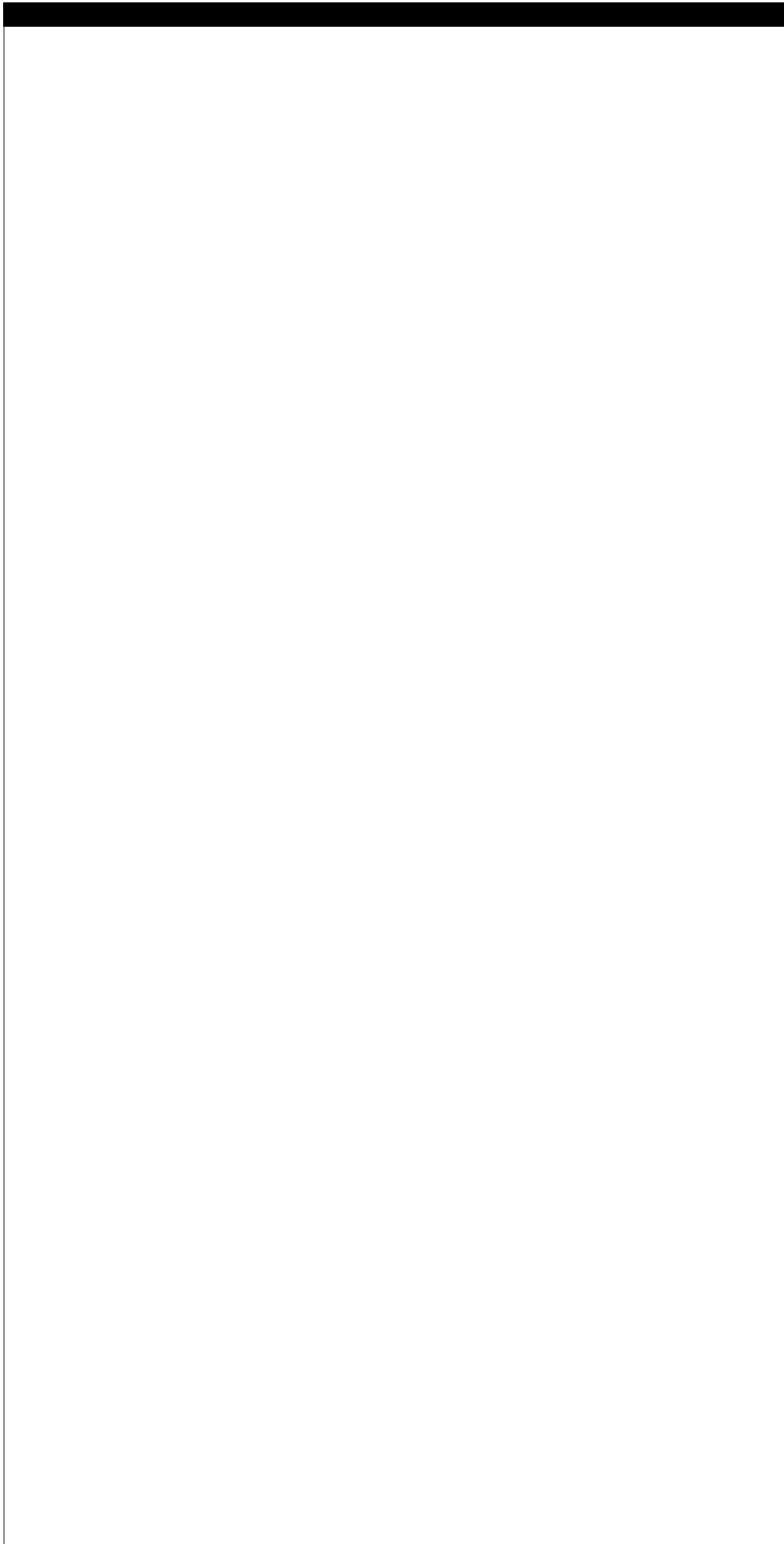
Foreign Wiring

Check All that Apply:

- ◊ Transfer Service/Balance into Owner's Name.
- ◊ Transfer Account into Tenant's Name.
- ◊ Leave in Owner's name until new tenant applies.
- ◊ Remove Landlord/Tenant Code – Foreign Wiring Corrected.
- ◊ Refer to Legal.

