

**Brene Reid v. PECO Energy Company-Electric**

**Docket number C-2022-3032152**

**June 21, 2022**

**Index to Exhibits**

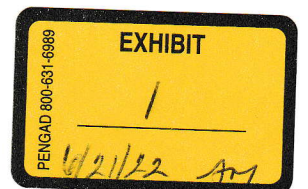
**For the Complainant:**

<u>Number</u>	<u>Name/Description</u>	<u>For Identification</u>	<u>In Evidence</u>
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**For the Deponent:**

<u>Number</u>	<u>Name/Description</u>	<u>For Identification</u>	<u>In Evidence</u>
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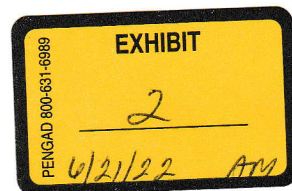
# EXHIBIT 1



A	B	C	D	E	F	G	H	I	J	K	L	M	
1	Account Number: 3462010067	Service Address:							Current Bill: \$540.95				
2	Account Name: BRENE REID	1934 W SOMERSET ST							Billed Prior: \$3,265.61				
3	Account Status: FINAL	PHILADELPHIA, PA 19132							Balance Due: \$0.00				
4	Meter Bill Group: 6												
5													
6									Credit Amount: \$0.00				
7									Deposit Requested: \$0.00				
8									Deposit On-Hand: \$0.00				
9									CAP Pre-program Arrears: \$0.00				
10									Payment Agreement Balance: \$0.00				
11													
12	Account Transaction Activity												
13	Transaction Dt	Product Type	Credit Source	Billing Period	Read	Reading Type	Meter Equip Cd	KWH	KW	CCF	Transaction Amount	Balance Forward	Current Charges
14	09/07/2018	CANCELED - ELECTRIC SERVICE		08/08/2018-09/07/2018	26742	ACTUAL	574058365	1174	0		\$23.59	\$0.00	\$139.59
15	09/07/2018	CONNECTION CHARGE - STANDARD									\$6.00		
16	09/21/2018	ELECTRIC SERVICE		01/10/2018-02/09/2018	13606	ACTUAL	574058365	4414	0		\$607.62	\$110.00	\$2,449.70
17	09/21/2018	ELECTRIC SERVICE		01/10/2018-02/09/2018	13606	ACTUAL	574058365	4414	0		\$607.62	\$110.00	\$2,449.70
18	09/21/2018	ELECTRIC SERVICE		02/09/2018-03/10/2018	16819	ACTUAL	574058365	3213	0		\$440.83	\$110.00	\$2,449.70
19	09/21/2018	ELECTRIC SERVICE		02/09/2018-03/10/2018	16819	ACTUAL	574058365	3213	0		\$440.83	\$110.00	\$2,449.70
20	09/21/2018	ELECTRIC SERVICE		03/10/2018-04/10/2018	20610	ACTUAL	574058365	3791	0		\$519.93	\$110.00	\$2,449.70
21	09/21/2018	ELECTRIC SERVICE		03/10/2018-04/10/2018	20610	ACTUAL	574058365	3791	0		\$519.93	\$110.00	\$2,449.70
22	09/21/2018	ELECTRIC SERVICE		04/10/2018-05/09/2018	22173	ACTUAL	574058365	1563	0		\$219.36	\$110.00	\$2,449.70
23	09/21/2018	ELECTRIC SERVICE		04/10/2018-05/09/2018	22173	ACTUAL	574058365	1563	0		\$219.36	\$110.00	\$2,449.70
24	09/21/2018	ELECTRIC SERVICE		05/09/2018-06/08/2018	23064	ACTUAL	574058365	891	0		\$130.64	\$110.00	\$2,449.70
25	09/21/2018	ELECTRIC SERVICE		05/09/2018-06/08/2018	23064	ACTUAL	574058365	891	0		\$130.64	\$110.00	\$2,449.70
26	09/21/2018	ELECTRIC SERVICE		06/08/2018-07/10/2018	24331	ACTUAL	574058365	1267	0		\$182.07	\$110.00	\$2,449.70
27	09/21/2018	ELECTRIC SERVICE		06/08/2018-07/10/2018	24331	ACTUAL	574058365	1267	0		\$182.07	\$110.00	\$2,449.70
28	09/21/2018	ELECTRIC SERVICE		07/10/2018-08/08/2018	25568	ACTUAL	574058365	1237	0		\$177.96	\$110.00	\$2,449.70
29	09/21/2018	ELECTRIC SERVICE		07/10/2018-08/08/2018	25568	ACTUAL	574058365	1237	0		\$177.96	\$110.00	\$2,449.70
30	09/21/2018	CANCELED - ELECTRIC SERVICE		08/08/2018-09/07/2018	26742	ACTUAL	574058365	1174	0		-\$23.59	\$110.00	\$2,449.70
31	09/21/2018	ELECTRIC SERVICE		08/08/2018-09/07/2018	26742	ACTUAL	574058365	1174	0		\$165.29	\$110.00	\$2,449.70
32	09/21/2018	CANCELED - ELECTRIC SERVICE		08/08/2018-09/07/2018	26742	ACTUAL	574058365	1174	0		-\$23.59	\$110.00	\$2,449.70
33	09/21/2018	ELECTRIC SERVICE		08/08/2018-09/07/2018	26742	ACTUAL	574058365	1174	0		\$165.29	\$110.00	\$2,449.70
34	09/21/2018	ELECTRIC SERVICE	CON/DISCON ERROR								-\$23.59		
35	10/08/2018	ELECTRIC SERVICE		09/07/2018-10/06/2018	27483	ACTUAL	574058365	741	0		\$107.57	\$116.00	\$2,606.27
36	10/08/2018	DEPOSIT									\$55.00		
37	10/22/2018	ELECTRIC SERVICE	PAYMENT								-\$230.00		
38	11/06/2018	ELECTRIC SERVICE		10/06/2018-11/06/2018	28870	ACTUAL	574058365	1387	0		\$196.60	\$2,527.17	\$251.60
39	11/06/2018	DEPOSIT									\$55.00		
40	11/06/2018	LATE PAYMENT CHARGE									\$34.90		
41	11/07/2018	LATE PAYMENT CHARGE									\$33.29		
42	11/29/2018		LIHEAP PAYMENT								-\$200.00		
43	12/04/2018	LATE PAYMENT CHARGE									\$34.85		
44	12/07/2018	ELECTRIC SERVICE		11/06/2018-12/07/2018	32321	ACTUAL	574058365	3451	0		\$471.63	\$2,646.91	\$471.63
45	01/10/2019	ELECTRIC SERVICE		12/07/2018-01/10/2019	36376	ACTUAL	574058365	4055	0		\$367.07	\$3,118.54	\$367.07
46	02/05/2019	ELECTRIC SERVICE		01/10/2019-02/05/2019	40441	ACTUAL	574058365	4065	0		\$540.95	\$3,265.61	\$540.95

