

COMMONWEALTH OF PENNSYLVANIA
(Public Utility Commission)

-----*
LATIFAH SELLERS, :
Complainant, : Docket No.:
vs. : F-2024-3048282
PECO ENERGY COMPANY, :
Respondent. :
-----*

Pages 1 through 58 TELEPHONIC HEARING
Judge's Chambers
State Office Building
801 Market Street
Philadelphia, PA 19107

Tuesday, August 6, 2024
Met, pursuant to notice, at 1:34 p.m.

BEFORE: THE HONORABLE ARLENE ASHTON
Administrative Law Judge

INDEX TO EXHIBITS
Docket No.: F-2024-3048282
Hearing Date: August 6, 2024

EXHIBITS INDEX

NUMBER	IN EVIDENCE
COMPLAINANT:	
NONE	
PECO:	
1 (Billing and Payment Statement for Latifah Sellers)	54
2 (Billing Statement for owner of 405 North York Street for gas usage)	54
3 (High Bill Investigation Report)	54
4 (High Bill Investigation Report from August 15, 2023)	54
5 (Written Utility Report)	54
6 (Monthly Utility Bills)	54
7 (Informal Dispute Case Number 3958751)	54



Direct Dial: 267-533-1830
khadijah.scott@exeloncorp.com

July 31, 2024

VIA E-MAIL

Honorable Arlene Ashton ALJ
Pennsylvania Public Utility Commission
801 Market Street, 4th Floor
Philadelphia, PA 19107

RE: Latifah Sellers v. PECO Energy Company
Docket No. F-2024-3048282
Date of Hearing: August 6th, 2024 @ 1:30 p.m.

Dear Judge Ashton:

Enclosed please find a copy of PECO Energy Company's Exhibits 1 through 7, which it intends to use in the above referenced hearing. By copy of this letter, I am sending a copy of same to the Complainant.

Please call my direct dial number if you have any questions regarding this case.

Respectfully submitted,

A handwritten signature in blue ink that reads "Khadijah Scott". The signature is written in a cursive style.

Khadijah Scott

KS/ab
Enclosure

Cc: Latifah Sellers (via email)

EXHIBIT 1

Bills & Payment Statement

Account Information	
Account Number:	[REDACTED]
Customer Name:	Sellers,Latifah
Meter Bill Group:	Monthly - Cycle 13
Account Status:	Active
Service Address:	405 N York St 2nd Fl, Pottstown, PA 19464
Billing Address:	405 N York St 2nd Fl, Pottstown, PA 19464
Requested By:	

Account Balances	
Current Bill:	320.37
Bill Prior:	221.33
Deposit Requested:	0.00
Deposit On-Hand:	0.00
CAP Pre-program Arrears:	0.00
Payment Agreement Balance:	0.00
Account Balance:	2,797.44

Rate Schedule	
Rate Schedule:	PECO Electric Residential Service PECO Gas Residential Service