Meter Mixup

Found Meter Number	Found Reading Device/Module Number	Reading	Incorrect Service Address (As Listed)	Correct Service Address (Should Be)



Cost Estimate

Refrigerator Type	No Of.	Avg Kwh	Act KWH

Freezer Type	No Of.	Avg Kwh	Act KWH

Cooking - Elect	No Of.	Avg Kwh	Act KWH

Other Kitchen Appliances	No Of.	Avg Kwh	Act KWH

Laundry Service	No Of.	Avg Kwh	Act KWH

Home Entertainment	No Of.	Avg Kwh	Act KWH

Lighting Average	No Of.	Avg Kwh	Act KWH

Electric Water Heater	No Of.	Avg Kwh	Act KWH

Heating Electric	Number of Feet/Count of Units	Total Watts	kW	Hours/Day	Estimated kWh/Month

Heating Gas / Oil / Propane	No Of.	Avg Kwh	Act KWH

Air Condition Type	Btu's	Watts	Act KWH

Other Appliances	No Of.	Avg Kwh	Act KWH

Gas Service	BTUs Out	Clocked	Hours/Day	Average CCFs

Average KWH Summer	Average KWH Winter	Average CCF Usage	Additional kWh Summer	Additional kWh Winter	Total kWh Summer	Total kWh Winter
0	0				0	0
Additional Usage Description						

Completion Form

Action	Reason	Subreason	Details
COMP-Complete	ALL-All Complete		

Type of Lock	Meter Protection

Completion Remarks:
OTHER : OTHER

Contact
S-Successful Contact

Remarks:
MET W/ 1ST AND 2ND FL TENANTS FND FW FOR BOTH 1ST AND 2ND FL NEED BOTH ACCOUNTS PLACED IN OWNERS NAME/ 1ST FL FW = BSMT LGHTS AND 2ND FL GARBAGE DISPOSAL / 2ND FL FW = COMMON HALLWAY LGHTS

EXHIBIT 4



2301 Market Street
N2-3
Philadelphia PA 19103

www.peco.com

An Exelon Company

DATE: 01/03/22

ELLEN SADIKY
221 EMERALD DR
YARDLEY PA 19067

Regarding: 1975 BEYER AVE *FL 1ST
PHILADELPHIA PA 19115

Dear ELLEN SADIKY:

On 12/27/21 a PECO field technician visited the above referenced property in response to a high bill complaint. The technician found BSMT LGHTS AND 2ND FL GARBAGE DISPOSAL. 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,

Emilio S
Customer Field Operations

EXHIBIT 5

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	
1	Account Number: 8779070190			Service Address:					Current Bill:		\$0.00	Account Balance: \$6.23						
2	Account Name: ELLEN SADIKY			FL 1ST 1975 BEYER AVE					Billed Prior:		\$0.00							
3	Account Status: FINAL			PHILADELPHIA, PA 19115					Balance Due:		\$6.23							
4	Meter Bill Group: 18																	
5				Mail To:					Credit Amount:		\$0.00	Rates:		ELECTRIC RESIDENTIAL SERVICE				
6				ELLEN SADIKY					Deposit Requested:		\$0.00							
7				221 EMERALD DR					Deposit On-Hand:		\$0.00							
8				PHILADELPHIA, PA 19115					CAP Pre-program Arrears:		\$0.00							
9									Payment Agreement Balance:		\$0.00							
10																		
11																		
12	Account Transaction Activity																	

	Transaction Dt	Product Type	Credit Source	Billing Period	Read	Reading Type	Meter Equip Cd	KWH	CCF	Transaction Amount	Balance Forward	Current Charges	Amt Due	Bill Due Dt	Total Balance	Heating Degree Days	Budget Bill Deferred Amt
14	01/05/2022	FINAL ELECTRIC SERVICE TRANSFERRED FROM #87790-70181								\$57.22							
15	01/25/2022	CONNECTION CHARGE - STANDARD								\$6.00							
16	01/25/2022	ELECTRIC SERVICE		12/27/2021-01/25/2022	29382	ACTUAL	118956884	466		\$76.67	\$0.00	\$139.89	\$139.89	02/16/2022	\$139.89	836	\$0.00
17	02/23/2022	ELECTRIC SERVICE		01/25/2022-02/23/2022	29746	ACTUAL	118956884	364		\$62.98	\$139.89	\$62.98	\$202.87	03/17/2022	\$202.87	819	\$0.00
18	03/09/2022	ELECTRIC SERVICE		02/23/2022-03/07/2022	29871	ACTUAL	118956884	125		\$22.28	\$139.89	\$85.26	\$225.15	03/31/2022	\$225.15	264	\$0.00
19	03/31/2022	End of Month Balance													\$225.15		
20	04/07/2022	LATE PAYMENT CHARGE								\$3.28							
21	04/08/2022	LATE PAYMENT CHARGE								\$2.95							
22	04/13/2022		PAYMENT							-\$225.15							
23	04/29/2022	End of Month Balance													\$6.23		
24																	
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36																	