	A	B	C	D	E	F	G	H	I	J	K	L	M
	Transaction Dt	Product Type	Credit Source	Billing Period	Read	Reading Type	Meter Equip Cd	KWH	KW	CCF	Transaction Amount	Balance Forward	Current Charges
13	02/05/2019	DEPOSIT									-\$220.00		
47	03/04/2019		TRANSFER								-\$3,806.56		
48													

# EXHIBIT 2





DATE	CHARGE TYPE	BILLING PERIOD	READ	METER #	CHARGE AMOUNT	CREDIT AMOUNT	TOTAL BILL	BALANCE FORWARD	DUE DATE	KWH
06/09/21	BUDGET BILLING	05/10/21 06/09/21			\$12.00					
	** Budget Bill Detail	** Actual Bill Amount:	12.00		BB Deferred Amount:	-18.41	\$4502.60	\$4490.60	07/01	108
06/09/21	Regular Bill									
07/09/21	BUDGET BILLING	06/09/21 07/09/21			\$12.00					
	** Budget Bill Detail	** Actual Bill Amount:	12.00		BB Deferred Amount:	-18.41	\$4514.60	\$4502.60	08/02	137
07/09/21	Regular Bill									
07/26/21	Payment Agreement									
08/09/21	BUDGET BILLING	07/09/21 08/09/21			\$12.00					
	** Budget Bill Detail	** Actual Bill Amount:	12.00		BB Deferred Amount:	-18.41	\$200.11	\$4526.60	08/31	158
08/09/21	DEFERRED PAYMENT AGREEMENT				\$188.11					
08/09/21	Regular Bill				\$4326.49					
09/07/21	Bill Out DPA due to Default				\$12.00					
09/08/21	BUDGET BILLING	08/09/21 09/08/21			BB Deferred Amount:	-18.41	\$4538.60	\$4538.60	09/30	144
09/08/21	Regular Bill									
10/07/21	BUDGET BILLING	09/08/21 10/07/21			\$12.00					
	** Budget Bill Detail	** Actual Bill Amount:	12.00		BB Deferred Amount:	-18.41	\$4550.60	\$4538.60	10/29	202
10/07/21	Regular Bill									
11/05/21	BUDGET BILLING	10/07/21 11/05/21			\$12.00					
	** Budget Bill Detail	** Actual Bill Amount:	12.00		BB Deferred Amount:	-18.41	\$4562.60	\$4550.60	11/29	165
11/05/21	Regular Bill									
12/08/21	BUDGET BILLING	11/05/21 12/08/21			\$12.00					
	** Budget Bill Detail	** Actual Bill Amount:	29.29		BB Deferred Amount:	-1.12	\$4574.60	\$4562.60	12/30	204
12/08/21	Regular Bill									
01/11/22	BUDGET BILLING	12/08/21 01/11/22			\$12.00					
	** Budget Bill Detail	** Actual Bill Amount:	33.15		BB Deferred Amount:	20.03	\$4586.60	\$4574.60	02/02	230
01/11/22	Regular Bill									
02/10/22	BUDGET BILLING	01/11/22 02/10/22			\$12.00					
	** Budget Bill Detail	** Actual Bill Amount:	34.33		BB Deferred Amount:	42.36	\$4598.60	\$4586.60	03/04	229
02/10/22	Regular Bill									
03/11/22	BUDGET BILLING	02/10/22 03/11/22			\$12.00					
	** Budget Bill Detail	** Actual Bill Amount:	29.83		BB Deferred Amount:	60.19	\$4610.60	\$4598.60	04/04	191
03/11/22	Regular Bill									
04/11/22	BUDGET BILLING	03/11/22 04/11/22			\$12.00					
	** Budget Bill Detail	** Actual Bill Amount:	30.59		BB Deferred Amount:	78.78	\$4622.60	\$4610.60	05/03	189
04/11/22	Regular Bill									
05/10/22	BUDGET BILLING	04/11/22 05/10/22			\$27.00					
	** Budget Bill Detail	** Actual Bill Amount:	26.94		BB Deferred Amount:	78.72	\$4649.60	\$4622.60	06/01	178
05/10/22	Regular Bill									
06/02/22	LIHEAP Payment				\$500.00					

# EXHIBIT 3

PENGAD 800-631-6969

EXHIBIT

3

6/21/22 AM

## 52 Pa. Code § 56.16

This document is current through the May 2022 supplement changes effective through 52 Pa.B. 1354 (February 26, 2022)

**PA - Pennsylvania Administrative Code > TITLE 52. PUBLIC UTILITIES > PART I. PUBLIC UTILITY COMMISSION > SUBPART C. FIXED SERVICE UTILITIES > CHAPTER 56. STANDARDS AND BILLING PRACTICES FOR RESIDENTIAL PUBLIC UTILITY SERVICE > SUBCHAPTER B. BILLING AND PAYMENT STANDARDS > BILLING**

### § 56.16. Transfer of accounts.

- (a) A customer who is about to vacate premises supplied with public utility service or who wishes to have service discontinued shall give at least 7 days notice to the public utility and a noncustomer occupant, specifying the date on which it is desired that service be discontinued. In the absence of a notice, the customer shall be responsible for services rendered. After a reasonable attempt to obtain meter access, if the public utility is not able to access the meter for discontinuance, service shall be discontinued with an estimated meter reading upon which the final bill will be based. The resulting final bill is subject to adjustment once the public utility has obtained an actual meter reading.
- (b) In the event of discontinuance or termination of service at a residence or dwelling in accordance with this chapter, a public utility may transfer an unpaid balance to a new residential service account of the same customer.
- (c) If a termination notice has been issued in accordance with § 56.91 (relating to general notice provisions and contents of termination notice) and subsequent to the mailing or delivery of that notice, the customer requests a transfer of service to a new location, the termination process in §§ 56.91—56.99 may continue at the new location.
- (1) When notifications set forth under § 56.91 and § 56.95 (relating to deferred termination when no prior contact) have been rendered and service has not been terminated due to a denial of access to the premises, the public utility may deny service at a new location when a service transfer is requested.
- (2) Nothing in this section shall be construed to limit the right of a customer to dispute a bill within the meaning of §§ 56.141—56.143 (relating to dispute procedures; time for filing an informal complaint; and effect of failure to timely file an informal complaint).

