

From:

**Vanee D. Flowers, Complainant, Pro Se**

1101 Hook Road Apartment 305

Sharon Hill, Pa 19079

Email: [vaneedflowers@yahoo.com](mailto:vaneedflowers@yahoo.com)

Phone: 484-540-8395

August 01, 2023

Ref to: VANEE FLOWERS, Pro se V. PECO ENERGY COMPANY

Heard by the Pennsylvania Public Utility Commission

BCS #: 3866604: Docket #: F-2023-3037916

Hearing Before Assigned Administrative Law Judge

Arlene Aston

April 12, 2023 @ 10:00 a.am

Telephone Hearing Confrence

**“EXCEPTIONS OF (Vanee Flowers), Pro se Protestant-Complaint”- To the Commission**

Sent electronic via e file eServer to: \_\_\_\_\_ and curtesy copy sent via electronic email to: [ra-OSA@pa.gov](mailto:ra-OSA@pa.gov) .

TO: Rosemary Chiavetta- Secretary, Commission's Office of Special Assistants (OSA)

Commonwealth of Pennsylvania, The Pennsylvania Public Utility Commission, Commonwealth Keystone Building, 400 North South Street, Harrisburg, Pennsylvania 17120

Sent electronic via e file eServer to: \_\_\_\_\_ and curtesy copy sent via electromatic email to:

TO: Arlene Ashton- PUC Administrative Law Judge

Commonwealth of Pennsylvania, The Pennsylvania Public Utility Commission, Commonwealth Keystone Building, 400 North South Street Harrisburg, Pennsylvania 17120

Sent electronic via e file eServer

TO: [Khadijah.Scott@exeloncorp.com](mailto:Khadijah.Scott@exeloncorp.com)

Khadijah Scott Counsel for Peco Energy Company

2301 Market Street, Philadelphia, Pa 19103

**“EXCEPTIONS” OF VANEE FLOWERS, Pro se THE PROTESTANT AND  
COMPLAINANT TO THE COMMISSION**

I Vanee Flowers, Pro se disagree with the Decisions of The Formal complaint that violates, The Administrative Law Judge Arlene Aston was Bias towards and against the complainant Vanee Flowers throughout the entire hearing and was very unfair, unjust and denied her due process and violated her Civil Rights towards the complainant. **§ 1.96. Unofficial statements and opinions by Commission personnel, by providing unofficial statements and opinions to the initial decision dated July 14, 2023** for a recorded telephone conference hearing on the record were Vanee Flowers, Pro Se the complainant v PECO Energy Company Case Before The Pennsylvania Public Utility Commission’s presided over by the assigned Administrative Law Judge Arlene Asthon, with court reporter, Mr. Brandon Magness, Kadajah Scott Council for PECO Energy Company who never provided myself or the Commission her entry of appearance PECO Energy Company, and the witness Ms. Anna Mae Migliaccio of PECO Regulatory Department who I was not allowed to cross examine due to the telephone hearing being stopped, interrupted and muted by a several times by Arlenne Asthon abruptly for no apparent reason who acted more like the lawyer for the attorney. Scott and her witness Ms Migliaccio as well as the jury and the prosecutor I this case it was a very unfair case and the judge was bias while denying the complaint the chance to properly prove plead and give cross examine the witness, offer exhibits including my answers to the respondent answers to my formal complaint served on the respondent and the PUC and Peco dated February 17, 2023 see page 2 second paragraph denied and not allowed to enter them as exhibits and evidence due to bias from judge this issue was raised on the record by the complainant. On page two paragraph 5 complainant on the record offered more than 4 exhibits on the recorded more Bias. The complaint response to Peco answers to my formal complaint was served via PUC e file and email to Peco Energy Company responses to my formal complaint and not allowed to cross examine the witness, the presiding judge would not allow me to complete my testimony on my behalf for the record, and while I was attempting to cross examine the witness for testimony she gave regarding the fact she did not ever speak to me directly when in her testimony she stated she spoke to me directly, and when I attempted to cross

examine her she conceded stating she never spoke to me directly regarding my numerous complaints to PECO for an investigation into the illegal hook up of the electrical services for 927 Coates Street involving # 2 of the second floor previous unit I resided from February 01, 2020 to December 01, 2022, for PECO Electric and Gas Account that begin January 31, 2020 for the transferred account number transferred from account number for address 329 Beverly Blvd. Apt A Upper Darby, Pa 19082blic, do not have the force and effect of law or legal determinations, and are not binding upon the Commonwealth or the Commission. Administrative Law Judge should be Disbarred as a Judge for violation and denial of the Civil Rights of the complaint rejection of due Process due to the Pro se litigant Vanee Flowers

### **Authority**

The provisions of this § 1.96 amended under the Public Utility Code, 66 Pa.C.S. § § 501, 504—506, 1301 and 1501.

### **Source**

The provisions of this § 1.96 adopted October 12, 1984, effective January 1, 1985, 14 Pa.B. 3819; amended January 24, 1997, effective January 25, 1997, 27 Pa.B. 414. Immediately preceding text appears at serial page (215934).

### **Cross References**

This section cited in 52 Pa. Code § 63.222 (relating to expedited process for resolution of migration disputes between service providers); and 52 Pa. Code § 69.1401 (relating to guidelines for determining public utility status—statement of policy).

I Vanee Flowers denies, the initial decision made denying the complainants formal complaint that she did not meet her burden of proving that the respondent erred in transferring the balance from her account to her current account. The pro se complaint Vanee Flowers did meet her burden of proof and did establish that Peco Energy Company did erred and did violate the Public Utility Code by failing to respond to the complaint request for and investigation to be conducted at the premises of 927 Coates Street for illegal electricity hook up of her apartment breaker box being located in the common areas of the basement in not in her apartment in a multi rental unit dwelling with to or more apartment units in the building were the electrical services is established in the complainants name and account but are located in the common areas of the building were the complainant pays for the electricity for the common areas do to illegal electrical wiring were the

complainant did not have access to her electrical breaker box supplying electricity to those common areas were the complaint is paying for electricity that is used for the were the owner should be paying for the lighting for those common areas of the property and not the tenant/complainant. Complainant requested made several request to Peco to come do an investigate into the matter and not having access to her breaker box that should be inside her unit in not in the common areas were the accounts in the complainants name for that issue along with request of an investigation into issues of flickering lights, overheating of appliances microwave s overheating and catching fire ,and overheating and melting the appliances, appliances not turning off, overload of electrical current, and two much electrical current coming into the unit from the outside pole when inspected by RCN my cable company at the time, with numerous complaints and call about to Peco Energy Company for an investigation.