EXHIBIT 6

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R			
1	Account Number: 9088206061			Service Address:						Current Bill:	\$0.00	Account Balance: \$0.00									
2	Account Name: ELLEN SADIKY			FL 2ND 1975 BEYER AVE						Billed Prior:	\$0.00										
3	Account Status: FINAL			PHILADELPHIA, PA 19115						Balance Due:	\$0.00										
4	Meter Bill Group: 18									Credit Amount:	\$0.00	Rates:									
5				Mail To:						Deposit Requested:	\$0.00	ELECTRIC RESIDENTIAL SERVICE									
6				ELLEN SADIKY						Deposit On-Hand:	\$0.00										
7				221 EMERALD DR						CAP Pre-program Arrears:	\$0.00										
8				PHILADELPHIA, PA 19115						Payment Agreement Balance:	\$0.00										
9																					
10																					
11																					
12	Account Transaction Activity																				

	Transaction Dt	Product Type	Credit Source	Billing Period	Read	Reading Type	Meter Equip Cd	KWH	KW	CCF	Transaction Amount	Balance Forward	Current Charges	Amt Due	Bill Due Dt	Total Balance	Heating Degree Days	Budget Bill Deferred Amt
14	01/05/2022	FINAL ELECTRIC SERVICE TRANSFERRED FROM #90882-06052									\$315.77							
15	01/25/2022	CONNECTION CHARGE - STANDARD									\$6.00							
16	01/25/2022	ELECTRIC SERVICE		12/27/2021-01/25/2022	50293	ACTUAL	118956883	295	0		\$52.37	\$0.00	\$374.14	\$374.14	02/16/2022	\$374.14	836	\$0.00
17	02/23/2022	ELECTRIC SERVICE		01/25/2022-02/23/2022	50555	ACTUAL	118956883	262	0		\$48.29	\$374.14	\$48.29	\$422.43	03/17/2022	\$422.43	819	\$0.00
18	03/09/2022	ELECTRIC SERVICE		02/23/2022-03/07/2022	50661	ACTUAL	118956883	106	0		\$19.53	\$374.14	\$67.82	\$441.96	03/31/2022	\$441.96	264	\$0.00
19	03/31/2022	End of Month Balance														\$441.96		
20	04/07/2022	LATE PAYMENT CHARGE									\$6.54							
21	04/08/2022	LATE PAYMENT CHARGE									\$6.25							
22	04/14/2022		PAYMENT								-\$441.96							
23	04/22/2022		LATE PAYMENT CHARGE								-\$12.79							
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EXHIBIT 7



