





# Hartsville Realty Property Management

## Complete Property Management Services

1158 N. York Rd. Warminster PA. 18974

Phone (215) 442 9388 | Fax (215) 672-2092 | [www.hartsvillerealty.com](http://www.hartsvillerealty.com)

December 2, 2022

Forrest Daviis  
4561 Camac 2<sup>nd</sup> Floor  
Philadelphia, PA. 19140

Please find below your Security deposit disbursement for 4561 Camac Street, Unit 2.  
Security Deposit on Hand \$875. Upon final inspection of the property after vacate date, the owner has declared the following charges and or balance due:

New Charges:	November 2022 Water Bill	\$47.76
	Replace locks/No keys Returned	\$150.00
	Deep clean entire unit	\$270.00
	Install door, repl blind, scrape & paint LR wall	\$297.23
	Repaint hall rom LR to stairwell/shampoo carpet	\$1565.00
	Repaint/repair door & replace 2 blinds in mstr bdrm	\$750.46
	Replace Mid bdrm window blind	\$63.23
	Replace 3 kitchen blinds	\$184.00
	Repl bathtub trap, bath sink faucet & window blind	\$297.23
	<b>Total New Charges</b>	<b>\$3,634.90</b>
	<b>Balance due on leger</b>	<b><u>\$1,216.63</u></b>
	<b>Total New Charges +Balance due on ledger</b>	<b>\$4,841.54</b>
	Escrow Deposit on Hand	\$875
	Deposit applied to total	(\$875)
	<b>Balance Due</b>	<b>\$3,966.54</b>
	<b>Total Refund</b>	<b>\$0.00</b>

Please call our office 215-442-9388 with any questions regarding this matter or to make a payment.

Sincerely,

*Edward McDonald*

Broker/Owner

Hartsville Realty Property Management

Property Management

[ed@hartsvillerealty.com](mailto:ed@hartsvillerealty.com)

manager@hartsvillerealty.com

*Barbara Berber*

Office Manager

Hartsville Realty

Return Mail Only - Do not send mail to this address

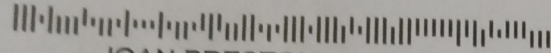
7831 Glenroy Road Suite 250-A  
Minneapolis, MN 55439  
(888) 228-4840  
Office Hours (EST) 8am - 8pm Mon - Thur 8am-5pm Friday

Complainant's  
Exhibit  
**2**

Mail correspondence and payments to:

RADIUS GLOBAL SOLUTIONS LLC  
P.O. Box 390916  
Minneapolis, MN 55439-0916

May 18, 2022  
Radius Global Solutions #: 003-34785305



JOAN PRESTON  
1158 YORK RD  
WARMINSTER PA 18974-2018



**Radius Global Solutions is a debt collector.** We are trying to collect a debt that you owe to Philadelphia Gas Works. We will use any information you give us to help collect the debt.

**Our Information shows:**

You had an Philadelphia Gas Works account with account number 0089590198

DEBT DESCRIPTION: SERVICE ADDRESS 4561 N CAMAC ST 2F PHILADELPHIA PA 191401207

As of 01/15/2022, you owed: \$381.56

Between 01/15/2022 and today:

You were charged this amount in interest: + \$0.00

You were charged this amount in fees: + \$0.00

You paid or were credited this amount toward the debt: - \$0.00

**Total amount of the debt now: \$381.56**

**How can you dispute the debt?**

- **Call or write to us by 06/27/22 to dispute all or part of the debt.** If you do not, we will assume that our information is correct.
- **If you write to us by 06/27/22,** we must stop collection on any amount you dispute until we send you information that shows you owe the debt. You may use the form below or write to us without the form. You may also include supporting documents. We accept disputes electronically at [disputes@radiusgs.com](mailto:disputes@radiusgs.com).