### Statutory Authority

#### Authority

The provisions of this § 56.16 amended under the Public Utility Code, [66 Pa.C.S. §§ 331, 501, 504, 1301, 1305, 1401](#)—1419, 1501 and 1504.

### History

#### Source

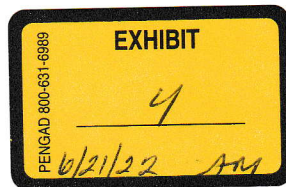
52 Pa. Code § 56.16

The provisions of this § 56.16 adopted June 16, 1978, effective June 17, 1978, 8 Pa.B. 1655; amended April 8, 1983, effective April 9, 1983, 13 Pa.B. 1250; amended October 7, 2011, effective ~~October 8, 2011, 41 Pa.B. 5473~~. Immediately preceding text appears at serial pages (276015) to (276016).

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End of Document

# EXHIBIT 4



**Lexus Nexus Report**

Name: BRENE REID  
Address 4725 TORRESDALE AVE \*FL 2nd PHILADELPHIA PA 19124  
Account Number 75559-03053  
Case Number C -2022- 3032152

Primary address effective 1/18.

[view sources](#)

[Click to run more address searches](#)

[Phone](#)

[REID, BRENE R](#)  
[REID, BRENE](#)  
[REID, BRENE REGINE](#)  
[RIED, BRENE](#)  
[BRENE, REID](#)

(DOB: 05/20/1994)

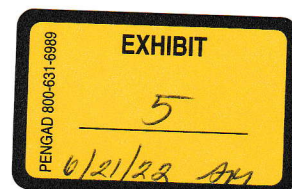
(DOB: 05/01/1994)

(Gender: Female)

[1934 W SOMERSET ST](#)  
[PHILADELPHIA, PA 19132-2616](#)  
[PHILADELPHIA COUNTY](#)

[1324 W SOMERSET ST](#)  
[PHILADELPHIA, PA 19132-2737](#)  
[PHILADELPHIA COUNTY](#)

# EXHIBIT 5



# Facsimile Transmittal

Company name: PECO Energy revenue management

Phone: 267-325-1344

Fax: 215-841-5160

Address: 1934 W Somerset St

To: PECO

From: Brene Reid

Fax #: 215-841-5160

Fax #:

Date: 8/28/18

# of pages: 3

Messages: My real estate company is Anchor Realty 215-333-1116

My name is Brene Reid and I want the electric in my name at 1934 West Somerset St Philadelphia, PA 19132

PENNSYLVANIA RESIDENTIAL LEASE AGREEMENT

This Residential Lease Agreement (hereinafter "Lease") is entered into this 15 day of December, 2017, by and between the Lessor HENRY RYAN INVESTMENTS, LLC, (hereinafter referred to as "Landlord"), and the Lessee(s) Brana Reid. All Lessees (hereinafter referred to collectively as "Tenant"), are jointly, severally and individually bound by, and liable under, the terms and conditions of this Lease.

For the valuable considerations described below, the sufficiency of which is hereby acknowledged, Landlord and Tenant do hereby covenant, contract and agree as follows:

1. GRANT OF LEASE: Landlord, hereinafter referred to as "Landlord", and Tenant do hereby rent from Landlord, solely for use as a personal residence, excluding all other uses, the personal residence located in Philadelphia County, Pennsylvania, with address of 1934 W. Somerset St PHILADELPHIA, including the following items of personal property:

2. NATURE OF OCCUPANCY: As a special consideration and inducement for the granting of this Lease by the Landlord to the Tenant, THE PERSONAL RESIDENCE DESCRIBED ABOVE SHALL BE USED AND OCCUPIED ONLY BY THE MEMBERS OF THE TENANT'S FAMILY OR OTHERS WHOSE NAMES AND AGES ARE SET FORTH BELOW: Tanna Jefferson 17 ; Jamal Henderson 11 ;

Please sign, print and date below:

Signed: [Signature]

Printed: Brana Reid

Date: 12/15/2017

Signed: [Signature]

Printed: Brana Reid

Date: 12/16/2017

3. TERM OF LEASE: This Lease shall commence on the 15 day of December, 2017, and extend until its expiration on the 30 day of November, 2018, unless renewed or extended pursuant to the terms herein.

4. SECURITY DEPOSIT: Upon execution of this Lease, Tenant shall deposit the sum of \$ 925.00, to be held by Landlord as a security deposit for reasonable clearing of, and repair of damages to, the premises upon the expiration or termination of this Lease, or other reasonable damages resulting from a default by Tenant. Tenant shall be liable to Landlord for all damages to the leased premises upon the termination of this Lease, ordinary wear and tear excepted. Tenant is not entitled to interest on the security deposit. Tenant may not apply the security deposit to any rent due under this Lease. If Landlord sells or assigns the leased premises, Landlord shall have the right to transfer Tenant's security deposit to the new owner or assignee to hold under this Lease, and upon so doing Landlord shall be released from all liability to Tenant for return of said security deposit.

In compliance with Pennsylvania Code § 250.512:

Every landlord shall within thirty days of termination of a lease or upon surrender and acceptance of the leasehold premises, whichever first occurs, provide a tenant with a written list of any damages to the leasehold premises for which the landlord claims the tenant is liable. Delivery of the list shall be accompanied by payment of the difference between any sum deposited in escrow, including any unpaid interest thereon, for the payment of damages to the leasehold premises and the actual amount of damages to the leasehold premises caused by the tenant. Nothing shall preclude the landlord from refusing to return the escrow fund, including any unpaid interest thereon, for nonpayment of rent or for the breach of any other condition in the lease by the tenant. Any landlord, who fails to provide a written list within thirty days as required above, shall forfeit all rights to withhold any portion of sums held in escrow or to bring suit against the tenant for damages to the leasehold premises.