Account Activity

Transaction Date	Transaction Type	Billing Period	Reading Type	Meter #	Usage Type	Usage Qty	Current Amount	Current Balance	Payoff Amount	Payoff Balance	Total Bill	Heating Degree Days	Deferred Amt	Bill Due Dt
31-JUL-2024	MONTH-END BALANCE					0	0.00	2,797.44	0.00	2,797.44	0.00	0	0.00	
18-JUL-2024	BILL-Elec - Residential	18-JUN-24 to 18-JUL-24	Regular	A121018024	KWH	1740	320.37	0.00	320.37	0.00	0.00	0	0.00	
18-JUL-2024	REGULAR BILL:	18-JUN-24 to 18-JUL-24				0	320.37	2,797.44	0.00	2,797.44	320.37	0	0.00	09-AUG-24
18-JUL-2024	ADJUSTMENT: Elec - Late			A121018024		0	12.75	0.00	12.75	0.00	0.00	0	0.00	
18-JUL-2024	ADJUSTMENT: Gas - Late			Y015573063		0	0.81	0.00	0.81	0.00	0.00	0	0.00	
30-JUN-2024	MONTH-END BALANCE					0	0.00	2,463.51	0.00	2,463.51	0.00	0	0.00	
18-JUN-2024	BILL-Elec - Residential	17-MAY-24 to 18-JUN-24	Regular	A121018024	KWH	1185	221.33	0.00	221.33	0.00	0.00	0	0.00	
18-JUN-2024	REGULAR BILL:	17-MAY-24 to 18-JUN-24				0	221.33	2,463.51	0.00	2,463.51	221.33	0	0.00	10-JUL-24
18-JUN-2024	ADJUSTMENT: Gas - Late			Y015573063		0	0.81	0.00	0.81	0.00	0.00	0	0.00	
18-JUN-2024	ADJUSTMENT: Elec - Late			A121018024		0	9.43	0.00	9.43	0.00	0.00	0	0.00	
31-MAY-2024	MONTH-END BALANCE					0	0.00	2,231.94	0.00	2,231.94	0.00	0	0.00	
17-MAY-2024	BILL-Elec - Residential	18-APR-24 to 17-MAY-24	Regular	A121018024	KWH	805	154.86	0.00	154.86	0.00	0.00	0	0.00	
17-MAY-2024	REGULAR BILL:	18-APR-24 to 17-MAY-24				0	154.86	2,231.94	0.00	2,231.94	154.86	0	0.00	10-JUN-24
17-MAY-2024	ADJUSTMENT: Gas - Late			Y015573063		0	0.81	0.00	0.81	0.00	0.00	0	0.00	
17-MAY-2024	ADJUSTMENT: Elec - Late			A121018024		0	7.11	0.00	7.11	0.00	0.00	0	0.00	
30-APR-2024	MONTH-END BALANCE					0	0.00	2,069.16	0.00	2,069.16	0.00	0	0.00	
18-APR-2024	BILL-Elec - Residential	20-MAR-24 to 18-APR-24	Regular	A121018024	KWH	841	161.31	0.00	161.31	0.00	0.00	0	0.00	
18-APR-2024	REGULAR BILL:	20-MAR-24 to 18-APR-24				0	161.31	2,069.16	0.00	2,069.16	161.31	0	0.00	10-MAY-24
31-MAR-2024	MONTH-END BALANCE					0	0.00	1,907.85	0.00	1,907.85	0.00	0	0.00	
20-MAR-2024	BILL-Elec - Residential	21-FEB-24 to 20-MAR-24	Regular	A121018024	KWH	709	137.46	0.00	137.46	0.00	0.00	0	0.00	
20-MAR-2024	REGULAR BILL:	21-FEB-24 to 20-MAR-24				0	137.46	1,907.85	0.00	1,907.85	137.46	0	0.00	11-APR-24
29-FEB-2024	MONTH-END BALANCE					0	0.00	1,770.39	0.00	1,770.39	0.00	0	0.00	
22-FEB-2024	REGULAR BILL:	17-JAN-24 to 21-FEB-24				0	175.05	1,770.39	0.00	1,770.39	175.05	0	0.00	14-MAR-24
21-FEB-2024	BILL-Elec - Residential	17-JAN-24 to 21-FEB-24	Regular	A121018024	KWH	946	175.05	0.00	175.05	0.00	0.00	0	0.00	
19-FEB-2024	ADJUSTMENT: Transfer					0	1,521.08	0.00	1,521.08	0.00	0.00	0	0.00	
19-FEB-2024	ADJUSTMENT: Transfer			A121018024		0	-1,521.08	0.00	-1,521.08	0.00	0.00	0	0.00	
31-JAN-2024	MONTH-END BALANCE					0	0.00	1,595.34	0.00	1,595.34	0.00	0	0.00	
17-JAN-2024	BILL-Elec - Residential	13-DEC-23 to 17-JAN-24	Regular	A121018024	KWH	955	173.43	0.00	173.43	0.00	0.00	0	0.00	
17-JAN-2024	REGULAR BILL:	13-DEC-23 to 17-JAN-24				0	173.43	1,595.34	0.00	1,595.34	173.43	0	0.00	08-FEB-24
31-DEC-2023	MONTH-END BALANCE					0	0.00	1,421.91	0.00	1,421.91	0.00	0	0.00	