**What else can you do?**

- **Write to ask for the name and address of the original creditor, if different from the current creditor.** If you write by 06/27/22, we will stop collection until we send you that information. You may use the form below or write to us without the form. We accept such requests electronically at [disputes@radiusgs.com](mailto:disputes@radiusgs.com).
- **Go to <http://www.cfpb.gov/debt-collection> to learn more about your rights under federal law.** For instance, you have the right to stop or limit how we contact you.
- Contact us about your payment options.

Handwritten: *Handwritten: 2/11 - 442-9388*

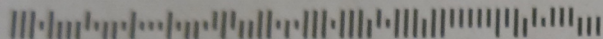
Minneapolis, MN 55439  
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May 18, 2022  
Radius Global Solutions #: 003-34785305

Complainant's  
Exhibit  
**3**



JOAN PRESTON  
1158 YORK RD  
WARMINSTER PA 18974-2018

Radius Global Solutions is a debt collector. We are trying to collect a debt that you owe to Philadelphia Gas Works. We will use any information you give us to help collect the debt.

**Information shows:**

had an Philadelphia Gas Works account with account number 0089590198

DESCRIPTION: SERVICE ADDRESS 4561 N  
C ST 2F PHILADELPHIA PA 191401207

On 01/15/2022, you owed:	\$381.56
On 01/15/2022 and today:	
are charged this amount in interest:	+ \$0.00
are charged this amount in fees:	+ \$0.00
and or were credited this amount on the debt:	- \$0.00
<b>Amount of the debt now:</b>	<b>\$381.56</b>

**How can you dispute the debt?**

- **Call or write to us by 06/27/22 to dispute all or part of the debt.** If you do not, we will assume that our information is correct.
- **If you write to us by 06/27/22,** we must stop collection on any amount you dispute until we see you information that shows you owe the debt. You may use the form below or write to us without the form. You may also include supporting documents. We accept disputes electronically at [disputes@radiusgs.com](mailto:disputes@radiusgs.com).

**What else can you do?**

- **Write to ask for the name and address of the original creditor, if different from the current creditor.** If you write by 06/27/22, we will stop collection until we send you that information. You may use the form below or write to us without the form. We accept such requests electronically at [disputes@radiusgs.com](mailto:disputes@radiusgs.com).

- **Go to <http://www.cfpb.gov/debt-collection> to learn more about your rights under federal law.**

*Handwritten:* 442-9388

PLEASE DO NOT SEND PAYMENTS OR  
CORRESPONDENCE TO THE ABOVE ADDRESS

Phone Hours: Mon. - Fri.: 8AM - 5PM ET  
Saturday: 8AM - 7PM ET  
Office Hours: Mon. - Fri.: 8AM - 5PM ET

PH1FKF00807003 -742210451 113958  
JOAN PRESTON  
1158 YORK RD  
WARMINSTER PA 18974-2018

BACS Account #: 353014389  
Creditor: PHILADELPHIA GAS WORKS  
Creditor Account #: 0089590198  
Principal Assigned: \$ 381.56  
Current Balance: \$ 381.56  
TOTAL DUE: \$ 381.56

Complainant's  
Exhibit

4

May 27, 2023

### ACCOUNT NOTIFICATION

Dear JOAN PRESTON,

Your account with PHILADELPHIA GAS WORKS has been assigned to Bay Area Credit Service for collection. This account is now delinquent and due in full.

Your payment can be mailed to PO Box 480002 Atlanta, GA 31146. For other payment options, see below. Please ensure Bay Area Credit Service (BACS) account number and Creditor name is included on your check or money order.

Alternatively, you can make payment by using your checking account, debit or credit card by visiting our website at [bayareacredit.com/pay](http://bayareacredit.com/pay).

As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligation.

Sincerely,

Bay Area Credit Service LLC dba Bay Area Credit Service (BACS), 4145 Shackleford Road, Suite 330B, Norcross, GA 30093  
Customer Service 866-211-5375

**THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT BY A DEBT COLLECTOR AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE.**

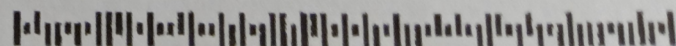
**SEE REVERSE SIDE FOR IMPORTANT CONSUMER INFORMATION.**

In order to credit your account properly, you must return this bottom portion with your payment.