Peco Eered by not responding or investigating the complaints and the issues in the above matter. Complainant also met her burden of proof when she gave what little testimony she wasn't allowed to give without being interrupted by the bias administrative law judge presiding over the case and I was stopped when giving my testimony and evidence to prove my case at the hearing and her submitted written responses to Peco Energy Company to the Complainants Formal Complaint served on the PUC e file by proving Peco erred in transferring electricity from 329 Beverly Blvd. Apartment A Upper Darby Pa 19082. For account number when that transferred to the 927 Coates Street 2nd Floor unit in Sharon Hill Pa 19079 when complainant requested Peco come out to investigate illegal hook up of electrical services for the illegally charging the account holder the complainant for electricity where she lived in apartment of a multi-family dwelling apartment building units were the electric breaker box was in the basement of the common areas. Peco Energy Company came out and investigated for the same issues at a previous address and told the owner he was in violation in to put the electricity into the complainants name he had to correctly re wire the electrical system and supply the complaint/tenant electrical breaker box to her unit and for it to remain in the common areas it had to be put into the owner's name to make it legal. The owner followed Peco Energy recommendation to avoid being fined for violation in the electrical wiring throughout the entire building and violations, and the electrical services and Peco account was taken out of the complainant/tenant's name and account and all previous electrical balances was paid off and reimburse to the complaint by the property owner. The account number for that Peco Energy electrical account is 4950-664112 and 4950-684149, and was transferred to the 927 Coates Street 2<sup>nd</sup> floor address on January 31, 2020. As testified by Ms Migliaccio of Peco Regulatory Department who was never sworn in before giving her

testimony that was raised by the complainant but the complainant was sworn in ho is poor and a black female and the witness was white female. The judge was Bias.

She gives unofficial information in her decision the decision handed down is not signed by the law judge. She states in her foot notes on page that the inspection performed by McWright HUD Inspection inspected at the unit on October 14, 2022, November 14, 2022, Failed All Hud Inspections Due Electrical Issues and several other unfair unsafe housing living conditions including Peco failure to investigate the very issues that failed the numerous Hud McCreight Standard of living housing inspections.

Page 3 No. 5. Denied. Peco never came out to investigate because of a storm that did not happen and if Peco would have come arrangements would have been made by the Property Manager Del Val to grant access to the common area were the complaint electrical breaker box was housed.

Page 2 paragraph 4 denied. Complaint never received the order on March 09, 2023 of a prehearing order.

Page 3 number 6 Admitted. Complainant made numerous calls to Peco Energy Company prior September 22, 2022.

Page 3. No. 7 Denied in part admitted in part see above response.

Page 3. No. 8. Denied.

Page 3. No. 9. Denied. Complaint reached out to Peco on several attempts to reschedule for them to come out to investigate from the initial Appointment canceled due to the so-called storm but I received no response in the matter or help from Peco Energy Company.

Page 3 No. 10. Denied. Peco never came out or attempted to come out to do the investigation if I had access to the electrical breaker box and common area or not. Peco Energy Company failed to act and investigate.

Page 4. No. 11. Denied. Peco was never at the Property to investigate the issues in my complaint. It never happened that is a Lie.

Page 4. No. 12. Denied. See above responses.

Page 4. No. 13. Admitted. TIME TO MOVE OUT OF THE ILLEGAL DUMP!

Page 4. No. 14. No response needed.

Page 4. No. 15. Admitted.

Page 4. No. 16. No responses needed.

The discussion from page 4 to 6 deserves no answer if you were not given a fair hearing and bias is at the heart of the matter at hand. The result is no due process in violation of the complainant civil rights that was raised during the hearing on the record by the complainant on the recorded record.

Page 7 Foot notes 17, Complainant Exhibits a The HUD Inspection by Mcgright on April 29, and May 27, 2022 McCright Event Id No CG4NZP Annul Hud Inspection and both inspection FAILED INSPECTION due failed repairs bedroom floors left center floor level there are areas of rotted or spongy flooring. Floor rotted under carpet.

Page 7 Footnote 18, Exhibit Aat 2-8 show Glory to God is listed on court record as the name under ownership and the 1-page front copy of the lease and signed documents show Ryan Wagner as owner and landlord and DelVal Realty and Property Management INC. aka Del Val Property Management, the landlords, owners, brokers, agents and property manager signed as the owners' landlords and property managers a private home and not a church.

Page 7 Footnotes 19, All Hud Inspections listed electrical issues and failures that all failed Hud Inspection and reinspection including the 3 Sharon Hill Borough Inspection for electric Being in the tenants Peco account for electric being supplied to the common areas were the complainant electrical breaker box is housed in the common areas for her apartment unit. See Mcwright reports as exhibits.

The December Hud inspection failed due to the heating system gas and electric heater and electric system did not work.

Page 8 paragraph 2 Denied. Complainant did provide testimony and evidence that did support here allegation raised in her complaints to Peco and her Formal complaint and hearing and informal complaint included her answers to Peco 's

responses to her formal complaint. And in her testimony and cross examination of the witness. It is not fair when you are not given the proper chance and or due process to plead case when the judge is bias in every way in you are not allowed to plead your case. I also have a recording of the entire proceedings so there for,

Page 9. is Denied. And

Page 10. Is Denied also.

THEREFORE,

This Concludes my EXCEPTIONS, To the Commission, by Ms, Vanee D. Flowers in this matte and asked that My Exceptions be accepted, submitted, considered and preserved. Before this Commission.

Submitted,

Date August 01, 2023

  
Vance D. Flowers, Pro Se, Complainant

1101 Hook Road Apt. 305

Sharon Hill, Pa 19079

Email: [vaneedflowers@yahoo.com](mailto:vaneedflowers@yahoo.com)

Phone 484-450-8395

Exhibits 1 of 2 Exhibits

Exhibits NO. 1 The recorded record. Along with all preserved documents provided by the Complainant.

Exhibit 2 of 2 Exhibits

The Complainant response to the Respondents Answers to the Complainant Formal Complaint.