High Bill Investigation Report

High Bill Electric											
<table border="1"> <tr><td>Fielded By</td></tr> <tr><td>032771-DUANE VARGAS</td></tr> </table>	Fielded By	032771-DUANE VARGAS	<table border="1"> <tr><td>Date Completed</td></tr> <tr><td>2022-02-14</td></tr> </table>	Date Completed	2022-02-14	<table border="1"> <tr><td>Customer Name</td></tr> <tr><td>ELLEN SADIKY</td></tr> </table>	Customer Name	ELLEN SADIKY	<table border="1"> <tr><td>Customer Address</td></tr> <tr><td>1975 BEYER AVE FL 1ST-PHILADELPH- PA-19115</td></tr> </table>	Customer Address	1975 BEYER AVE FL 1ST-PHILADELPH- PA-19115
Fielded By											
032771-DUANE VARGAS											
Date Completed											
2022-02-14											
Customer Name											
ELLEN SADIKY											
Customer Address											
1975 BEYER AVE FL 1ST-PHILADELPH- PA-19115											
<table border="1"> <tr><td>Date Disputed</td></tr> <tr><td>2022-02-08</td></tr> </table>	Date Disputed	2022-02-08	<table border="1"> <tr><td>Account No</td></tr> <tr><td>8779070190</td></tr> </table>	Account No	8779070190	<table border="1"> <tr><td>Reason for Order</td></tr> <tr><td>Possible Foreign Wiring</td></tr> </table>		Reason for Order	Possible Foreign Wiring		
Date Disputed											
2022-02-08											
Account No											
8779070190											
Reason for Order											
Possible Foreign Wiring											
<p>◊ ORWRUR Provided ◊ ORWRUR Needed ◊ Billing Work Needed</p> <p>Check All that Apply:</p> <ul style="list-style-type: none"> ◊ General High Bill ◊ Rate Change. ◊ Meter Mix Up. ◊ No Issues Found ◊ Foreign Wiring ◊ Foreign Wiring Corrected ◊ Cost Estimate Performed ◊ Meter Tested 											
<table border="1"> <tr><td>Meter No. 1</td></tr> <tr><td>118956884</td></tr> </table>	Meter No. 1	118956884	<table border="1"> <tr><td>Meter No. 2</td></tr> <tr><td></td></tr> </table>	Meter No. 2		<table border="1"> <tr><td>Meter No. 3</td></tr> <tr><td></td></tr> </table>		Meter No. 3			
Meter No. 1											
118956884											
Meter No. 2											
Meter No. 3											
<table border="1"> <tr><td>Meter Reading 1</td></tr> <tr><td></td></tr> </table>	Meter Reading 1		<table border="1"> <tr><td>Meter Reading 2</td></tr> <tr><td></td></tr> </table>	Meter Reading 2		<table border="1"> <tr><td>Meter Reading 3</td></tr> <tr><td></td></tr> </table>		Meter Reading 3			
Meter Reading 1											
Meter Reading 2											
Meter Reading 3											
<table border="1"> <tr><td>Daily Average KWH Usage</td></tr> <tr><td></td></tr> </table>	Daily Average KWH Usage										
Daily Average KWH Usage											
Meter Constant											
<table border="1"> <tr><td>Expected Meter Constant</td></tr> <tr><td>1</td></tr> </table>		Expected Meter Constant	1	<table border="1"> <tr><td>Last Bill Reading Verified?</td></tr> <tr><td></td></tr> </table>		Last Bill Reading Verified?					
Expected Meter Constant											
1											
Last Bill Reading Verified?											
<table border="1"> <tr><td>Meter Constant Match?</td></tr> <tr><td></td></tr> </table>		Meter Constant Match?		<table border="1"> <tr><td>Found Meter Constant</td></tr> <tr><td></td></tr> </table>		Found Meter Constant					
Meter Constant Match?											
Found Meter Constant											
<table border="1"> <tr><td>Changed Landlord/Tenant Code to Landlord</td></tr> <tr><td></td></tr> </table>		Changed Landlord/Tenant Code to Landlord									
Changed Landlord/Tenant Code to Landlord											
Passing Load Test Performed											
<table border="1"> <tr><td>Dropped Load & Idled Meter</td></tr> <tr><td></td></tr> </table>	Dropped Load & Idled Meter		<table border="1"> <tr><td>Appliance Used</td></tr> <tr><td></td></tr> </table>	Appliance Used		<table border="1"> <tr><td>Clocked</td></tr> <tr><td></td></tr> </table>	Clocked		<table border="1"> <tr><td>Test Pass/Fail</td></tr> <tr><td></td></tr> </table>	Test Pass/Fail	
Dropped Load & Idled Meter											
Appliance Used											
Clocked											
Test Pass/Fail											
	or	<table border="1"> <tr><td>Kwh</td></tr> <tr><td></td></tr> </table>	Kwh		<table border="1"> <tr><td>No. Of Seconds</td></tr> <tr><td></td></tr> </table>	No. Of Seconds					
Kwh											
No. Of Seconds											
		<table border="1"> <tr><td>Watts</td></tr> <tr><td></td></tr> </table>	Watts								
Watts											
Rate Change											
<table border="1"> <tr><td>Change To</td></tr> <tr><td></td></tr> </table>		Change To		<table border="1"> <tr><td>Change Reason (if applicable)</td></tr> <tr><td></td></tr> </table>		Change Reason (if applicable)					
Change To											
Change Reason (if applicable)											
Foreign Wiring											
Check All that Apply:											
<ul style="list-style-type: none"> ◊ Transfer Service/Balance into Owner's Name. ◊ Transfer Account into Tenant's Name. ◊ Leave in Owner's name until new tenant applies. ◊ Remove Landlord/Tenant Code – Foreign Wiring Corrected. ◊ Refer to Legal. 											

High Bill Gas

Date Disputed
2022-02-08

Account No
8779070190

Reason for Order
Possible Foreign Wiring

- OR/WRUR Provided OR/WRUR Needed Billing Work Needed

Check All that Apply:

- General High Bill Foreign Piping
 Rate Change. Foreign Piping Corrected
 Meter Mix Up.
 No Issues Found Cost Estimate Performed

Meter No. 1
118956884

Meter No. 2

Meter No. 3

Module No. 1

Module No. 2

Module No. 3

Meter Reading 1

Meter Reading 2

Meter Reading 3

Daily Average KWH Usage

Meter Multiplier

Expected Meter Constant
Meter Constant Match?
Changed Landlord/Tenant Code to Landlord

Last Billed Reading Verified?
Found Meter Constant
Fitting Marked Correct?