13-DEC-2023	BILL-Elec - Residential	10-NOV-23 to 13-DEC-23	Regular	A121018024	KWH	825	149.15	0.00	149.15	0.00	0.00	0	0.00	
13-DEC-2023	REGULAR BILL:	10-NOV-23 to 13-DEC-23				0	149.15	1,421.91	0.00	1,421.91	149.15	0	0.00	04-JAN-24
30-NOV-2023	MONTH-END BALANCE					0	0.00	1,272.76	0.00	1,272.76	0.00	0	0.00	
10-NOV-2023	BILL-Elec - Residential	12-OCT-23 to 10-NOV-23	Regular	A121018024	KWH	680	129.77	0.00	129.77	0.00	0.00	0	0.00	
10-NOV-2023	REGULAR BILL:	12-OCT-23 to 10-NOV-23				0	129.77	1,272.76	0.00	1,272.76	129.77	0	0.00	04-DEC-23
31-OCT-2023	MONTH-END BALANCE					0	0.00	1,142.99	0.00	1,142.99	0.00	0	0.00	
25-OCT-2023	ADJUSTMENT:					0	20.00	0.00	20.00	0.00	0.00	0	0.00	
12-OCT-2023	BILL-Elec - Residential	13-SEP-23 to 12-OCT-23	Regular	A121018024	KWH	627	120.48	0.00	120.48	0.00	0.00	0	0.00	
12-OCT-2023	REGULAR BILL:	13-SEP-23 to 12-OCT-23				0	120.48	1,122.99	0.00	1,122.99	120.48	0	0.00	03-NOV-23
30-SEP-2023	MONTH-END BALANCE					0	0.00	1,002.51	0.00	1,002.51	0.00	0	0.00	
14-SEP-2023	BILL-Elec - Residential	14-AUG-23 to 13-SEP-23	Regular	A121018024	KWH	1301	238.16	0.00	238.16	0.00	0.00	0	0.00	
14-SEP-2023	REGULAR BILL:	14-AUG-23 to 13-SEP-23				0	238.16	1,002.51	0.00	1,002.51	238.16	0	0.00	06-OCT-23
31-AUG-2023	MONTH-END BALANCE					0	0.00	764.35	0.00	764.35	0.00	0	0.00	
17-AUG-2023	BILL-Gas - Residential	14-JUN-23 to 23-JUN-23	Regular	Y015573063	CCF	7	12.06	0.00	12.06	0.00	0.00	0	0.00	
17-AUG-2023	BILL-Elec - Residential	14-JUL-23 to 14-AUG-23	Regular	A121018024	KWH	1432	270.23	0.00	270.23	0.00	0.00	0	0.00	
17-AUG-2023	REGULAR BILL:	14-JUN-23 to 14-AUG-23				0	282.29	764.35	0.00	764.35	282.29	0	0.00	08-SEP-23
09-AUG-2023	BILL CANCEL-Gas -	14-JUN-23 to 14-JUL-23	Regular	Y015573063		0	-38.63	0.00	-38.63	0.00	0.00	0	0.00	
31-JUL-2023	MONTH-END BALANCE					0	0.00	520.69	0.00	520.69	0.00	0	0.00	
14-JUL-2023	BILL-Elec - Residential	14-JUN-23 to 14-JUL-23	Regular	A121018024	KWH	1352	255.71	0.00	255.71	0.00	0.00	0	0.00	
14-JUL-2023	BILL-Gas - Residential	14-JUN-23 to 14-JUL-23	Regular	Y015573063		0	38.63	0.00	38.63	0.00	0.00	0	0.00	
14-JUL-2023	REGULAR BILL:	14-JUN-23 to 14-JUL-23				0	255.71	520.69	0.00	520.69	255.71	0	0.00	07-AUG-23
30-JUN-2023	MONTH-END BALANCE					0	0.00	226.35	0.00	226.35	0.00	0	0.00	
14-JUN-2023	BILL-Gas - Residential	15-MAY-23 to 14-JUN-23	Regular	Y015573063	CCF	24	42.20	0.00	42.20	0.00	0.00	0	0.00	
14-JUN-2023	BILL-Elec - Residential	15-MAY-23 to 14-JUN-23	Regular	A121018024	KWH	966	184.15	0.00	184.15	0.00	0.00	0	0.00	
14-JUN-2023	REGULAR BILL:	15-MAY-23 to 14-JUN-23				0	226.35	226.35	0.00	226.35	226.35	0	0.00	06-JUL-23
06-JUN-2023	PAYMENT					0	-55.45	0.00	-55.45	0.00	0.00	0	0.00	
31-MAY-2023	MONTH-END BALANCE					0	0.00	55.45	0.00	55.45	0.00	0	0.00	
15-MAY-2023	BILL-Gas - Residential	05-MAY-23 to 15-MAY-23	Regular	Y015573063	CCF	11	18.07	0.00	18.07	0.00	0.00	0	0.00	
15-MAY-2023	BILL-Elec - Residential	05-MAY-23 to 15-MAY-23	Regular	A121018024	KWH	160	31.38	0.00	31.38	0.00	0.00	0	0.00	
15-MAY-2023	REGULAR BILL:	05-MAY-23 to 15-MAY-23				0	49.45	55.45	0.00	55.45	49.45	0	0.00	06-JUN-23
15-MAY-2023	ADJUSTMENT:			A121018024		0	6.00	0.00	6.00	0.00	0.00	0	0.00	

EXHIBIT 2

Bills & Payment Statement

Account Information	
Account Number:	2000407000
Customer Name:	4402 Real Estate LLC
Meter Bill Group:	Monthly - Cycle 13
Account Status:	Active
Service Address:	405 N York St 2nd Fl, Pottstown, PA 19464
Billing Address:	
Requested By:	

Account Balances	
Current Bill:	63.48
Bill Prior:	158.74
Deposit Requested:	360.00
Deposit On-Hand:	0.00
CAP Pre-program Arrears:	0.00
Payment Agreement Balance:	0.00
Account Balance:	2,266.33