February 21, 2023

**COVER PAGE**

From:

Vanee Flowers

BCS# 3866604

Docket Number: F-2023-3037961

To: ARLENE ASHTON- PUC, ADMINISTRATIVE LAW JUDGE,

The Pennsylvania Public Utility Commission

Commonwealth of Pennsylvania

[RA-PCESERVE@pa.gov](mailto:RA-PCESERVE@pa.gov)

To:

[Khadijah.Scott@exeloncorp.com](mailto:Khadijah.Scott@exeloncorp.com)

Khadijah Scott Counsel for Peco Energy Company

Peco Energy Company

2301 Market Street S23-4

Philadelphia, Pa 190103

RE: APPEALLEE ANSWERS TO RESPONSE PECOANSWERS TO VANEE  
FLOWERS FORMAL COMPLAINT

Docket No.: F-2023-2027961- BCS #: 3866604

TOTAL PAGES INCLUDEDING THIS PAGE TOTAL IS **17 PAGES.**

**THE PENNSYLVANIA PUBLIC UTILITY COMMISSION**  
**v,**  
**PECO EENERGY COMPANY**  
**BEFORE THE PENNSYLVANIA PUBLIC UTILITY COMMISSION**

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**VANEE FLOWRS** :  
**Complainant/Appellee** :  
**V.** : **Docket NO. F-2023-3037961**  
:  
**PECO ENERGY COMPANY** : **BCS # 3866604**  
**Respondent/Appellant** :

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**ANSWER OF APPEALLEE VANEE FLOWERS**  
**TO PECO ENERGY COMPANY ANSWERS TO APPEALEE FORMAL COMPLAINT**

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Now comes the appellee/complainant, VANEE FLOWERS, in this Formal Complaint, known also as the Peco Energy account holder, Objects to PECO Energy Company (Peco Energy), the Respondent being served a formal complaint in the above caption docket Pursuant to 52 Pa. Code §5.61, on JANUARY 31, 2022, of their answers filed. Objection and denied by the complainant Vanee Flowers to the above respondent's statement answer.

1. Objection. No response needed from complainant, However, the account number

58873-69043 in the account holders name for new service address 1101 Hook Road Apt. 305 Sharon Hill, Pa 19079 with a connected account number 30704-23169 for service address 927 Coates Street, Sharon Hill, Pa 19079 unit #2 also with complainant as the account holder for electric in gas service.

2. Objection. No response needed from complainant. However, the account number 30704-23169 at the 927 Coates Street service address in the complainant's name for electric and gas service for unit 2 has two addition connected PECO Energy account number in the account holders the complaints name for Peco Energy account number #1. 4950-604112 for electric and gas with the electricity put in the complainant's name by PECO and then later being removed from the account holders name the complainants due to investigation opened at the request of the complainant to PECO Energy Company, and by HUD representatives due to the illegal electrical wiring, and gas heating, vs common areas and apartment units, not having the electrical breaker box in the account holder's apartment unit. and having the electrical breaker box for the account holder's unit in a common area and the account holders gas heat being used for the hallways and stairwells of the common areas at that location and for not having the Electrical Breaker Box in the account holder's apartment billed to the owner also by PECO at the service addressee of 329 Beverly Blvd. Apt. A Upper Darby, Pa 19082 service address. The electricity was for no electrical breaker box located in the apartment of the utility service account holder, and account number #2.) 4950684149 for an illegal hook up of gas in the account holders name and not the electricity both of these Peco accounts were in the complaint name as the account holder at the PECO service address located at 329 Beverly Blvd. Apt. A Upper Darby, Pa 19082. Complainant opened an investigation and Peco Energy scheduled an appointment for a PECO Energy Company Representative to come out and investigate the breaker box issue and utilities

hookup for complainant apartment unit and the utilities connected to the common areas hook up to her peco energy account that Peco was charging the appellee for. The appointment was scheduled a Peco representative did come out to that service address, and did investigate the issues at the complainant's request. The Findings were all electrical services in the account holder's name for that unit was taken out of the complainants name and address and paid for by the property owner and put in the property owners name and address vs rewiring the electricity for the entire property for both apartments to equipped and make legal accessible electrical breaker boxes located and both apartments units in order for the electricity to be put into the tenants names, and rewiring of the main breaker for the property's common areas wired in the basement for common areas throughout the property to be placed in the owner of the property name and account and not the complainants name.

3. Complaint objects to no. 3 answer of Peco Energy response to complainants' formal complaint. See above complaint above answer to no. 1 and 2 of this objection and answers along with filed formal complaint no. 1,2, 3, 4, 5, 6, 7, a, b, c, 8, 9, 10, and attachments filed and included with the formal complaint.

4. Complaint objects to, and denies no. 4, answer of Peco Energy response to formal complainants. See complaint response answers above answer to no 3 of this replay answer with objections. Pecos exhibits 1 and 2 do not verify the initial start date of account service dated back to January 31, 2020 and the move in date of February 01, 2020 in their answers as stated in paragraphs 1 and 2 of their answer to no. 4. Complaint continued to have service at that address up till November 30, 2022. of her official move out date, and illegal lock out by the property owner Ryan Wagner at 5:34 p.m. On November 30, 2022

Paragraph 2 denied in part.

Paragraph 3 denied in part.

Paragraph 4 denied in part.

Paragraph 5 denied.

Paragraph 6 denied. Vanee Flowers waited on the Peco representative who never showed up at the service address. Peco Energy Company's representative failed to come out to the service address of 927 Coates Street unit 2 of the 2<sup>nd</sup> floor apartment scheduled appointment to investigate no breaker box in tenant unit, no access to her breaker box located in another tenant's apartment on the 1<sup>st</sup> floor unit, and for the utilities electric and gas in her complainants name, for flickering lights in her unit, an overload of electricity, overheating of electricity, and electrical appliances, ongoing power outages in her apartment unit and illegal utilities wiring for her unit in the account holder name. Peco failed to show up, investigate or respond to complainants' complaints reported to Peco Energy Company regarding her utility account at that service address. It is not complaint's fault Peco Energy failed to act on the reported complaint involving the account holders' utilities electric and gas in the account holder's name. Peco is at fault, and is supposed to respond to power outages and complaints regarding issues with problems describe by the account holder during the time service was in the account holders name. These issues were report in October, September, and again in November of 2022. Peco did nothing but play tag your it, instead of addressing the issues reported to them. Peco Energy is at fault as well as the property owner and should be held liable.