Failure of the tenant to provide the landlord with his new address in writing upon termination of the lease or upon surrender and acceptance of the leasehold premises shall relieve the landlord from any liability under this section.

5. RENT PAYMENTS: Tenant agrees to pay rent unto the Landlord during the term of this Lease in equal monthly installments of \$ 925.00, said installment for each month being due and payable on or before the 1st day of the month, the first full rent payment under this Lease being due on the 1st day of February, 2018.

Tenant agrees that if rent is not paid in full on or before the 5th day of the month, Tenant will pay a late charge of 10% of the rent as allowed by applicable Pennsylvania law.

The prorated rent from the commencement of this Lease to the first day of the following month is \$ 606, which amount shall be paid at the execution of this Lease.

Tenant agrees that rent shall be paid in lawful money of the United States by (indicate those that apply):  cash,  money order,  cashier's check,  online other

Rent payments shall be made payable to ABC CAPITAL REALTY, LLC and mailed or delivered to the following address: 1218 N. Marshall Street, Philadelphia, PA 19122. All notices from Tenant to Landlord under this Lease and applicable Pennsylvania law shall be delivered to the above address.

TENANT AGREES THAT RENT MONIES WILL NOT BE CONSIDERED PAID UNTIL LANDLORD OR LANDLORD'S AGENT RECEIVES THE RENT MONIES, EITHER BY MAIL OR BY DELIVERY TO THE ABOVE ADDRESS. TENANT PLACING RENT MONIES IN THE MAIL IS NOT SUFFICIENT FOR RENT TO BE CONSIDERED PAID, AND RENT WILL BE CONSIDERED UNPAID UNTIL ACTUAL RECEIPT THEREOF.

If there are multiple Tenants signed to this Lease, all such Tenants are jointly, severally and individually bound by, and liable under, the terms and conditions of this Lease. A judgment entered against one Tenant shall be no bar to an action against other Tenants.

6. CONSEQUENCES OF BREACH BY TENANT: If Tenant, by any act or omission, or by the act or omission of any of Tenant's family or invitees, licensees, and/or guests, violates any of the terms or conditions of this Lease or any other documents made a part hereof by reference or attachment, Tenant shall be considered in breach of this Lease (breach by one tenant shall be considered breach by all tenants where Tenant is more than one person).

In compliance with Pennsylvania Code § 250.501:

A landlord may notify, in writing, the tenant to remove from the leased premises at the expiration of the time specified in the notice under the following circumstances, namely, (1) upon the termination of a term of the tenant, (2) or upon forfeiture of the lease for breach of its conditions, (3) or upon the failure of the tenant, upon demand, to satisfy any rent reserved and due.

In case of the expiration of a term or of a forfeiture for breach of the conditions of the lease where the lease is for any term of one year or less or for an indeterminate time, the notice shall


**Pennsylvania** IDENTIFICATION CARD  
visitpa.com PA

4a ID# 34 199 828 DUPS 02  
 1b DOB: 05/20/1984  
 1c EXP: 10/31/2020 4a ISS: 11/21/2017

**REID**  
 2 BRENE REGINE  
 9 4723 TORRESDALE AVE  
 PHILADELPHIA, PA 19124

14 SEX: F 18 EYES: BRO  
 16 HGT: 5-07

*Brene Reid*

ID 

1 DO 1732903405700  
 200000001071



August 31, 2018

BRENE REID  
1934 W SOMERSET ST  
PHILADELPHIA, PA 19132

RE: 1934 W SOMERSET ST  
PHILADELPHIA, PA 19132

Dear Mr. Reid:

PECO records indicate that you applied for electric and/or natural gas service at 1934 W SOMERSET ST PHILADELPHIA PA 19132, Effective 08/28/2018. The service was previously in the name of TIANNA JESSCOAT.

PECO determined that you could have resided at and/or have been affiliated with this address prior to requesting service. The investigation disclosed that you were at the property from at least 01/2018 to the present. If you are not in agreement, then you would need to provide proof of residency for the period in question.

Under Pennsylvania law (66 Pa. C.S.A § 1407(D)), you are responsible for all charges incurred at the property while you resided there. The amount of which you are being held responsible is \$998.89. In the future if you request to have service at this address your name will be attached to the existing account balance and a payment would need to be made.

If you currently have a valid Protection from Abuse Order from a court, there are some additional protections available to you. Call us immediately at 215-841-5880.

If you have any questions or concerns, you may contact us at 1-888-480-1533 between 7:00 a.m. and 7:00 p.m., Monday through Friday.

Sincerely,

*Monica Hearst*

Revenue Management

**If you have any questions, or if you need more information, please call the number listed on this notice. AFTER you talk with us, if you are not satisfied, you may file a complaint with the Pennsylvania Public Utility Commission (PUC). You may contact the PUC by calling their toll-free number 1-800-692-7380 or by writing to them at P.O. Box 3265, Harrisburg, PA 17105-3265.**

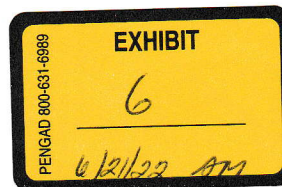
**PECO Company Offices**

**If you need to talk to us, you can come into our office at 2301 Market St., Philadelphia PA 19101, between 8:30 a.m. and 5:00 a.m., or please call us at 1-800-494-4000, between 7:00 a.m. and 7:00 p.m., Monday through Friday.**

**¡Atención!**

**Éste Es Un Mensaje Muy Importante. Si Usted No Lo Entiende, Favor De Llamar Al Número De Teléfono Que Aparece En Este Documento.**

# EXHIBIT 6



August 29, 2019

Brene Reid  
4725 Torresdale Avenue  
Philadelphia, PA 19124

Account Number: 75559-03053

Brene Reid:

I am writing in response to the Informal Complaint (BCS#003722214) that was filed with the Public Utility Commission on 07/31/19.