Rate Schedule	
Rate Schedule:	PECO Gas Residential Service

Account Activity

Transaction Date	Transaction Type	Billing Period	Reading Type	Meter #	Usage Type	Usage Qty	Current Amount	Current Balance	Payoff Amount	Payoff Balance	Total Bill	Heating Degree Days	Deferred Amt	Bill Due Dt
31-MAY-2024	MONTH-END BALANCE					0	0.00	2,266.33	0.00	1,906.33	0.00	0	-360.00	
17-MAY-2024	BILL-Gas - Residential	18-APR-24 to 17-MAY-24	Regular	Y015573063	CCF	47	63.48	0.00	63.48	0.00	0.00	0	0.00	
17-MAY-2024	REGULAR BILL:	18-APR-24 to 17-MAY-24				0	63.48	2,266.33	0.00	1,906.33	63.48	0	-360.00	10-JUN-24
17-MAY-2024	ADJUSTMENT: Gas -			Y015573063		0	26.94	0.00	26.94	0.00	0.00	0	0.00	
30-APR-2024	MONTH-END BALANCE					0	0.00	2,175.91	0.00	1,815.91	0.00	0	-360.00	
18-APR-2024	BILL-Gas - Residential	20-MAR-24 to 18-APR-24	Regular	Y015573063	CCF	138	158.74	0.00	158.74	0.00	0.00	0	0.00	
18-APR-2024	REGULAR BILL:	20-MAR-24 to 18-APR-24				0	158.74	2,175.91	0.00	1,815.91	158.74	0	-360.00	10-MAY-24
31-MAR-2024	MONTH-END BALANCE					0	0.00	2,017.17	0.00	1,657.17	0.00	0	-360.00	
20-MAR-2024	BILL-Gas - Residential	21-FEB-24 to 20-MAR-24	Regular	Y015573063	CCF	187	207.19	0.00	207.19	0.00	0.00	0	0.00	
20-MAR-2024	REGULAR BILL:	21-FEB-24 to 20-MAR-24				0	207.19	2,017.17	0.00	1,657.17	207.19	0	-360.00	11-APR-24
29-FEB-2024	MONTH-END BALANCE					0	0.00	1,809.98	0.00	1,449.98	0.00	0	-360.00	
22-FEB-2024	REGULAR BILL:	17-JAN-24 to 21-FEB-24				0	362.48	1,809.98	0.00	1,449.98	362.48	0	-360.00	14-MAR-24
21-FEB-2024	BILL-Gas - Residential	17-JAN-24 to 21-FEB-24	Regular	Y015573063	CCF	350	362.48	0.00	362.48	0.00	0.00	0	0.00	
31-JAN-2024	MONTH-END BALANCE					0	0.00	1,447.50	0.00	1,087.50	0.00	0	-360.00	
22-JAN-2024	BILL-Deposit -	22-JAN-24 to 22-JAN-24	Regular			0	90.00	0.00	0.00	0.00	0.00	0	0.00	
22-JAN-2024	REGULAR BILL:	22-JAN-24 to 22-JAN-24				0	90.00	1,447.50	0.00	1,087.50	90.00	0	-360.00	13-FEB-24
17-JAN-2024	BILL-Gas - Residential	13-DEC-23 to 17-JAN-24	Regular	Y015573063	CCF	367	379.36	0.00	379.36	0.00	0.00	0	0.00	
17-JAN-2024	REGULAR BILL:	13-DEC-23 to 17-JAN-24				0	379.36	1,357.50	0.00	1,087.50	379.36	0	-270.00	08-FEB-24
09-JAN-2024	ADJUSTMENT: Gas -			Y015573063		0	10.24	0.00	10.24	0.00	0.00	0	0.00	
31-DEC-2023	MONTH-END BALANCE					0	0.00	967.90	0.00	697.90	0.00	0	-270.00	
13-DEC-2023	BILL-Deposit -	13-DEC-23 to 13-DEC-23	Regular			0	90.00	0.00	0.00	0.00	0.00	0	0.00	
13-DEC-2023	BILL-Gas - Residential	10-NOV-23 to 13-DEC-23	Regular	Y015573063	CCF	323	357.70	0.00	357.70	0.00	0.00	0	0.00	
13-DEC-2023	REGULAR BILL:	10-NOV-23 to 13-DEC-23				0	447.70	967.90	0.00	697.90	447.70	0	-270.00	04-JAN-24
11-DEC-2023	ADJUSTMENT: Gas -			Y015573063		0	4.87	0.00	4.87	0.00	0.00	0	0.00	
30-NOV-2023	MONTH-END BALANCE					0	0.00	515.33	0.00	335.33	0.00	0	-180.00	
10-NOV-2023	BILL-Gas - Residential	12-OCT-23 to 10-NOV-23	Regular	Y015573063	CCF	156	187.08	0.00	187.08	0.00	0.00	0	0.00	
10-NOV-2023	BILL-Deposit -	10-NOV-23 to 10-NOV-23	Regular			0	180.00	0.00	0.00	0.00	0.00	0	0.00	
10-NOV-2023	REGULAR BILL:	12-OCT-23 to 10-NOV-23				0	367.08	515.33	0.00	335.33	367.08	0	-180.00	04-DEC-23
08-NOV-2023	ADJUSTMENT: Gas -			Y015573063		0	2.06	0.00	2.06	0.00	0.00	0	0.00	
31-OCT-2023	MONTH-END BALANCE					0	0.00	146.19	0.00	146.19	0.00	0	0.00	
12-OCT-2023	BILL-Gas - Residential	13-SEP-23 to 12-OCT-23	Regular	Y015573063	CCF	21	37.51	0.00	37.51	0.00	0.00	0	0.00	
12-OCT-2023	REGULAR BILL:	13-SEP-23 to 12-OCT-23				0	37.51	146.19	0.00	146.19	37.51	0	0.00	03-NOV-23
10-OCT-2023	ADJUSTMENT: Gas -			Y015573063		0	1.50	0.00	1.50	0.00	0.00	0	0.00	
30-SEP-2023	MONTH-END BALANCE					0	0.00	107.18	0.00	107.18	0.00	0	0.00	
13-SEP-2023	BILL-Gas - Residential	14-AUG-23 to 13-SEP-23	Regular	Y015573063	CCF	19	35.30	0.00	35.30	0.00	0.00	0	0.00	