5. Complaint objects, and denies no. 5 answer of Peco Energy response to complainants

formal complaint. See above complaint answers to no. 1, 2, 3, and 4, of the objections and answers along with complainants filed formal complaint BCS 3866604 no. 1, 2, 3, 4, 5, 6, 7, a, b, c, 8, 9, 10, and attachments filed with, and included with the formal complaint.

Request for relief to the complaint/appellee is due to the complainants above complainant response. Peco already conceded in the email letter to complainant dated February 16, 2023 of an offer already on my account from a month ago added to my current bill I received to send via email attached to this complainant responses

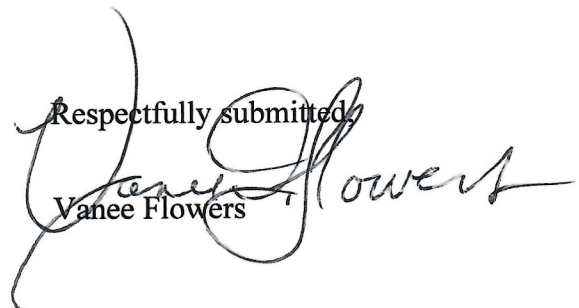
6. No response needed by the complainant.
7. No response needed by the complainant.
8. No response needed by the complainant.
9. No response needed by the complainant. However, complainant

objects to the respondent Peco Energy verification attached to their answers violates penalties of Pa. C.S. §4904 pertaining to false statements to authorities given in their answers to the formal complaint.

10. No response needed by the complainant.

**WHEREFORE,** Vanee Flowers the complainant respectfully requests that your Honorable Commission grant remedy in this matter in the favor of the complainant Vanee Flowers, as requested in her Formal Written Complaint filed in the matter before this Pennsylvania Public Utility Commission and kindly schedule a hearing date.

Date: February 21, 2023

Respectfully submitted,  
  
Vanee Flowers



**THE PENNSYLVANIA PUBLIC UTILITY COMMISSION**

v,

**PECO EENERGY COMPANY**

**BEFORE THE PENNSYLVANIA PUBLIC UTILITY COMMISSION**

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**VANEE FLOWRS**

:

**Complainant/Appellee**

:

**V.**

:

**Docket NO. F-2023-3037961**

:

**PECO ENERGY COMPANY**

:

**BCS # 3866604**

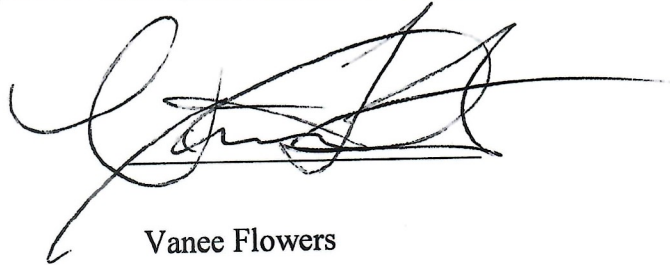
**Respondent/Appellant**

:

**CERTIFACATION OF SERVICE**

I, Vanee Flowers, certify that I have served a true and exact copy of Vanee Flowers's response with objection to Peco Energy Company's answers to Vanee Flowers Formal Complaint of Peco Energy response to complainants' formal complaint filed with The Pennsylvania Public Utility Commission. Proof of service was via electronic fax, e file, and email, to the following; Kadijah Scott Counsel for Peco Energy Company, 2301 Market S23-1 Philadelphia, Pa 19103 Fax: 215-568-3389, Email: [Khadijah.Scott@exeloncorp.com](mailto:Khadijah.Scott@exeloncorp.com) on February 21, 2023.

Date: February 21, 2023



Vanee Flowers

1101 Hook Road Apt 305

Sharon Hill, Pa 19079

# **EXHIBIT 1**

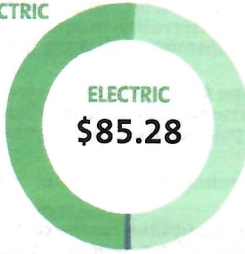
Name: **VANEE FLOWERS**  
 Account Number: **58873-69043**  
 Phone Number: **215-764-2519**  
 Service Address: **Unit 305, 1101 Hook Rd, Sharon Hill**

**Emergency and Repair**

**800-841-4141**

This is the number to call to report power outages, gas leaks or odors, and safety hazards related to PECO Equipment.

PECO ELECTRIC DELIVERY

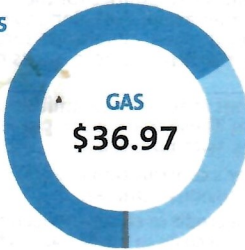


TAXES & FEES

ELECTRIC SUPPLY

PECO  
2301 Market Street  
Philadelphia, PA 19103  
800-494-4000

PECO GAS DELIVERY



TAXES & FEES

GAS SUPPLY

PECO  
2301 Market Street  
Philadelphia, PA 19103  
800-494-4000

**Billing Summary**

Bill Date	02/09/2023
Charges from previous bill	\$179.66
Transfer service FL 2nd 927 COATES ST SHARON HILL	\$542.91
Connection charge - standard	\$6.00
Late payment charge	\$0.87
<b>Total Other Charges</b>	<b>\$729.44</b>

**Current Period Charges**

Electric	\$85.28
Gas	\$36.97
<b>Total New Charges</b>	<b>\$122.25</b>

**Total Amount Due on 03/03/2023 \$851.69**

**General Information**

Next scheduled meter reading: 03/14/2023

**1-800-494-4000**

If you have any questions or concerns, please call 800-494-4000 before the due date. Si tiene alguna pregunta, favor de llamar al numero 1-800-494-4000 antes de la fecha de vencimiento.

[peco.com/service](http://peco.com/service)

Customer Self Service - Manage Your Account 24/7

Start, stop and move your service

Online: [peco.com](http://peco.com)

In Person: 2301 Market St., Philadelphia, PA 19103

By Phone: 1-800-494-4000

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



An Exelon Company  
2301 Market Street  
Philadelphia, PA 19103-1380

**Pay Today!**

[peco.com/ebill](http://peco.com/ebill)

Go paperless: receive and pay your bill online.

Enroll in Automatic Payment. Complete form on reverse side.

Pledge a donation to MEAF. Complete form on reverse side.

Account # 58873-69043

877-432-9384

Pay by phone, a convenience fee will apply.