Passing Load Test Performed

Dropped Load & Idled Meter?
Appliance Used
Clocked

Or

FT Dial
BTUs

Test Pass/Fail ?
No. Of Seconds

Rate Change

Rate Change To

Rate Change Reason (if applicable)

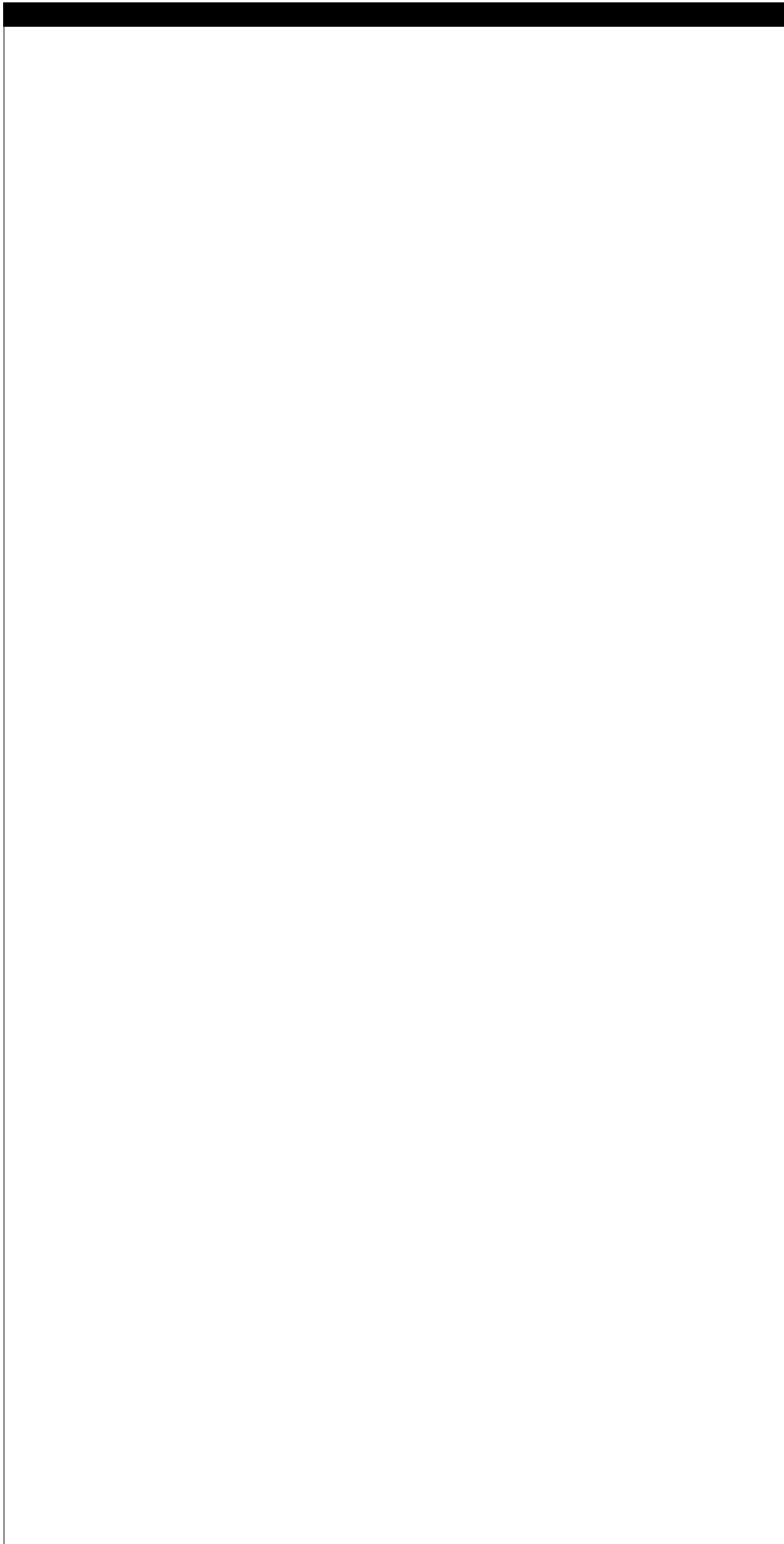
Foreign Wiring

Check All that Apply:

- ◊ Transfer Service/Balance into Owner's Name.
- ◊ Transfer Account into Tenant's Name.
- ◊ Leave in Owner's name until new tenant applies.
- ◊ Remove Landlord/Tenant Code – Foreign Wiring Corrected.
- ◊ Refer to Legal.