13-SEP-2023	REGULAR BILL:	14-AUG-23 to 13-SEP-23				0	35.30	107.18	0.00	107.18	35.30	0	0.00	05-OCT-23
12-SEP-2023	ADJUSTMENT: Gas -			Y015573063		0	0.97	0.00	0.97	0.00	0.00	0	0.00	
31-AUG-2023	MONTH-END BALANCE					0	0.00	70.91	0.00	70.91	0.00	0	0.00	
14-AUG-2023	BILL-Gas - Residential	23-JUN-23 to 14-AUG-23	Regular	Y015573063	CCF	35	64.91	0.00	64.91	0.00	0.00	0	0.00	
14-AUG-2023	REGULAR BILL:	23-JUN-23 to 14-AUG-23				0	64.91	70.91	0.00	70.91	64.91	0	0.00	05-SEP-23
14-AUG-2023	ADJUSTMENT:			Y015573063		0	6.00	0.00	6.00	0.00	0.00	0	0.00	

EXHIBIT 3



High Bill Investigation Report

High Bill Electric

Fielded By
012682-AARON SAUNDERS
Date Disputed
2023-06-14

Date Completed
2023-06-23
Account No
6686049147

Customer Name
LATIFAH SELLERS
Reason for Order
Possible Foreign Wiring

OR/WRUR Provided
 OR/WRUR Needed
 Billing Work Needed

Check All that Apply:

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

Meter No. 1
015573063

Meter No. 2
121018024

Meter No. 3

Meter Reading 1

Meter Reading 2

Meter Reading 3

Daily Average KWH Usage

Meter Constant

Expected Meter Constant
1
Meter Constant Match?
Changed Landlord/Tenant Code to Landlord

Last Bill Reading Verified?
Found Meter Constant

Passing Load Test Performed

Dropped Load & Idled Meter
Appliance Used
Clocked

Of

Kwh
Watts

Test Pass/Fail
No. Of Seconds

Rate Change

Change To

Change Reason (if applicable)

Foreign Wiring

Check All that Apply:

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

High Bill Gas

Date Disputed

[Redacted]

[Redacted]

[Redacted]

Possible Foreign Wiring

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

Check All that Apply:

- General High Bill
 Foreign Piping
 Rate Change
 Foreign Piping Corrected

Meter Mix Up.

No Issues Found

Meter No. 1
015573063
Module No. 1
Meter Reading 1
7795
Daily Average KWH Usage

Cost Estimate Performed

Meter No. 2
121018024
Module No. 2
Meter Reading 2

Meter No. 3
Module No. 3
Meter Reading 3

Meter Multiplier

Expected Meter Constant
1
Meter Constant Match?
Changed Landlord/Tenant Code to Landlord
YES

Last Billed Reading
Found Meter Correct
Fitting Marked Correct

Passing Load Test Performed

Dropped Load & Idled Meter?
Appliance Used
Clocked

Of

FT Dial
BTUs

Test Pass/Fail
No. Of Seconds

Rate Change

Rate Change To

Rate Change Reason (if applicable)