Please pay this amount by  
03/03/2023

\$851.69

Payment Amount \$

\$

0011263 01 AV 0.471 \*\*AUTO T8 0 8727 19079-244880 -C01-B1-P11274-I1 45



VANEE FLOWERS  
UNIT 305  
1101 HOOK RD  
SHARON HILL, PA 19079-2448



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

588736904301008516930620851693

8727-01-0011263-0001-0022576

**Basic Charges:** Charges, based on rates approved by Pennsylvania Public Utility Commission, for the energy you used plus a monthly charge maintaining your service.

**CAP (Customer Assistance) Program:** Monthly credit for low-income customers. Please visit [peco.com/help](http://peco.com/help) or call 1-800-774-7040 for more information.

**Late Payment Charges:** All bills are due and payable by the due date shown on the front of the bill. The due date applies to the current charges only and does not extend the due date for payment of previous charges. Past due amounts may be subject to a late payment charge of 2 percent per month. (1.5 percent for rates GS, POL, R, RH, and R5-B)

**Check Clearing Notification:** When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

**Demand Information (Commercial Customers Only):** Registered Peak Demand is the maximum rate for highest half hour of energy use for each billing period. It is measured in kilowatts (kW) and averaged during a 30-minute period.

**Employee Identification:** All PECO employees and contractors carry a special picture identification card. You may ask to see it. If the employee or contractor cannot provide this identification, you are encouraged to contact PECO immediately at 1-800-494-4000 to report the situation. If you have any concerns for your safety, contact 9-1-1 immediately.

**Meter Reading Schedule:** Your monthly meter reading is scheduled through our automated system. Your scheduled meter reading date is shown on your bill.

**Rate Schedule:** A listing of all of our rates can be found on our website at [peco.com](http://peco.com), in our business office, or by calling 1-800-494-4000. **Basic Charges:** Charges, based on rates approved by Pennsylvania Public Utility Commission, for the energy you used plus a monthly charge for maintaining your service.

**Reading Your Meter: Actual Reading** - Your meter is read each month by our automated meter reading system. **Customer Reading** - A reading you give us if we cannot read your meter. **Estimated Reading** - If we cannot read your meter, your monthly charges will be based on the average temperature and your past electric and gas use.

**Billing Demand (kW):** The calculated or measured rate of energy usage supplied after any required adjustments such as for minimums or power factor.

**Ccf - Hundred Cubic Feet:** Unit of measure for the gas you use. One Ccf is the amount of gas used to run an average size house heater nonstop for one hour.

**Kilowatt Hour (kWh):** Unit of measure for electricity. One kWh is the amount of energy used by a 100-watt bulb for 10 hours.

**Lumen:** Unit of measurement of the quantity of light.

**Meter Multiplier:** A multiplier is a value that is applied to energy units to convert data from the meter into actual energy usage (kWh/Ccf).

**Natural Gas Conversion Charge:** Fixed monthly charge for participating customers enrolled in PECO's Natural Gas Conversion neighborhood pilot program.

**Power Factor:** An adjustment applied for inefficient use of power. Percentage of correction applied to the registered/measured demand (kW) to reflect the correct billing demand.

**Price to Compare (PTC):** The price used to evaluate offers from competitive suppliers.

**Balancing Service Charge:** Charge for fixed and variable storage costs for each Ccf of gas delivered.

**Customer Charges:** Monthly basic electric and/or gas charge covering the costs of billing, meter reading, equipment, and maintenance. Customers with multiple meters will have multiple customer charges on their bill.

**Distribution Charges:** Charges to cover the costs associated with delivering electricity and natural gas to customers.

**DSIC - Distribution System Improvement Charge:** A charge to recover the costs associated with the repair and replacement of equipment and to improve and modernize the system to deliver safe and reliable service to customers.

**Energy Efficiency Charge:** To reimburse utilities for the costs associated with energy efficiency and conservation programs as required by Pennsylvania's Act 129.

**Energy Eff & Nonbypassable Trans:** Reimburses utilities for the costs associated with the energy efficiency and conservation programs as required by Pennsylvania Act 129, and certain Transmission charges. (Large Commercial and Industrial Customers Only)

**Service Location Distribution Charge:** A charge to receive service at a particular Service Location, which shall comprise each lighting installation and must be separately connected to a delivery point on the company's secondary circuit.

**Administrative Charge:** Charges to reimburse utilities for the costs associated with buying electricity for customers.

**Ancillary Charge:** Charges to reimburse utilities for the cost associated with operating the system that moves energy from generating stations to PECO's system for delivery to its customers.

**Gas Cost Adjustment (GCA):** Either a credit or charge reflecting the difference between utilities projected and actual costs to purchase natural gas for customers.

**Generation Charges:** Charges to reimburse utilities for the costs to purchase electricity for customers. These charges are passed along to customers at the exact price PECO pays, with no markup. If the generation service is from an electric generation supplier, it is competitively priced and is not regulated by the Public Utility Commission.

**Natural Gas Supply Charges:** Charges to reimburse utilities for the costs to purchase natural gas for customers. These charges are passed along to customers at the exact price PECO pays, with no markup.

**Peak Load Contribution:** A customer's contribution to PECO's peak load at the time of highest demand from the previous summer.

**Purchased Generation Adj.:** Either a credit or charge reflecting the difference between utilities projected and actual costs to purchase electricity for default service customers.

**Transmission Charges:** Charges to move electricity from generating stations to PECO's electric delivery system for customers not shopping for generation supply with a competitive electric generation supplier. The Federal Energy Regulatory Commission regulates transmission prices and services.

**Working Capital Charge:** Charge to compensate PECO for costs incurred during the period when service was provided to its default service customers and when payment was received.

**Federal Tax Adjustment:** Either a credit or charge reflecting certain changes in federal taxes.

**Sales Tax:** Charges imposed by the government for the sale of certain goods and services.

**State Gross Receipts Tax:** State tax on electric utilities. This is included in PECO's basic charges.

**State Tax Adjustment:** Either a credit or charge reflecting certain changes in state taxes. It may include part of the State Gross Receipts Tax.

### Matching Energy Assistance Fund (MEAF) Match Form

You can help low-income PECO customers pay their energy bills by making a donation to the Matching Energy Assistance Fund (MEAF). When you do, PECO will match your contribution, dollar for dollar - to double the amount of money donated to MEAF. It's easy to make a difference in the community, just complete this form and mail it with your payment. For questions or more information, please visit [peco.com/help](http://peco.com/help) or call 1-800-403-6806.