Company records confirm you established service at 4725 Torresdale Avenue on 10/1/16 (75559-03053). You contacted the company 8/27/18 and requested to establish additional service at 1934 W Somerset Street effective immediately. You were advised to supply the company with a valid copy of a deed/lease and photo identification. Denial letter issued. On 8/28/18 a lease and photo identification were received. On 8/31/19 it was determined you are affiliated with the property and your lease is effective 12/15/17. Company willing to establish service provided you accept responsibility for the balance from 12/15/17 – Present. You agreed to accept responsibility for the balance from 12/15/17 and account established in your name, 34620-10067, effective 12/15/17. A deposit for \$220.00 was assessed and is to be paid in 3 monthly installments of 50%(\$110.00), 25%(\$55.00), and 25%(\$55.00). On 9/21/18 credit adjustment for \$23.59 was applied bringing balance due to \$116.00. On the same day, bill rendered for \$2,559.70 due 10/15/18. Bill included charges totaling \$2,443.70 for period 1/10/18 – 9/7/18, and prior charges of \$116.00.

9/7/18 Bill rendered for \$139.59 due 10/1/18. Bill included charges of \$23.59 for period 9/2/18 – 9/7/18, deposit installment of \$110.00, and a \$6.00 connection fee.

2/4/19 You requested discontinuance of service at 1934 W Somerset Street. At the time of the call, you were advised of a balance of \$3,485.61 in which she agreed.

2/5/19 Service disconnected and final bill rendered for \$3,806.56 and sent to the service address.

3/4/19 Final balance of \$3,806.56 transferred to 4725 Torresdale Avenue, 2<sup>nd</sup> Floor.

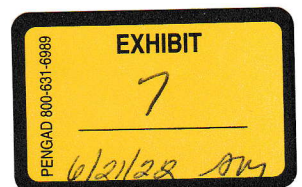
You opened multiple former address investigations that were closed due to no supporting documentation received. The owner of the property at 1934 W Somerset Street, Anchor Realty(215-333-1116) was contacted and confirmed you were the tenant at the property from 12/2017 – 2/2019. Based on this, you are responsible for the balance.

Total balance is \$4,278.22, which includes past due of \$4,453.96, current charges of \$5.00(budget billing) due by 8/30/19, and \$119.26 toward unbilled PPA. The company is willing to process payment terms if you want them.

This information will be forwarded to the Public Utility Commission. The Public Utility Commission will notify you of their decision regarding your complaint.

Cordially,  
Dana Hilton  
215-841-6025  
Analyst, Customer Service

# EXHIBIT 7





June 10, 2022

**BCS Decision Report**

**BCS Case #:** 003722214 **Open Date:** 2019-07-31  
**Customer Name:** BRENE REID  
**Service Address:** 4725 TORRESDALE AVENUE  
PHILADELPHIA, PA 19124  
**BCS Bill Account #:** 7555903053 **Previous Case #:**  
**Violation Type:** NO **Chapter Type:**  
**Decision Type:** W **Section / Rule:**  
**Investigator Name:** NAFEEAH HOLLIDAY  
  
**Decision Issued Date:** 2020-02-04  
**Case Closed Date:** 2020-02-05

**Letter Description:**

<b>Total Balance:</b>	\$4178.96	<b>Balance Date:</b>	2020-02-05
<b>Amount to Restore Service:</b>	\$0.00	<b>Amount to Continue Service:</b>	\$0.00
<b>Date Payment Due:</b>		<b>Regular Budget Amount:</b>	\$12.00
<b>Special Budget Payment:</b>	\$0.00	<b>Final Bill Monthly Payment:</b>	\$0.00
<b>Plus Arrears Payment:</b>	\$0.00	<b>End of Month Payment:</b>	\$0.00
<b>Current Monthly Payment:</b>	\$0.00		
<b>Payment Terms:</b>			

**PAR Description:**

**Resolution Description:**

DISMISSED PER 56.16 (A) AND (B) - PER COMPANY RECORDS THE CUSTOMER ESTABLISHED SERVICE IN HER NAME AT 1934 SOMERSET STREET ON 08/28/2018 AND AFTER PROVIDING A LEASE AND ID THE CUSTOMER WAS HELD RESPONSIBLE FOR THE BILL AT THAT ADDRESS FROM 12/15/2017. THE CUSTOMER ALSO DID NOT CONTACT THE COMPANY TO DISCONTINUE SERVICE. CASE DISMISSED. THE CUSTOMER IS RESPONSIBLE FOR THE BALANCE IN THE AMOUNT OF \$3806.56 THAT WAS TRANSFERRED FROM 1934 SOMERSET STREET TO HER CURRENT ADDRESS. CASE DISMISSED.

Arban Morroli  
2120 Herbert Street  
Philadelphia, Pa 19124  
856-336-6608

June 14, 2022

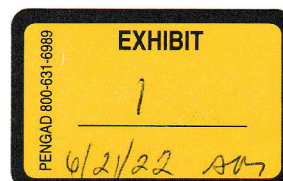
To Whom It May Concern;

I Arban Morroli, began renting to Brene Reid and Tracey Cooper in September 2016. Brene has lived at the property since October 2016, without any gaps in renting. She is currently on a month-to-month lease, that is being upheld by Pennsylvania law. The lease terms state Brene is responsible for the electric bill at the property. From my years of renting to Brene, I can firmly attest that she is dependable, honest and integral.

Kind Regards,



Arban Morroli



# STANDARD LEASE AGREEMENT

This Agreement, dated September 30 2016 by and between an individual known as Leonardo Pajo/Arban Morrolli of 2120 Herbert Street , Philadelphia , Pennsylvania, 19124, hereinafter known as the "Landlord",

**AND**

An individual(s) known as Tracey T. Cooper and Brene R.Reid , hereinafter known as the "Tenant(s)", agree to the following:

**OCCUPANT(S):** The Premises is to be occupied strictly as a residential dwelling with only the Tenant(s) mentioned above as the Occupant(s).

**OFFER TO RENT:** The Landlord hereby rents to the Tenant(s), subject to the following terms and conditions of this Agreement, a single-family home with the address of 4725 Torresdale Avenue , Philadelphia , Pennsylvania, 19124 consisting of 1 bathroom and 2 bedroom(s) hereinafter known as the "Premises". The Landlord may also use the address for notices sent to the Tenant(s).