If you wish to make a payment on the web go to: [www.bayareacredit.com/pay](http://www.bayareacredit.com/pay).  
Mail your payment for processing to BAY AREA CREDIT SERVICE, PO Box 480002, Atlanta, GA 31146.

NAME: JOAN PRESTON  
BACS Account # 353014389  
Creditor: PHILADELPHIA GAS WORKS  
Creditor Account #: 0089590198

PLEASE SEND ALL PAYMENTS AND  
CORRESPONDENCE TO THE ADDRESS BELOW:



**Customer Contact: Turn On**

Date: 03/19/2019 Time: 10:49:00 AM Source: JetSearch Related Tran: \_\_\_\_\_  
CC Type: SER0 - Turn On Created: 03/19/2019 at: 10:49:40 AM by: DCOLLINS  
Area: 800 - Residential General Service Changed: 03/19/2019 at: 10:52:18 AM by: DCOLLINS  
 Surveyable Auto Delete Date: 03/19/2023 Class: Inquiry

Comments: Turn On (AMR) c/c to place gas in her name at 4561 n camac st, 2f as of today due to having tenant move out. cor is owner and has active service. gas is on, issued turn on amr as of today. cor also wanted to set up auto revert into her name when a tenant moves out. set that up for cor. cs.

Letter

Status: \_\_\_\_\_ Print Date: \_\_\_\_\_ Run Number: \_\_\_\_\_ Reprint: \_\_\_\_\_  
Template: \_\_\_\_\_

Review List Tickler

Follow Up: \_\_\_\_\_  to Review Group  to User  
Priority: \_\_\_\_\_ Review Group... \_\_\_\_\_

Account: 0000 8959 0198 Preston, Joan  
Premise: 4561 N Camac St,2f/Phila,Pa  
Person: Preston, Joan

Change Cancel

**Customer Contact: Turn On**

Date: 12/23/2021 Time: 6:18:00 PM Source: Related Tran:  
CC Type: SER0 - Turn On Created: 12/23/2021 at: 6:18:29 PM by: SPIATKOW  
Area: 800 - Residential General Service Changed: at: by:  
 Surveyable Auto Delete Date: 12/23/2025 Class: Inquiry

Comments: Turn On (AMR) internet turn on request applicant [REDACTED] applied for service at 4561 camac st 2f [REDACTED]  
[REDACTED]

Letter

Status: Print Date: Run Number: Reprint: [v]  
Template:

Review List Tickler

Follow Up: [ ]  to Review Group  to User  
Priority: [ ] Review Group... [ ]

Account: [REDACTED]  
Premise: 4561 N Camac St,2f/Phila,Pa  
Person: [REDACTED]

Change Cancel

**Customer Contact: Billing** [X]

Date: 01/05/2022 Time: 3:31:00 PM Source: JetSearch Related Tran: Account Maintenance

CC Type: BILL - Billing [v] Created: 01/05/2022 at: 3:31:34 PM by: MCHRISTM

Area: 800 - Residential General Service [v] Changed: at: by:

Surveyable Auto Delete Date: 01/05/2026 Class: Inquiry

Comments: COR secured acct, called regarding the bill received, stated she rented the property on 11/1 to new tenant, infmd COR she can either forward the bill to the tenant or she can have tenant call us to correct the turn on date...c/s

Letter

Status: Print Date: Run Number: Reprint: [v]

Template:

Review List Tickler

Follow Up: [ ]  to Review Group  to User

Priority: [ ] Review Group... [ ]

Account: 0000 8959 0198 Preston, Joan [v]

Premise: 4561 N Camac St,2f/Phila,Pa [v]

Person: Preston, Joan [v]

[Change] [Cancel]

**Customer Contact: Dru Dispute**

Date: 01/06/2022 Time: 10:53:00 AM Source: Related Tran:

CC Type: DRU - Dru Dispute Created: 01/06/2022 at: 10:53:03 AM by: RREAVES

Area: 800 - Residential General Service Changed: at: by:

Surveyable Auto Delete Date: 01/06/2026 Class: Inquiry

Comments: Dispute received on 01/06/2022 regarding Request to take service out of Ms.Preston name as of 11/2/2021 from a Barabara Borbor(Office, Manager) Hartsville realty Property Management per email attachment of lease for Forest Davis(there wasno attachment on email).