I'd like to empower local families in my neighborhood with a donation to MEAF. Please add the amount indicated to my monthly bill. (*Minimum \$1*)

\$1    \$5    \$10    \$\_\_\_\_\_

I'd like to empower local families in my neighborhood with a one-time donation to MEAF.

\$\_\_\_\_\_ One-time donation (*Payable to PECO*)

### Automatic Payment

If you enroll in Automatic Payment, each bill will be automatically deducted from your checking or savings account on the date it is due. You'll still receive a monthly statement, but you'll no longer have to write a check. Please continue to pay as usual until you see a bank deduction noted on your bill. To enroll online, or for questions about Automatic Payment, visit [peco.com/service](http://peco.com/service) or call 1-800-494-4000.

### FINANCIAL INSTITUTION

YOUR BANK ACCOUNT NUMBER AND BANK ROUTING NUMBER  Checking  Savings

X

SIGNATURE

By signing this form, I authorize PECO to instruct my bank/savings institution to make my payments from the account listed above. I understand this authorization may be revoked by me at any time by providing PECO with notice by visiting [peco.com/service](http://peco.com/service), by calling 1-800-494-4000, or by written notice to discontinue my automatic payment.

Account Number: 58873-69043

### Meter Information

Read Dates	Meter Number	Load Type	Reading Type	Meter Reading		Difference	Multiplier X	Total Usage
				Previous	Present			
01/11-02/09	114465249	General Service	Tot kWh	48388 Actual	48814 Actual	426	1	426
01/11-02/09	016549289	General Service	Total Ccf	5569 Actual	5586 Actual	17	1	17

Total kWh Used: 426  
Total Ccf Used: 17



### Electric Residential Service

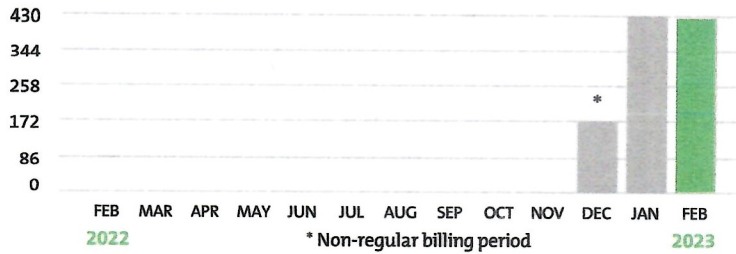
Service Period 01/11/2023 to 02/09/2023 - 29 days

<b>PECO ELECTRIC DELIVERY</b>		<b>\$43.34</b>
Customer Charge		10.51
Distribution Charges	426 kWh X 0.07707	32.83
<b>ELECTRIC SUPPLY</b>		<b>\$41.99</b>
Generation Charges	426 kWh X 0.09128	38.89
Transmission Charges	426 kWh X 0.00727	3.10
<b>TAXES &amp; FEES</b>		<b>-\$0.05</b>
State Tax Adjustment		-0.05
<b>Total Current Charges</b>		<b>\$85.28</b>

#### Your Usage Profile

ANNUAL ELECTRIC USAGE

peco.com/smartideas  
Save energy and money



Period	Usage	Avg Daily Usage	Days	Avg Daily Temp
Current Month	426	14.7	29	40
Last Month	430	12.6	34	40
Last Year	0	0.0	0	0

Avg kWh per Month: 343  
Total Annual kWh Usage: 1,030

### Message Center

#### From PECO:

New charges contain estimated total state taxes of \$5.84, including \$5.03 for State Gross Receipts Tax.

Your electric price to compare is \$0.0986 per kWh. This may change in March, June, September and December. For more information and supplier offers visit [PAPowerSwitch.com](http://PAPowerSwitch.com) and [oca.state.pa.us](http://oca.state.pa.us).

Your gas price to compare for your rate class is \$0.7327 per Ccf. This may change in March, June, September and December. For more information on how to shop for natural gas visit [PaGasSwitch.com](http://PaGasSwitch.com) and [oca.state.pa.us](http://oca.state.pa.us).

### Shopping Information Box

When shopping for a competitive electric/natural gas supplier, please provide the following:

Account Number: 58873-69043  
Electric Rate: Electric Residential Service  
Gas Rate: Gas Residential Heating Service

If you are purchasing the energy you use from a competitive supplier, it is important to understand the terms of your contract and expiration date.



### Gas Residential Heating Service

Service Period 01/11/2023 to 02/09/2023 - 29 days

<b>PECO GAS DELIVERY</b>		<b>\$24.29</b>
Customer Charge		14.25
Distribution Charges	17 Ccf X 0.53434	9.08
Balancing Service Charges	17 Ccf X 0.05625	0.96
<b>GAS SUPPLY</b>		<b>\$12.46</b>
Natural Gas Supply Charges	17 Ccf X 0.71213	12.11
Gas Cost Adjustment Charges	17 Ccf X 0.02061	0.35
<b>TAXES &amp; FEES</b>		<b>\$0.22</b>
Federal Tax Adjustment		0.22
<b>Total Current Charges</b>		<b>\$36.97</b>

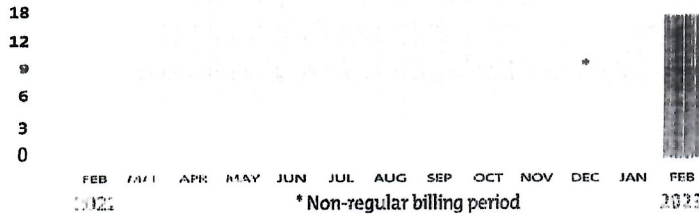


8727-01-0011263-0002-0022577

Account Number: 58873-69043

Your Usage Profile  
ANNUAL GAS USAGE

peco.com/energytips  
Save energy and money



Period	Usage	Avg Daily Usage	Days	Avg Daily Temp
Current Month	17	0.6	29	40
Last Month	18	0.5	34	40
Last Year	0	0.0	0	0

Avg Cost per Month	14
Total Annual Gas Usage	44

Ways to Pay



Online

Visit [peco.com/mybill](http://peco.com/mybill) where you can enroll in AutoPay or make a one-time payment using your credit card or bank account.



Mobile App

Download the PECO mobile app for your Apple or Android device for the quickest and easiest way to manage your account and pay bill with one swipe of the finger.



Mail

Mail checks payable to PECO and write your account # on your check. Make sure to include the tear-off portion of your bill at the bottom of page 1.