**PURPOSE:** The Tenant(s) and any Occupant(s) may only use the Premises as a residential dwelling. It may not be used for storage, manufacturing of any type of food or product, professional service(s), or for any commercial use unless otherwise stated in this Agreement.

**FURNISHINGS:** The Premises is not furnished.

**APPLIANCES:** The Landlord shall not provide any appliances in the Premises.

**LEASE TERM:** This Agreement shall be a fixed-period arrangement beginning on October 1, 2016 and ending on October 1, 2017 with the Tenant(s) having the option to continue to occupy the Premises under the same terms and conditions of this Agreement under a Month-to-Month arrangement (Tenancy at Will) with either the Landlord or Tenant having the option to cancel the tenancy with at least thirty (30) days notice or the minimum time-period set by the State, whichever is shorter. For the Tenant to continue under Month-to-Month tenancy at the expiration of the Lease Term, the Landlord must be notified within sixty (60) days before the end of the Lease Term. Hereinafter known as the "Lease Term".

**RENT:** Tenant(s) shall pay the Landlord in equal monthly installments of \$1,500.00 (US Dollars) hereinafter known as the "Rent". The Rent will be due on the First (1st) of every month and be paid via the following instructions:

Money Order Check Cash

**NON-SUFFICIENT FUNDS (NSF CHECKS):** If the Tenant(s) attempts to pay the rent with a check that is not honored or an electronic transaction (ACH) due to insufficient funds (NSF) there shall be no fee (US Dollars).

**LATE FEE:** If rent is not paid on the due date, there shall be a late fee assessed by the Landlord in the amount of:

\$50.00 (US Dollars) per occurrence for each month payment that is late after the 6th Day rent is due.

**FIRST (1ST) MONTH'S RENT:** First (1st) month's rent shall be due by the Tenant(s) upon the execution of this Agreement.

**PRE-PAYMENT:** The Landlord shall not require any pre-payment of rent by the Tenant(s).

**PRORATION PERIOD:** The Tenant(s) will not move into the Premises before the start of the Lease Term.

**SECURITY DEPOSIT:** A Security Deposit in the amount of \$1,500.00 (US Dollars) shall be required by the Tenant(s) at the execution of this Agreement to the Landlord for the faithful performance of all the terms and conditions. The Security Deposit is to be returned to the Tenant(s) within 30 days after this Agreement has terminated, less any damage charges and without interest. This Security Deposit shall not be credited towards rent unless the Landlord gives their written consent.

**POSSESSION:** Tenant(s) has examined the condition of the Premises and by taking possession acknowledges that they have accepted the Premises in good order and in its current condition except as herein otherwise stated. Failure of the Landlord to deliver possession of the Premises at the start of the Lease Term to the Tenant(s) shall terminate this Agreement at the option of the Tenant(s). Furthermore, under such failure to deliver possession by the Landlord, and if the Tenant(s) cancels this Agreement, the Security Deposit (if any) shall be returned to the Tenant(s) along with any other pre-paid rent, fees, including if the Tenant(s) paid a fee during the application process before the execution of this Agreement.

**ACCESS:** Upon the beginning of the Proration Period or the start of the Lease Term, whichever is earlier, the Landlord agrees to give access to the Tenant(s) in the form of keys, fobs, cards, or any type of keyless security entry as needed to enter the common areas and the Premises. Duplicate copies of the access provided may only be authorized under the consent of the Landlord and, if any replacements are needed, the Landlord may provide them for a fee. At the end of this Agreement all access provided to the Tenant(s) shall be returned to the Landlord or a fee will be charged to the Tenant(s) or the fee will be subtracted from the Security Deposit.

**MOVE-IN INSPECTION:** Before, at the time of the Tenant(s) accepting possession, or shortly thereafter, the Landlord and Tenant(s) shall not perform an inspection of the Premises.

**SUBLETTING:** The Tenant(s) shall not have the right to sub-let the Premises or any part thereof without the prior written consent of the Landlord. If consent is granted by the Landlord, the Tenant(s) will be responsible for all actions and liabilities of the Sublessee including but not limited to: damage to the Premises, non-payment of rent, and any eviction process (In the event of an eviction the Tenant(s) shall be responsible for all court filing fee(s), representation, and any other fee(s) associated with removing the Sublessee). The consent by the Landlord to one sub-let shall not be deemed to be consent to any subsequent subletting.

**ABANDONMENT:** If the Tenant(s) vacates or abandons the property for a time-period that is the minimum set by State law or seven (7) days, whichever is less, the Landlord shall have the right to terminate this Agreement immediately and remove all belongings including any personal property off of the Premises. If the Tenant(s) vacates or abandons the property, the Landlord shall immediately have the right to terminate this Agreement.

**ASSIGNMENT:** Tenant(s) shall not assign this Lease without the prior written consent of the Landlord. The consent by the Landlord to one assignment shall not be deemed to be consent to any subsequent assignment.

**PARKING:** The Landlord shall not provide parking to the Tenant(s).

**RIGHT OF ENTRY:** The Landlord shall have the right to enter the Premises during normal working hours by providing notice in accordance with the minimum State requirement in order for inspection, make necessary repairs, alterations or improvements, to supply services as agreed or for any reasonable purpose. The Landlord may exhibit the Premises to prospective purchasers, mortgagees, or lessees upon reasonable notice.

**SALE OF PROPERTY:** If the Premises is sold, the Tenant(s) is to be notified of the new Owner, and if there is a new Manager, their contact details for repairs and maintenance shall be forwarded. If the Premises is conveyed to another party, the new owner shall not have the right to terminate this Agreement and it shall continue under the terms and conditions agreed upon by the Landlord and Tenant(s).

**UTILITIES:** The Landlord shall not pay for any of the utilities and services and will be the responsibility of the Tenant(s).

**MAINTENANCE, REPAIRS, OR ALTERATIONS:** The Tenant(s) shall, at their own expense and at all times, maintain premises in a clean and sanitary manner, and shall surrender the same at termination hereof, in as good condition as received, normal wear and tear excepted. The Tenant(s) may not make any alterations to the leased premises without the consent in writing of the Landlord. The Landlord shall be responsible for repairs to the interior and exterior of the building. If the Premises includes a washer, dryer, freezer, dehumidifier unit and/or air conditioning unit, the Landlord makes no warranty as to the repair or replacement of units if one or all shall fail to operate. The Landlord will place fresh batteries in all battery-operated smoke detectors when the Tenant(s) moves into the premises. After the initial placement of the fresh batteries it is the responsibility of the Tenant(s) to replace batteries when needed. A monthly "cursory" inspection may be required for all fire extinguishers to make sure they are fully charged.