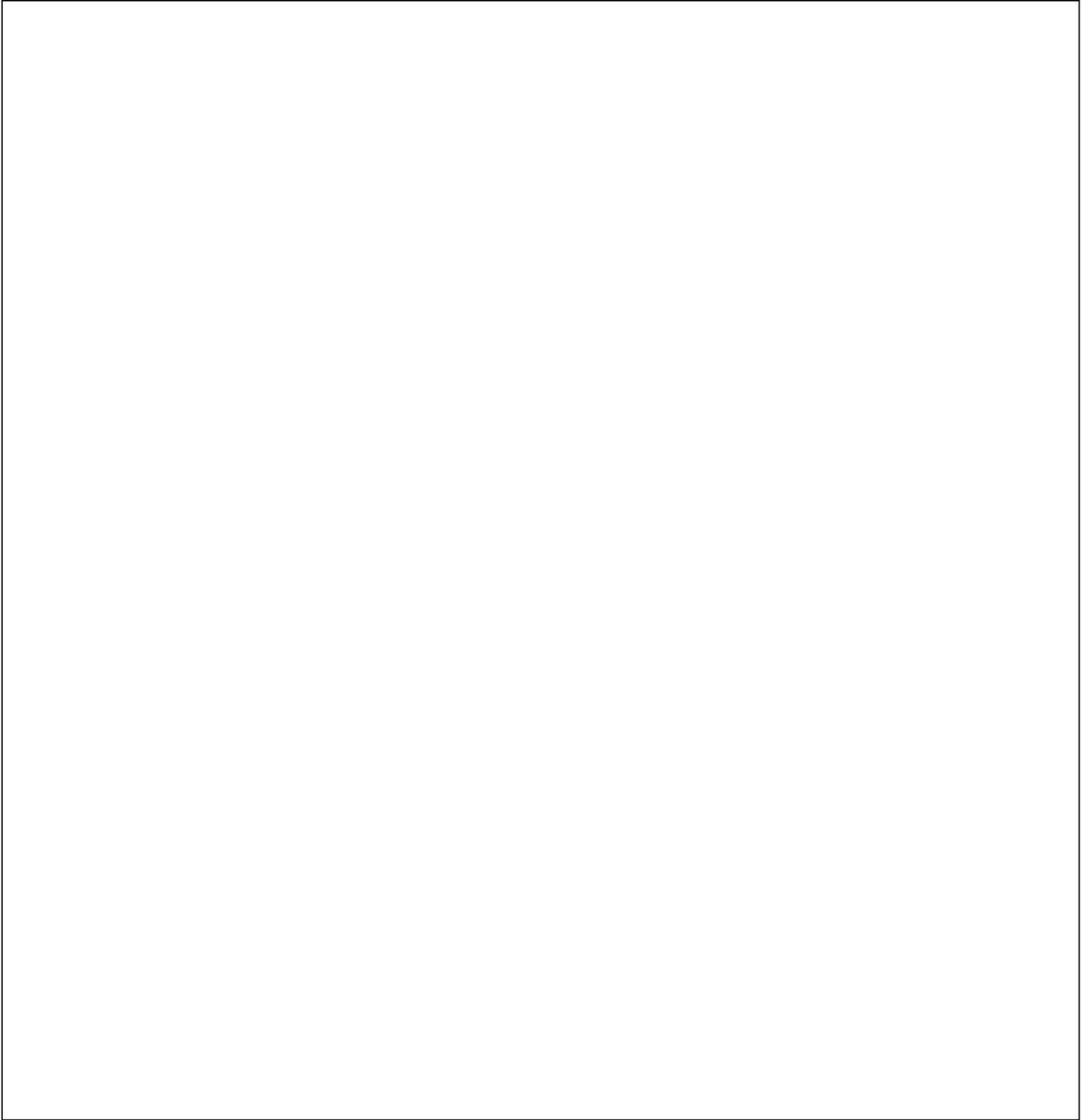
Foreign Wiring

Check All that Apply:

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

Meter Mixup

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



Cost Estimate

Refrigerator Type	No Of.	Avg Kwh	Act KWH

Freezer Type	No Of.	Avg Kwh	Act KWH

Cooking - Elect	No Of.	Avg Kwh	Act KWH

Other Kitchen Appliances	No Of.	Avg Kwh	Act KWH

Laundry Service	No Of.	Avg Kwh	Act KWH

Home Entertainment	No Of.	Avg Kwh	Act KWH

Lighting Average	No Of.	Avg Kwh	Act KWH

Electric Water Heater	No Of.	Avg Kwh	Act KWH

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

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

Air Condition Type	Btu's	Watts	Act KWH

Other Appliances	No Of.	Avg Kwh	Act KWH

Gas Service	BTUs Out	Clocked	Hours/Day	Average CCFs

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

Additional Usage Description	

Completion Form

Action	Reason	Subreason	Details
COMP-Complete	ALL-All Complete		

Type of Lock	Meter Protection

Completion Remarks:
FFLOW : FOUND FOREIGN LOAD OR WIRING

Contact
S-Successful Contact

Remarks:
MET WITH CUST-VERF METER/READ, CUST CONCERNED ABT FW-SAYS WHEN 1ST FL WAS SOFF-CUST LOST PARTIAL POWER-FOUND WITH BREAKER OFF FOR 1ST FL-COMMON HALL LTG AND 2ND FL REAR BEDRM WIRED TO 1ST FL-FOUND COMMON