Meter Mixup

Found Meter Number	Found Reading Device/Module Number	Reading	Incorrect Service Address (As Listed)	Correct Service Address (Should Be)



Cost Estimate

Refrigerator Type	No Of.	Avg Kwh	Act KWH

Freezer Type	No Of.	Avg Kwh	Act KWH

Cooking - Elect	No Of.	Avg Kwh	Act KWH

Other Kitchen Appliances	No Of.	Avg Kwh	Act KWH

Laundry Service	No Of.	Avg Kwh	Act KWH

Home Entertainment	No Of.	Avg Kwh	Act KWH

Lighting Average	No Of.	Avg Kwh	Act KWH

Electric Water Heater	No Of.	Avg Kwh	Act KWH

Heating Electric	Number of Feet/Count of Units	Total Watts	kW	Hours/Day	Estimated kWh/Month

Heating Gas / Oil / Propane	No Of.	Avg Kwh	Act KWH

Air Condition Type	Btu's	Watts	Act KWH

Other Appliances	No Of.	Avg Kwh	Act KWH

Gas Service	BTUs Out	Clocked	Hours/Day	Average CCFs

Average KWH Summer	Average KWH Winter	Average CCF Usage	Additional kWh Summer	Additional kWh Winter	Total kWh Summer	Total kWh Winter
0	0				0	0
Additional Usage Description						

Completion Form

Action	Reason	Subreason	Details
COMP-Complete	ALL-All Complete		

Type of Lock	Meter Protection

Completion Remarks:
OTHER : OTHER

Contact
S-Successful Contact

Remarks:
MET W/ RAMI LL/GVE ACCSS TO PROP/ODMA DRPPD LOAD VER FW STILL @ PROP EACH UNIT/OUTSIDE LTG ON 1ST FL SERV/COMMON HALLWAY & GARG ON 2ND FL SERV/EXPL CORRECTIONS NEEDED/RAMI U/S

EXHIBIT 8



High Bill Investigation Report

High Bill Electric			
Fielded By 124462-EMILIO SANCHEZ	Date Completed 2022-03-07	Customer Name ELLEN SADIKY	Customer Address 1975 BEYER AVE FL 1ST-PHILADELPH- PA-19115
Date Disputed 2022-02-28	Account No 8779070190	Reason for Order Possible Foreign Wiring	
<input type="checkbox"/> ORWRUR Provided <input type="checkbox"/> ORWRUR Needed <input type="checkbox"/> Billing Work Needed			
Check All that Apply:			
<input type="checkbox"/> General High Bill		<input type="checkbox"/> Foreign Wiring	
<input type="checkbox"/> Rate Change.		<input type="checkbox"/> Foreign Wiring Corrected	
<input type="checkbox"/> Meter Mix Up.		<input type="checkbox"/> Cost Estimate Performed	
<input type="checkbox"/> No Issues Found		<input type="checkbox"/> Meter Tested	
Meter No. 1 118956884	Meter No. 2	Meter No. 3	
Meter Reading 1 29876	Meter Reading 2	Meter Reading 3	
Daily Average KWH Usage			
Meter Constant			
Expected Meter Constant 1		Last Bill Reading Verified?	
Meter Constant Match?		Found Meter Constant	
Changed Landlord/Tenant Code to Landlord			
Passing Load Test Performed			
Dropped Load & Idled Meter		Kwh	Test Pass/Fail
Appliance Used		Watts	No. Of Seconds
Clocked	Of		
Rate Change			
Change To	Change Reason (if applicable)		
Foreign Wiring			
Check All that Apply:			
<input type="checkbox"/> Transfer Service/Balance into Owner's Name.			
<input type="checkbox"/> Transfer Account into Tenant's Name.			
<input type="checkbox"/> Leave in Owner's name until new tenant applies.			
<input type="checkbox"/> Remove Landlord/Tenant Code – Foreign Wiring Corrected.			
<input type="checkbox"/> Refer to Legal.			

High Bill Gas

Date Disputed
2022-02-28

Account No
8779070190

Reason for Order
Possible Foreign Wiring

- OR/WRUR Provided OR/WRUR Needed Billing Work Needed

Check All that Apply:

- General High Bill Foreign Piping
 Rate Change. Foreign Piping Corrected
 Meter Mix Up.
 No Issues Found Cost Estimate Performed

Meter No. 1
118956884

Meter No. 2

Meter No. 3

Module No. 1

Module No. 2

Module No. 3

Meter Reading 1

Meter Reading 2

Meter Reading 3

Daily Average KWH Usage

Meter Multiplier

Expected Meter Constant
Meter Constant Match?
Changed Landlord/Tenant Code to Landlord

Last Billed Reading Verified?
Found Meter Constant
Fitting Marked Correct?