Letter

Status: Print Date: Run Number: Reprint:

Template:

Review List Tickler

Follow Up:   to Review Group  to User

Priority:  Review Group...

Account: 0000 8959 0198 Preston, Joan

Premise: 4561 N Camac St,2f/Phila,Pa

Person: Preston, Joan

**Customer Contact: Dru Dispute** [X]

Date: 02/04/2022 Time: 12:14:00 PM Source: \_\_\_\_\_ Related Tran: \_\_\_\_\_  
CC Type: DRU - Dru Dispute [v] Created: 02/04/2022 at: 12:14:54 PM by: TJACKS01  
Area: 800 - Residential General Service [v] Changed: \_\_\_\_\_ at: \_\_\_\_\_ by: \_\_\_\_\_  
 Surveyable Auto Delete Date: 02/04/2026 Class: Inquiry

Comments: Dispute received on 01/06/2022 closed on 02/04/2022. Resolution: Verbal closing- spoke with property manager Barbara Borbor and informed her in order for PGW to bill the tenant Forest Davis as of 11/2/2021, he has to contact PGW and provide the lease start date. Also explained that the turn off date for COR cannot be pro rated unless the new tenant adjusts the start date. Explained that cor would have had to previously request to discontinue service. Ms. Borbor understands a

Letter

Status: \_\_\_\_\_ Print Date: \_\_\_\_\_ Run Number: \_\_\_\_\_ Reprint: [v]  
Template: \_\_\_\_\_

Review List Tickler

Follow Up: [ ]  to Review Group  to User  
Priority: [ ] Review Group... [ ]

Account: 0000 8959 0198 Preston, Joan [v]  
Premise: 4561 N Camac St,2f/Phila,Pa [v]  
Person: Preston, Joan [v]

[Change] [Cancel]

**Customer Contact: Dru Dispute** [X]

Date: 02/04/2022 Time: 12:14:00 PM Source: \_\_\_\_\_ Related Tran: \_\_\_\_\_  
CC Type: DRU - Dru Dispute [v] Created: 02/04/2022 at: 12:14:55 PM by: TJACKS01  
Area: 800 - Residential General Service [v] Changed: \_\_\_\_\_ at: \_\_\_\_\_ by: \_\_\_\_\_  
 Surveyable Auto Delete Date: 02/04/2026 Class: Inquiry

Comments: nd states she will speak with the new tenant.. [v]

Letter

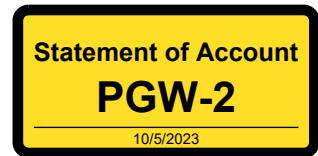
Status: \_\_\_\_\_ Print Date: \_\_\_\_\_ Run Number: \_\_\_\_\_ Reprint: [v]  
Template: \_\_\_\_\_

Review List Tickler

Follow Up: [ ]  to Review Group  to User  
Priority: [ ] Review Group... [ ]

Account: 0000 8959 0198 Preston, Joan [v]  
Premise: 4561 N Camac St,2f/Phila,Pa [v]  
Person: Preston, Joan [v]

[Change] [Cancel]



Specific Service Agreement Statement of Account SA- 5284490984

<b>Customer Name</b>	<b>From Date</b>	<b>To Date</b>			
JOAN PRESTON	3/19/2019	9/28/2023			
<b>Service Address</b>	<b>Account Number</b>	<b>S A Number</b>	<b>Meter</b>	<b>Rate/Class</b>	
4561 N CAMAC ST Apt 2F PHIL, PA 191401207	89590198	5284490984	1866203	GS	