Phone

Call 1-877-432-9384 to make a payment with a credit card, debit card, or your bank account.\*

\*Fees apply for credit card payments

No fees apply when you use PECO My Account and pay using your bank account.

Fw: Request for a Section 8 Emergency Appointment with my current Section 8 worker and emergency section 8 Inspection as well as clarity.

From: Vanee Flowers (vaneeflowers@yahoo.com)

To: dfreeman@dcha1.org

Date: Friday, November 29, 2019 at 08:11 PM EST

Please provide me with a emergency appointment to come in and pick up a section 8 packet and voucher to move at your quickest appointment time as well as an inspection for damages to my rental appliances and appliances caused by the owner and it tenant who occupies the apartment above me. We share the common areas such as the basement, garage, hallway/stairs, entry and exit, who I have complained to the old owner and on Nov. 21, 2019 about for tampering and damaging the heater to my apartment unit via text and I. Person on Thanksgiving Day Nov. 27, 2019. He was out on Nov. 12 to check my heater and it worked fine but since then my filter to my heating unit was removed from the heater, and makes a horrible loud sound so I reported it to Mr. Sing of Mila Properties and when I did not hear back from him I purchased/replaced the heater with a new filter but it did not stop the loud sound coming from the heater. So I reached out to the owner again. He was out on the 27, and told him I have caught the tenant in Apt b tamper with my appliance as well as caught him removing my mail from out of my personal mailbox and I have the owner and tenants on separate occasions leaving in or entering my apartment with my consent and standing out in front if my apt lining at my apartment door. Just wears and creepy. I am paying gas but my gas vent is heating the common areas in the hall and stairways and basement and garage. Theses are common areas why am I paying to heat the building outside of my apartment, and because I complained about the tenant tampering with my unit appliances and other appliances I own. I received this latter of eviction from the landlord today evicting me for no legal or good apparent reason although my rent is paid in full every month on time. Do he have legal grounds to evict if he has a hap contract with Delco housing for approval of housing assistance and a valid tenant lease, for me for regarding my approved section 8 unit for 329 Beverly Blvd Apt A. Upper Darby, Pa 19082? Please see attachments below, and provide me a time and date to pick up my voucher and packet. so I can accurately get into a new approved unit asap in the time aloud. Again this is continued Misconduct and Harassments against me from both the new male owners and ongoing from the male tenant above in apartment b, as I stated in a previous email attached to this one below dated back on September 10, 2109 at 11:49 am. As a single black disabled women of domestic violence, living alone, I currently do not feel safe from violence from this tenant bilalh paswee of 329 Beverly Blvd. Apt b and current owners Mr. Sing of Milan Properties LLC.

Thanks Vanee Flowers Housing Choice Voucher Tenant- section 8.

PLEASE SEE ATTACHMENTS OF EVICTION LETTER, PHOTOS OF MY GAS VENT FROM MY HEATER , FOR HEAT I PAY FOR, ILLEGALLY HEATING THE COMMON AREAS TO THE HALL WAY, STAIRS, ENTRY AND EXIT WAYS,, AND THE BASEMENT AND GARAGE WHILE THE HEATING BILL IS IN THE MY NAME THAT I'M PAYING FOR. VIDEO OF THE SOUND NOISE COMING FROM MY HEATING UNIT, AND THE FILTER MISSING FROM MY HEATER ND THE ONE I REPLACED IT WITH AS WELL AS A WHOLE THAT HAS FALLEN ONTO MY CAR IN THE GARAGE NOW MY CAR DO NOT WORK. AND ALL TH JUNK THE TENANT FROM APARTMENT B HOARDS IN THE BASEMENT AND GARAGE. ALSO GIVE ME CALL REGARDING THIS EMAIL. Ps the owner do not want to be responsible for the eclectic, and sewer bill per terms of the lease due to the fact my washer and dryer is now hooked up to the

washer and dryer hook up. and the gas I SHOULD NOT BE RESPONSIBLE FOR DUE TO THE ELLIGALE HOOK UP THAT HEATS THE COMMON AREAS.

*Vanee D. Flowers*


----- Forwarded Message -----

**From:** Vanee Flowers <vaneedflowers@yahoo.com>  
**To:** "dfreeman@dcha1.org" <dfreeman@dcha1.org>  
**Sent:** Tuesday, September 10, 2019, 11:49:44 AM EDT  
**Subject:** Request for a Section 8 Emergency Inspection

Please provide me an emergency inspection


I am being harresesed by the current owner and The Teanant Bilah Passwee who is a hoarder tenant who hoards in currently lives above me in Apt B. It has become unsafe and unsanitary. The owner gave him 30 days to get rid of and move the junk from the basement and garage on August 03 that so do not have access to but rent us being paid for my use but O do not have full or shared access . This tenant has not complied. He's has moved more junk in since then. The owner gave him until Sep 15. Now I get a call yesterday from the owner claiming he has not received my rent this month when I mailed it to him on Sep. 4 in the Amount of \$207.00 via money order and just had to put an extra \$30.00 to put a tracer in or stop payment on it. This money order is for rent I owed \$23.00 from last month and \$163.00 owed for this month the money order is for a total amount of \$207.00 mailed via USPS.


*Vanee D. Flowers*


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## **EXHIBIT 2**

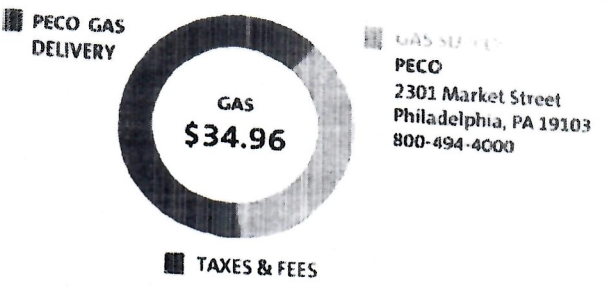
LIHEAP ~~Program~~ ~~for~~ ~~the~~ ~~poor~~ ~~and~~ ~~elderly~~ ~~and~~ ~~disabled~~ ~~people~~ ~~to~~ ~~ensure~~ ~~energy~~ ~~reliability~~



Name: **VANEE FLOWERS**  
Account Number: **49506-04112**  
Phone Number: **484-474-7796**  
Service Address: **329 Beverly Bl, Apt A, Upper Darby**

Emergency and Repair  
**800-841-4141**

This is the number to call to report power outages, gas leaks or odors, and safety hazards related to PECO Equipment



**Billing Summary**

Bill Date	11/01/2018
LIHEAP payment	\$235.10
Overpayment	-\$95.41
<b>Total Other Charges</b>	<b>-\$95.41</b>

**Current Period Charges:**

Gas	\$34.96
Budget billing amount	\$41.00
<b>Total New Charges</b>	<b>\$34.96</b>

**No Payment is Due \$0.00**

Your remaining excess credit is \$34.41

**General Information**

Next scheduled meter reading: 12/01/2018

1-800-494-4000

If you have any questions or concerns, please call 800-494-4000 before the due date. Si tiene alguna pregunta, favor de llamar al numero 1-800-494-4000 antes de la fecha de vencimiento.