Passing Load Test Performed

Dropped Load & Idled Meter?
Appliance Used
Clocked

Or

FT Dial
BTUs

Test Pass/Fail ?
No. Of Seconds

Rate Change

Rate Change To

Rate Change Reason (if applicable)

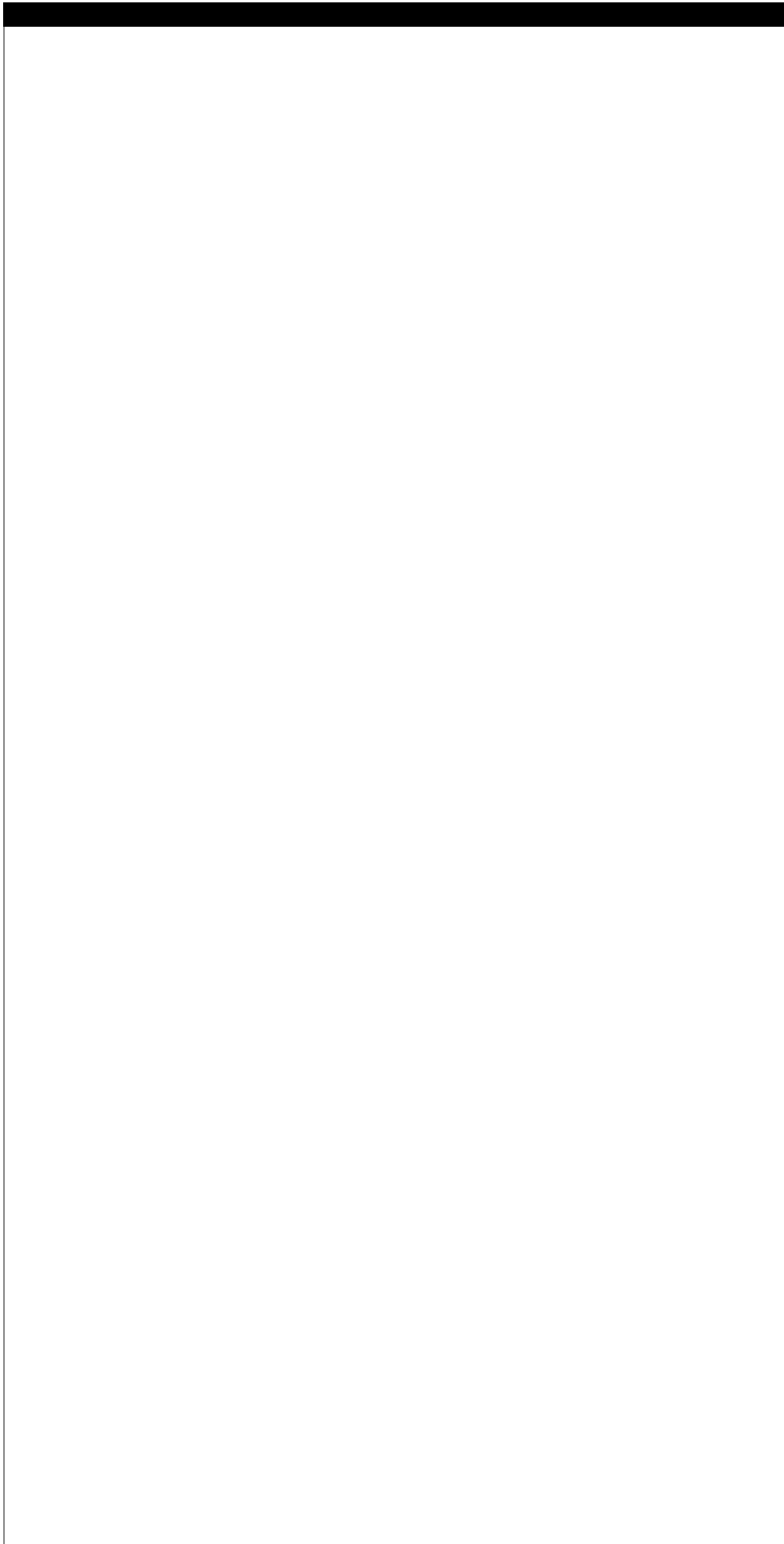
Foreign Wiring

Check All that Apply:

- ◊ Transfer Service/Balance into Owner's Name.
- ◊ Transfer Account into Tenant's Name.
- ◊ Leave in Owner's name until new tenant applies.
- ◊ Remove Landlord/Tenant Code – Foreign Wiring Corrected.
- ◊ Refer to Legal.

Meter Mixup

Found Meter Number	Found Reading Device/Module Number	Reading	Incorrect Service Address (As Listed)	Correct Service Address (Should Be)



Cost Estimate

Refrigerator Type	No Of.	Avg Kwh	Act KWH

Freezer Type	No Of.	Avg Kwh	Act KWH

Cooking - Elect	No Of.	Avg Kwh	Act KWH

Other Kitchen Appliances	No Of.	Avg Kwh	Act KWH

Laundry Service	No Of.	Avg Kwh	Act KWH

Home Entertainment	No Of.	Avg Kwh	Act KWH

Lighting Average	No Of.	Avg Kwh	Act KWH

Electric Water Heater	No Of.	Avg Kwh	Act KWH

Heating Electric	Number of Feet/Count of Units	Total Watts	kW	Hours/Day	Estimated kWh/Month