STATEMENT

Transaction Date	Transaction Type	Read Reading	Read Code	# of Days	CCF Usage	Average CCF/Day	Heating DDDs	Payment Type	Due Date	Transaction Amount	Current Balance	Actual Balance
4/10/2019	BILL	8639	R	21	19	0.9	309		5/6/2019	\$46.07	\$46.07	\$46.07
4/26/2019	PAY							Check		(\$47.00)	(\$0.93)	(\$0.93)
5/11/2019	BILL	8646	R	30	7	0.23	114		6/5/2019	\$26.86	\$25.93	\$25.93
6/11/2019	PAY							Check		(\$26.00)	(\$0.07)	(\$0.07)
6/12/2019	BILL	8653	R	32	7	0.22	51		7/8/2019	\$26.63	\$26.56	\$26.56
7/11/2019	LPC									\$0.39	\$26.95	\$26.95
7/11/2019	BILL	8660	R	30	7	0.23	2		8/5/2019	\$26.10	\$53.05	\$53.05
7/22/2019	PAY							Check		(\$53.05)	\$0.00	\$0.00
8/10/2019	BILL	8667	R	29	7	0.24	0		9/4/2019	\$26.07	\$26.07	\$26.07
9/11/2019	LPC									\$0.39	\$26.46	\$26.46
9/11/2019	BILL	8674	R	33	7	0.21	0		10/4/2019	\$26.11	\$52.57	\$52.57
10/10/2019	PAY							Check		(\$53.00)	(\$0.43)	(\$0.43)
10/11/2019	BILL	8680	R	29	6	0.21	29		11/5/2019	\$24.80	\$24.37	\$24.37
11/9/2019	LPC									\$0.36	\$24.73	\$24.73
11/9/2019	BILL	8686	R	29	6	0.21	238		12/5/2019	\$24.80	\$49.53	\$49.53
11/22/2019	PAY							Check		(\$30.00)	\$19.53	\$19.53
12/11/2019	LPC									\$0.29	\$19.82	\$19.82
12/11/2019	BILL	8693	R	32	7	0.22	762		1/8/2020	\$26.25	\$46.07	\$46.07
12/30/2019	PAY							Check		(\$49.53)	(\$3.46)	(\$3.46)
1/14/2020	BILL	8700	R	32	7	0.22	831		2/7/2020	\$26.19	\$22.73	\$22.73
2/4/2020	PAY							Check		(\$23.00)	(\$0.27)	(\$0.27)
2/13/2020	BILL	8769	R	32	69	2.16	778		3/10/2020	\$129.31	\$129.04	\$129.04
3/13/2020	LPC									\$1.93	\$130.97	\$130.97
3/13/2020	BILL	8782	R	29	13	0.45	660		4/7/2020	\$35.32	\$166.29	\$166.29
3/17/2020	PAY							Check		(\$130.00)	\$36.29	\$36.29
4/13/2020	PAY							Check		(\$50.00)	(\$13.71)	(\$13.71)
4/14/2020	BILL	8788	R	29	6	0.21	392		5/7/2020	\$24.34	\$10.63	\$10.63