Remarks:

GAS RADIATOR IN HALLWAY AND 1
GAS FURNACE ON 2ND FL-EXPLND FP
POLICY , GAS RATE TO OWNER

EXHIBIT 4



High Bill Investigation Report

High Bill Electric

Fielded By 012682-AARON SAUNDERS	Date Completed 2023-08-15	Customer Name LATIFAH SELLERS	Customer Address [REDACTED]
-------------------------------------	------------------------------	----------------------------------	--------------------------------

Date Disputed 2023-08-08	Account No [REDACTED]	Reason for Order Possible Foreign Wiring
-----------------------------	--------------------------	---

OR/WRUR Provided
 OR/WRUR Needed
 Billing Work Needed

Check All that Apply:

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

Meter No. 1 015573063	Meter No. 2 121018024	Meter No. 3
Meter Reading 1	Meter Reading 2	Meter Reading 3
Daily Average KWH Usage		

Meter Constant

Expected Meter Constant 1	Last Bill Reading Verified?
Meter Constant Match?	Found Meter Constant
Changed Landlord/Tenant Code to Landlord	

Passing Load Test Performed

Dropped Load & Idled Meter	Of	Kwh	Test Pass/Fail
Appliance Used		Watts	No. Of Seconds
Clocked			

Rate Change

Change To	Change Reason (if applicable)
-----------	-------------------------------

Foreign Wiring

Check All that Apply:

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

High Bill Gas

Date Disputed
2023-08-08

[Redacted]
[Redacted]

Reason for Order
Possible Foreign Wiring

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

Check All that Apply:

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

Meter No. 1
015573063

Meter No. 2
121018024

Meter No. 3

Module No. 1

Module No. 2

Module No. 3

Meter Reading 1

Meter Reading 2

Meter Reading 3

Daily Average KWH Usage

Meter Multiplier

Expected Meter Constant
1
Meter Constant Match?
Changed Landlord/Tenant Code to Landlord

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

Passing Load Test Performed

Dropped Load & Idled Meter?
Appliance Used
Clocked

Of

FT Dial
BTUs

Test Pass/Fail ?
No. Of Seconds

Rate Change

Rate Change To

Rate Change Reason (if applicable)

Foreign Wiring

Check All that Apply:

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

Meter Mixup

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



Cost Estimate

Refrigerator Type	No Of.	Avg Kwh	Act KWH

Freezer Type	No Of.	Avg Kwh	Act KWH

Cooking - Elect	No Of.	Avg Kwh	Act KWH

Other Kitchen Appliances	No Of.	Avg Kwh	Act KWH

Laundry Service	No Of.	Avg Kwh	Act KWH

Home Entertainment	No Of.	Avg Kwh	Act KWH

Lighting Average	No Of.	Avg Kwh	Act KWH

Electric Water Heater	No Of.	Avg Kwh	Act KWH

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

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

Air Condition Type	Btu's	Watts	Act KWH

Other Appliances	No Of.	Avg Kwh	Act KWH

Gas Service	BTUs Out	Clocked	Hours/Day	Average CCFs

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

Completion Form

Action	Reason	Subreason	Details
COMP-Complete	ALL-All Complete		

Type of Lock	Meter Protection

Completion Remarks:
OOA : OK ON ARRIVAL (SEE COMMENTS)

Contact
S-Successful Contact

Remarks:
FP ALREADY FOUND ON 2ND FL AND FW ON 1ST FL-NO FURTHER ACTION AT THIS TIME

EXHIBIT 5



UTILITY COMPANY REPORT
Reporte De La Compania Utilidades

Date: 12/13/23	Prepared By: Brooke Z.
--------------------------	----------------------------------

Name: LATIFAH SELLERS
[REDACTED]
[REDACTED]
[REDACTED]

Primary Phone: (267) 616-6503	Alternate Phone:
[REDACTED]	[REDACTED]

Problem As You Described It

On 06/14/23 you contacted our office regarding your PECO bill.

Our Response

On 06/23/23 our high bill technician met with the customer and verified the meter and reading. The customer stated they were concerned about foreign wiring. They stated when the 1st floor was shut off, they lost partial power. The technician found the breaker off for the 1st floor. The common hallway lighting and 2nd floor rear bedroom is wired to the 1st floor. The technician also found a common gas radiator in the hallway and one gas furnace on the 2nd floor. He explained the foreign piping policy and the gas rate to the owner.