**EARLY TERMINATION:** The Tenant(s) may not be able to cancel this Agreement unless the Tenant is a victim of Domestic Violence, in such case, the Tenant may be able to cancel in accordance with any local, state, or federal laws.

**PETS:** The Tenant(s) shall not be allowed to have pets on the Premises or common areas except those that are necessary for individuals with disabilities.

**NOISE/WASTE:** The Tenant(s) agrees not to commit waste on the premises, maintain, or permit to be maintained, a nuisance thereon, or use, or permit the premises to be used, in an unlawful manner. The Tenant(s) further agrees to abide by any and all local, county, and State noise ordinances.

**GUESTS:** There shall be no other persons living on the Premises other than the Tenant(s) and any Occupant(s). Guests of the Tenant(s) are allowed for periods not lasting for more than forty-eight hours unless otherwise approved by the Landlord.

**SMOKING POLICY:** Smoking on the Premises is prohibited on the entire property, including individual units, common areas, every building and adjoining properties.

**COMPLIANCE WITH LAW:** The Tenant(s) agrees that during the term of the Agreement, to promptly comply with any present and future laws, ordinances, orders, rules, regulations, and requirements of the Federal, State, County, City, and Municipal government or any of their departments, bureaus, boards, commissions and officials thereof with respect to the premises, or the use or occupancy thereof, whether said compliance shall be ordered or directed to or against the Tenant(s), the Landlord, or both.

**DEFAULT:** If the Tenant(s) fails to comply with any of the financial or material provisions of this Agreement, or of any present rules and regulations or any that may be hereafter prescribed by the Landlord, or materially fails to comply with any duties imposed on the Tenant(s) by statute or State laws, within the time period after delivery of written notice by the Landlord specifying the non-compliance and indicating the intention of the Landlord to terminate the Agreement by reason thereof, the Landlord may terminate this Agreement. If the Tenant(s) fails to pay rent when due and the default continues for the time-period specified in the written notice thereafter, the Landlord may, at their option, declare the entire balance (compiling all months applicable to this Agreement) of rent payable hereunder to be immediately due and payable and may exercise any and all rights and remedies available to the Landlord at law or in equity and may immediately terminate this Agreement.

The Tenant(s) will be in default if: (a) Tenant(s) does not pay rent or other amounts that are owed in accordance with respective State laws; (b) Tenant(s), their guests, or the Occupant(s) violate this Agreement, rules, or fire, safety, health, or criminal laws, regardless of whether arrest or conviction occurs; (c) Tenant(s) abandons the Premises; (d) Tenant(s) gives incorrect or false information in the rental application; (e) Tenant(s), or any Occupant(s) is arrested, convicted, or given deferred adjudication for a criminal offense involving actual or potential physical harm to a person, or involving possession, manufacture, or delivery of a controlled substance, marijuana, or drug paraphernalia under state statute; (f) any illegal drugs or paraphernalia are found in the Premises or on the person of the Tenant(s), guests, or Occupant(s) while on the Premises and/or; (g) as otherwise allowed by law.

**MULTIPLE TENANT(S) OR OCCUPANT(S):** Each individual that is considered a Tenant(s) is jointly and individually liable for all of this Agreement's obligations, including but not limited to rent monies. If any Tenant(s), guest, or Occupant(s) violates this Agreement, the Tenant(s) is considered to have violated this Agreement. Landlord's requests and notices to the Tenant(s) or any of the Occupant(s) of legal age constitutes notice to the Tenant(s). Notices and requests from the Tenant(s) or any one of the Occupant(s) (including repair requests and entry permissions) constitutes notice from the Tenant(s). In eviction suits, the Tenant(s) is considered the agent of the Premise for the service of process.

**DISPUTES:** If a dispute arises during or after the term of this Agreement between the Landlord and Tenant(s), they shall agree to hold negotiations amongst themselves, in "good faith", before any litigation.

**SEVERABILITY:** If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

**SURRENDER OF PREMISES:** The Tenant(s) has surrendered the Premises when (a) the move-out date has passed and no one is living in the Premise within the Landlord's reasonable judgment; or (b) Access to the Premise have been turned in to Landlord – whichever comes first. Upon the expiration of the term hereof, the Tenant(s) shall surrender the Premise in better or equal condition

as it were at the commencement of this Agreement, reasonable use, wear and tear thereof, and damages by the elements excepted.

**RETALIATION:** The Landlord is prohibited from making any type of retaliatory acts against the Tenant(s) including but not limited to restricting access to the Premises, decreasing or cancelling services or utilities, failure to repair appliances or fixtures, or any other type of act that could be considered unjustified.

**WAIVER:** A Waiver by the Landlord for a breach of any covenant or duty by the Tenant(s), under this Agreement is not a waiver for a breach of any other covenant or duty by the Tenant(s), or of any subsequent breach of the same covenant or duty. No provision of this Agreement shall be considered waived unless such a waiver shall be expressed in writing as a formal amendment to this Agreement and executed by the Tenant(s) and Landlord.

**EQUAL HOUSING:** If the Tenant(s) possess(es) any mental or physical impairment, the Landlord shall provide reasonable modifications to the Premises unless the modifications would be too difficult or expensive for the Landlord to provide. Any impairment of the Tenant(s) is/are encouraged to be provided and presented to the Landlord in writing in order to seek the most appropriate route for providing the modifications to the Premises.

**HAZARDOUS MATERIALS:** The Tenant(s) agrees to not possess any type of personal property that could be considered a fire hazard such as a substance having flammable or explosive characteristics on the Premises. Items that are prohibited to be brought into the Premises, other than for everyday cooking or the need of an appliance, includes but is not limited to gas (compressed), gasoline, fuel, propane, kerosene, motor oil, fireworks, or any other related content in the form of a liquid, solid, or gas.