Transaction Date	Transaction Type	Reading	Read Code	# of Days	CCF Usage	Average CCF/Day	Heating DDDs	Payment Type	Due Date	Transaction Amount	Current Balance	Actual Balance
5/13/2020	BILL	8795	R	32	7	0.22	407		6/8/2020	\$25.73	\$36.36	\$36.36
5/20/2020	PAY							Check		(\$12.00)	\$24.36	\$24.36
6/12/2020	BILL	8801	R	30	6	0.2	65		7/8/2020	\$24.26	\$48.62	\$48.62
7/9/2020	PAY							Check		(\$37.00)	\$11.62	\$11.62
7/14/2020	BILL	8808	R	30	7	0.23	0		8/6/2020	\$25.49	\$37.11	\$37.11
7/28/2020	PAY							Check		(\$38.00)	(\$0.89)	(\$0.89)
8/12/2020	BILL	8815	R	31	7	0.23	0		9/4/2020	\$25.43	\$24.54	\$24.54
8/25/2020	PAY							Check		(\$25.00)	(\$0.46)	(\$0.46)
9/12/2020	BILL	8821	R	31	6	0.19	0		10/6/2020	\$24.11	\$23.65	\$23.65
9/17/2020	PAY							Check		(\$35.00)	(\$11.35)	(\$11.35)
10/5/2020	PAY							Check		(\$24.00)	(\$35.35)	(\$35.35)
10/13/2020	BILL	8828	R	29	7	0.24	70		11/5/2020	\$25.61	(\$9.74)	(\$9.74)
11/11/2020	BILL	8834	R	31	6	0.19	235		12/7/2020	\$24.23	\$14.49	\$14.49
12/9/2020	PAY							Check		(\$15.00)	(\$0.51)	(\$0.51)
12/12/2020	BILL	8838	R	31	4	0.13	535		1/8/2021	\$21.56	\$21.05	\$21.05
1/14/2021	LPC									\$0.30	\$21.35	\$21.35
1/14/2021	BILL	8842	R	33	4	0.12	894		2/9/2021	\$22.02	\$43.37	\$43.37
1/28/2021	PAY							Check		(\$22.00)	\$21.37	\$21.37
2/13/2021	LPC									\$0.30	\$21.67	\$21.67
2/13/2021	BILL	8846	R	30	4	0.13	918		3/10/2021	\$22.38	\$44.05	\$44.05
3/10/2021	PAY							Check		(\$22.00)	\$22.05	\$22.05
3/16/2021	LPC									\$0.31	\$22.36	\$22.36
3/16/2021	BILL	8850	R	29	4	0.14	767		4/9/2021	\$22.24	\$44.60	\$44.60
4/5/2021	PAY							Check		(\$23.00)	\$21.60	\$21.60
4/15/2021	LPC									\$0.30	\$21.90	\$21.90
4/15/2021	BILL	8854	R	32	4	0.12	427		5/10/2021	\$21.99	\$43.89	\$43.89
4/28/2021	PAY							Check		(\$44.00)	(\$0.11)	(\$0.11)
5/14/2021	BILL	8857	R	29	3	0.1	214		6/9/2021	\$20.52	\$20.41	\$20.41
6/9/2021	PAY							Check		(\$21.00)	(\$0.59)	(\$0.59)
6/12/2021	BILL	8861	R	29	4	0.14	48		7/7/2021	\$21.92	\$21.33	\$21.33
7/2/2021	PAY							Check		(\$22.00)	(\$0.67)	(\$0.67)
7/14/2021	BILL	8865	R	32	4	0.12	0		8/5/2021	\$22.11	\$21.44	\$21.44
8/12/2021	BILL	8868	R	29	3	0.1	0		9/7/2021	\$21.04	\$42.48	\$42.48
9/14/2021	BILL	8872	R	31	4	0.13	0		10/7/2021	\$22.68	\$65.16	\$65.16
9/16/2021	PAY							Check		(\$22.00)	\$43.16	\$43.16

Transaction Date	Transaction Type	Read Reading	Read Code	# of Days	CCF Usage	Average CCF/Day	Heating DDDs	Payment Type	Due Date	Transaction Amount	Current Balance	Actual Balance
10/13/2021	BILL	8876	R	31	4	0.13	9		11/5/2021	\$23.71	\$66.87	\$66.87
10/21/2021	PAY							Check		(\$31.00)	\$35.87	\$35.87
11/11/2021	BILL	8904	R	29	28	0.97	230		12/7/2021	\$66.83	\$102.70	\$102.70
11/18/2021	PAY							Check		(\$36.00)	\$66.70	\$66.70
12/14/2021	BILL	9053	R	31	149	4.81	597		1/7/2022	\$264.65	\$331.35	\$331.35
12/14/2021	PAY							Check		(\$102.70)	\$228.65	\$228.65
1/15/2022	BILL	9132	R	14	79	5.64	281		2/9/2022	\$152.91	\$381.56	\$381.56
7/12/2022	WO									(\$381.56)	\$0.00	\$0.00