[peco.com/service](http://peco.com/service)

Customer Self Service - Manage Your Account 24/7  
Start, stop and move your service

Online: [peco.com](http://peco.com)

In Person: 2301 Market St., Philadelphia, PA 19103

By Phone: 1-800-494-4000

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



2301 Market Street  
Philadelphia, PA 19103-1380

**Pay Today!**

[peco.com/ebill](http://peco.com/ebill)

Go paperless: receive and pay your bill online.

0015960 01 AV 0 375 \*\*AUTO T8 0 8914 19082-450329 -C01-B1-P15975-1 5 8



VANEE FLOWERS  
329 BEVERLY BLVD APT A  
UPPER DARBY, PA 19082-4503



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

Account # **49506-04112** 877 432 9384  
Pay by phone, convenience fee will apply. \$2.50 fee.

**No Payment is Due \$0.00**

Payment Amount \$



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

4950604112010000001083300000008

Account Number: 49506-04112

**Meter Information**

Read Dates	Meter Number	Load Type	Reading Type	Meter Reading		Difference	Multiplier X	Total Usage
				Previous	Present			
10/03-11/01	015740368	General Service	Total Ccf	5491 Actual	5520 Actual	27	1	27

Total Ccf Used: 27

**Gas Residential Heating Service**

Service Period 10/03/2018 to 11/01/2018 - 29 days

<b>PECO GAS DELIVERY</b>			
Customer Charge			\$21.42
Distribution Charges	27 Ccf X 0.33272		8.98
Balancing Service Charges	27 Ccf X 0.00133		0.04
Distribution System Improvement Charge			1.02
<b>GAS SUPPLY</b>			
Natural Gas Supply Charges	27 Ccf X 0.47705		12.88
Gas Cost Adjustment Charges	27 Ccf X 0.03177		0.86
<b>TAXES &amp; FEES</b>			
State Tax Adjustment			-0.20
<b>Total Current Charges</b>			<b>\$34.96</b>

**Budget Billing Deferred Balance**

Last Month's Deferred Balance	\$155.03
+ Total Current Charges	\$34.96
Current Budget Billing Amount Due	\$41.00
<b>This Month's Deferred Balance</b>	<b>\$148.99</b>

**Message Center**

From PECO:

New charges contain estimated total state taxes of \$0.09, including \$0.00 for State Gross Receipts Tax.

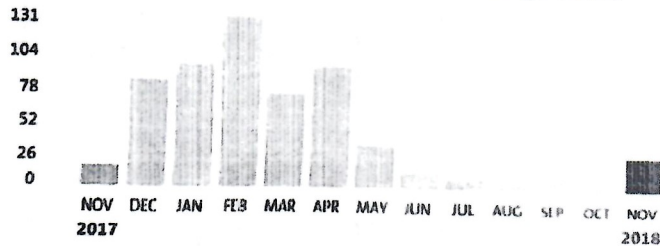
Your gas price to compare for your rate class is \$0.5088 per Ccf. This may change in March, June, September and December. For more information on how to shop for natural gas visit PaGasSwitch.com and oca.state.pa.us

Your Total Account Balance of \$94.58 includes your Total Amount Due and all other Arrearage/Agreement/Deferred balances that are on this account.

Credit balance on this bill will be applied to your next standard bill.

**Your Usage Profile**

ANNUAL GAS USAGE



Period	Usage	Avg Daily Usage	Days	Avg Daily Temp
Current Month	27	0.9	29	58
Last Month	6	0.2	29	71
Last Year	16	0.6	29	64
<b>Avg Ccf per Month</b>	<b>47</b>			
<b>Total Annual Ccf Usage</b>	<b>574</b>			

**Shopping Information Box**

When shopping for a competitive electric/natural gas supplier, please provide the following:

Account Number: 49506-04112  
Gas Rate: Gas Residential Heating Service

If you are purchasing the energy you use from a competitive supplier, it is important to understand the terms of your contract and expiration date.

B914 01-0015960-0002-0031877



## VERIFICATION

I Vanee Flowers, the complainant hereby state that the facts above set forth 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).

Date: August 03, 2023



Signature:

CERTIFICATE OF SERVICE

I hereby certify that I have this day on August 03, 2023, served a true copy of the foregoing documents of EXCEPTIONS with exhibits upon the parties, listed below, in accordance with the requirements of §1.54 by way of certificate of service accompanying an electronic filing filed electronically on the Commission's electronic e file filing system.

Service To: The Commissions e file filing system  
Via the Commissions service filing system, a curtesy copy electronic emailed to ra-OSA@pa.gov  
Served the Secretary of the Commission - Rosemary Chiavetta  
Commission's Office of Special Assistants (OSA)  
Commonwealth Of Pennsylvania- Pennsylvania Public Utility Commission  
Commonwealth Keystone Building 400 North Street  
Harrisburg, Pennsylvania 17120

Service To: The Commissions e file filing system  
Pmcneal@pa.gov  
Served the Administrative Law Judge -Arlene Asthon  
Commonwealth Of Pennsylvania- Pennsylvania Public Utility Commission  
Commonwealth Keystone Building 400 North Street  
Harrisburg, Pennsylvania 17120

Service To: The Commissions e file filing system  
[Kadijah.Scott@axeloncorp.com](mailto:Kadijah.Scott@axeloncorp.com)  
Kadijah Scott Counsel for PECO Energy Company  
PECO Energy Company  
2301 Market Street  
Philadelphia, Pa 19103

Date: August 03, 2023

  
BY: Vane D. Flowers. Pro Se  
1101 Hook Road Apt 305  
Sharon Hill, Pa 19079  
Email: [vaneedflowers@yahoo.com](mailto:vaneedflowers@yahoo.com)  
Phone 484-540-8395  
The Complainant