**WATERBEDS:** The Tenant(s) is not permitted to furnish the Premises with waterbeds.

**INDEMNIFICATION:** The Landlord shall not be liable for any damage or injury to the Tenant(s), or any other person, or to any property, occurring on the Premises, or any part thereof, or in common areas thereof, and the Tenant(s) agrees to hold the Landlord harmless from any claims or damages unless caused solely by the Landlord's negligence. It is recommended that renter's insurance be purchased at the Tenant(s)'s expense.

**COVENANTS:** The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this Agreement.

**NOTICES:** Any notice to be sent by the Landlord or the Tenant(s) to each other shall use the following mailing addresses:

**Landlord's/Agent's Mailing Address**

Leonardo Pajo  
2120 Herbert Street  
Philadelphia, Pa 19124

**Tenant(s)'s Mailing Address**

Brene R. Reid  
Tracey T. Cooper  
4725 Torresdale Avenue

Philadelphia , Pennsylvania, 19124

Landlord's Phone Number: (856)336-6608 Email: ACEWECLEAN@Gmail.COM

**PREMISES DEEMED UNINHABITABLE:** If the Property is deemed uninhabitable due to damage beyond reasonable repair the Tenant(s) will be able to terminate this Agreement by written notice to the Landlord. If said damage was due to the negligence of the Tenant(s), the Tenant(s) shall be liable to the Landlord for all repairs and for the loss of income due to restoring the Premises back to a livable condition in addition to any other losses that can be proved by the Landlord.

**SERVICEMEMBERS CIVIL RELIEF ACT:** In the event the Tenant(s) is or hereafter becomes, a member of the United States Armed Forces on extended active duty and hereafter the Tenant(s) receives permanent change of station (PCS) orders to depart from the area where the Premises are located, or is relieved from active duty, retires or separates from the military, is ordered into military housing, or receives deployment orders, then in any of these events, the Tenant may terminate this lease upon giving thirty (30) days written notice to the Landlord. The Tenant shall also provide to the Landlord a copy of the official orders or a letter signed by the Tenant's commanding officer, reflecting the change which warrants termination under this clause. The Tenant will pay prorated rent for any days which he/she occupies the dwelling past the beginning of the rental period.

The damage/security deposit will be promptly returned to Tenant, provided there are no damages to the Premises.

**LEAD PAINT:** The Premises was constructed before 1978 and therefore the Lead-Based Paint Disclosure that is attached to this Agreement must be authorized.

**GOVERNING LAW:** This Agreement is to be governed under the laws located in the State of Pennsylvania.

**ADDITIONAL TERMS AND CONDITIONS:** There are no further terms or conditions that will be added to this Agreement other than any attachments or addendums attached.

**ENTIRE AGREEMENT:** This Agreement contains all the terms agreed to by the parties relating to its subject matter including any attachments or addendums. This Agreement replaces all previous discussions, understandings, and oral agreements. The Landlord and Tenant(s) agree to the terms and conditions and shall be bound until the end of the Lease Term.

The parties have agreed and executed this agreement on Sept 30 2016,  
2016.

**LANDLORD(S) SIGNATURE**

Landlord's Signature



**TENANT(S) SIGNATURE**

Tenant(s) Signature



## **AMOUNT (\$) DUE AT SIGNING**

**Security Deposit: \$3000.00**

**First (1st) Month's Rent: \$1,500.00**

## Lead-Based Paint Disclosure

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards Lead Warning Statement Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

### Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards

(check (i) or (ii) below)

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). \_\_\_\_\_

(ii) \_\_\_\_\_ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor

(check (i) or (ii) below)

(i) \_\_\_\_\_ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).  
\_\_\_\_\_

(ii) \_\_\_\_\_ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Lessee's Acknowledgment (initial)

(c) \_\_\_\_\_ Lessee has received copies of all information listed above.

(d) \_\_\_\_\_ Lessee has received the pamphlet Protect Your Family from Lead in Your Home.

### Agent's Acknowledgment (if any) (initial)

(e) \_\_\_\_\_ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

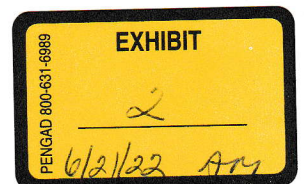
Certification of Accuracy The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Tenant's Signature \_\_\_\_\_

Learning Garden Philly  
734 South Street

EARNINGS STATEMENT

EMPLOYEE NAME / ADDRESS		SSN	REPORTING PERIOD	PAY DATE	# 9999	
Brene R Reid 4725 Torresdale Avenue		XXX-XX-3334	03/20/2022-4/03/2022	04/08/2022	Employee # 504	
INCOME	RATE	HOURS	CURRENT PAY	DEDUCTIONS	TOTAL	YTD TOTAL
GROSS EARNINGS	15.00	30	450.00	STATUTORY DEDUCTIONS		
				FICA - MEDICARE	6.53	45.71
				FICA - SOCIAL SECURITY	27.90	195.30
				FICA - FEDERAL TAX	37.60	263.20
				PA STATE TAX	13.82	96.74
YTD GROSS	YTD DEDUCTIONS	YTD NET PAY	TOTAL	DEDUCTIONS	NET PAY	
3150.00	600.95	2549.05	450.00	85.85	364.15	



Learning Garden Philly  
734 South Street

EARNINGS STATEMENT

EMPLOYEE NAME / ADDRESS		SSN	REPORTING PERIOD	PAY DATE	# 10015	
Brene R Reid 4725 Torresdale Avenue		XXX-XX-3334	04/04/2022-04/17/222	04/22/2022	Employee # 504	
INCOME	RATE	HOURS	CURRENT PAY	DEDUCTIONS	TOTAL	YTD TOTAL
GROSS EARNINGS	15.00	35	525.00	<b>STATUTORY DEDUCTIONS</b>		
				FICA - MEDICARE	7.61	53.32
				FICA - SOCIAL SECURITY	32.55	227.85
				FICA - FEDERAL TAX	48.85	312.05
				PA STATE TAX	16.12	112.86
YTD GROSS			YTD NET PAY	TOTAL	DEDUCTIONS	NET PAY
3675.00			2968.92	525.00	105.13	419.87

DATE OF INCIDENT: 7-24-19

LOCATION: 4725 Torresdale Ave

DC# 19-15-074721

DATE OF REPORT: 7-24-19

15<sup>TH</sup> DISTRICT 215-686-3150

NORTHEAST DETECTIVE 215-686-3153