Heating Gas / Oil / Propane	No Of.	Avg Kwh	Act KWH

Air Condition Type	Btu's	Watts	Act KWH

Other Appliances	No Of.	Avg Kwh	Act KWH

Gas Service	BTUs Out	Clocked	Hours/Day	Average CCFs

Average KWH Summer	Average KWH Winter	Average CCF Usage	Additional kWh Summer	Additional kWh Winter	Total kWh Summer	Total kWh Winter
0	0				0	0
Additional Usage Description						

Completion Form

Action	Reason	Subreason	Details
COMP-Complete	ALL-All Complete		

Type of Lock	Meter Protection

Completion Remarks:
OTHER : OTHER

Contact
S-Successful Contact

Remarks:
MET W/ OWNER, 1ST AND 2ND FL TENANTS, DROPPED LOAD AT BRKRS FND FW CORRECTED FOR BOTH 1ST AND 2ND FL/ OWNER PUT SOLAR LIGHTS FOR OUTSIDE LIGHTING AND EVENLY SPLIT COMMON LTG / OK TO PLACE ACCOUNTS BACK IN TENANTS

Remarks:
NAMES

EXHIBIT 9



May 19, 2022

BCS Decision Report

BCS Case #: 003820452 **Open Date:** 2022-02-11
Customer Name: ELLEN SADIKY
Service Address: 1975 BEYER AVE
1ST FLOOR
PHILA, PA 19115
BCS Bill Account #: 8779070190 **Previous Case #:**
Violation Type: NO **Chapter Type:**
Decision Type: W **Section / Rule:**
Investigator Name: FLORENCE BLAMO

Decision Issued Date: 2022-03-16
Case Closed Date: 2022-03-16

Letter Description:

Total Balance:	\$202.87	Balance Date:	2022-03-10
Amount to Restore Service:	\$0.00	Amount to Continue Service:	\$0.00
Date Payment Due:		Regular Budget Amount:	\$50.00
Special Budget Payment:	\$0.00	Final Bill Monthly Payment:	\$0.00
Plus Arrears Payment:	\$0.00	End of Month Payment:	\$0.00
Current Monthly Payment:	\$0.00		
Payment Terms:			

PAR Description:

Resolution Description:

PECO ENERGY IS WITHIN THEIR RIGHTS TO TRANSFER THE TENANT???'S ACCOUNT TO YOUR ACCOUNT DUE TO THE FOREIGN METERING SITUATION, IN ACCORDANCE WITH PA. LAWS AS FOUND AT 66 PA. C.S. ?? 1529.1.2. YOU ARE RESPONSIBLE FOR THE BALANCE OF \$225.15 FOR THE SERVICE AT 1975 BEYER AVE FL 1ST FL PHILADELPHIA PA 19115 FROM 12/21/2021 TO 3/7/2022 DUE TO THE FOREIGN WIRING SITUATION. CASE DISMISSED. LETTER SENT.

EXHIBIT 10



May 19, 2022

BCS Decision Report

BCS Case #: 003820453 **Open Date:** 2022-02-11
Customer Name: ELLEN SADIKY
Service Address: 1975 BEYER AVE
2ND FLOOR
PHILA., PA 19115
BCS Bill Account #: 9088206061 **Previous Case #:** 3820452
Violation Type: NO **Chapter Type:**
Decision Type: W **Section / Rule:**
Investigator Name: FLORENCE BLAMO

Decision Issued Date: 2022-03-16
Case Closed Date: 2022-03-16

Letter Description:

Total Balance:	\$422.43	Balance Date:	2022-03-10
Amount to Restore Service:	\$0.00	Amount to Continue Service:	\$0.00
Date Payment Due:		Regular Budget Amount:	\$9.00
Special Budget Payment:	\$0.00	Final Bill Monthly Payment:	\$0.00
Plus Arrears Payment:	\$0.00	End of Month Payment:	\$0.00
Current Monthly Payment:	\$0.00		
Payment Terms:			

PAR Description:

Resolution Description:

1. PECO ENERGY IS WITHIN THEIR RIGHTS TO TRANSFER THE TENANT'S ACCOUNT TO YOUR ACCOUNT DUE TO THE FOREIGN METERING SITUATION IN ACCORDANCE WITH PA. LAWS AS FOUND AT 66 PA. C.S. ?? 1529.1.2. YOU ARE RESPONSIBLE FOR THE BALANCE OF \$441.96 FOR THE SERVICE AT 1975 BEYER AVE FL 2 PHILADELPHIA PA 19115 FROM 12/21/2021 TO 3/7/2022 DUE TO THE FOREIGN WIRING SITUATION. CASE DISMISSED. LETTER SENT.