The balance on your account is \$1,272.76 as of 12/13/23. The amount due by 12/29/23 to avoid delinquency \$1,272.76

The investigation is being closed at this time. If you have questions regarding the High Bill Investigation, please contact our High Bill Back Office at 1-844-542-6164. Or if you need payment arrangements, please contact our Financial Care Center at 1-888-480-1533.

Cordially,
Duane V.
High Bill Field



UTILITY COMPANY REPORT

To file a Complaint

If you do not agree with this report you may file a Complaint with the Public Utility Commission (PUC). You may file a complaint by calling the PUC at 1-800-692-7380 or by writing to the following address:

Pennsylvania Public Utility Commission
P. O. Box 3265
Harrisburg PA 17105-3265
Attention: Service Termination Mediation Unit

To protect your rights your complaint should be filed within 10 days of the date on this report and should include the following information:

1. Your name.
2. Your address.
3. The address where this service is being used.
4. Your account number.
5. Our name, PECO Energy Company.
6. A brief statement of the problem.
7. Whether a Complaint about this problem was filed with the PUC before.
8. Whether the problem was investigated and reported by us on or before the shut-off date, if any.
9. How you would like the problem to be solved.

If you file a complaint and do the things the PUC tells you to do, we will not shut off your service while they are handling your complaint.

PECO ENERGY COMPANY

If you need to talk to us, please call 1-800-494-4000, between 7:00 a.m. and 7:00 p.m., Monday through Friday.

PECO Energy Company's Business Office hours are Monday through Friday, from 8:30 a.m. to 5:00 p.m. Our Business Office is located at:

2301 Market Street, Philadelphia, PA 19101



UTILITY COMPANY REPORT
Reporte De La Compania Utilidades

Date:
12/13/23

Prepared By:
Brooke Z.

Name:
LATIFAH SELLERS

Account Number:
66860-49147

Primary Phone:

Altern

Problem As You Described It

On 08/08/23 you contacted our office regarding your PECO bill.

Our Response

On 08/15/23 our high bill technician arrived at the property and confirmed the foreign piping has already been found. The foreign piping is on the 2nd floor and the foreign wiring is on the 1st floor. No furth action is to be completed by the technician at this time.

The balance on your account is \$1,272.76 as of 12/13/23. The amount due by 12/29/23 to avoid delinquency \$1,272.76

The investigation is being closed at this time. If you have questions regarding the High Bill Investigation, please contact our High Bill Back Office at 1-844-542-6164. Or if you need payment arrangements, please contact our Financial Care Center at 1-888-480-1533.

Cordially,
Duane V.
High Bill Field



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1. Your name.
2. Your address.
3. The address where this service is being used.
4. Your account number.
5. Our name, PECO Energy Company.
6. A brief statement of the problem.
7. Whether a Complaint about this problem was filed with the PUC before.
8. Whether the problem was investigated and reported by us on or before the shut-off date, if any.
9. How you would like the problem to be solved.

If you file a complaint and do the things the PUC tells you to do, we will not shut off your service while they are handling your complaint.

PECO ENERGY COMPANY

If you need to talk to us, please call 1-800-494-4000, between 7:00 a.m. and 7:00 p.m., Monday through Friday.

PECO Energy Company's Business Office hours are Monday through Friday, from 8:30 a.m. to 5:00 p.m. Our Business Office is located at:

2301 Market Street, Philadelphia, PA 19101

EXHIBIT 6

Name: LATIFAH SELLERS
 Account Number: [REDACTED]
 Phone Number: [REDACTED]
 Service Address: [REDACTED]

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 06/14/2023

Thank you for your payment of \$55.45 on 06/06/2023

Current Period Charges

Electric	\$184.15
Gas	\$42.20
Total New Charges	\$226.35

Total Amount Due on 07/06/2023 \$226.35

General Information

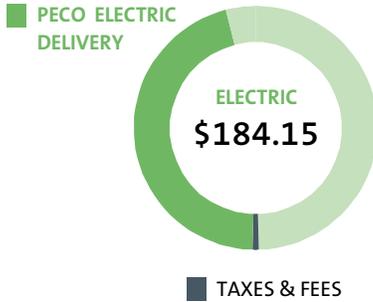
Next scheduled meter reading: 07/18/2023

1-800-494-4000

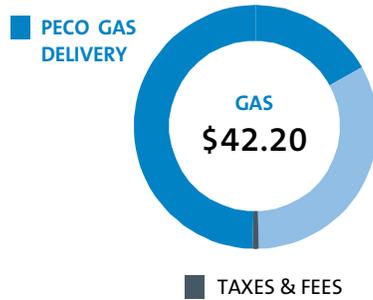
If you have any questions or concerns, please call 800-494-4000 before the due date. Si tiene alguna pregunta, favor de llamar al numero 1-800-494-4000 antes de la fecha de vencimiento.

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 Philadelphia, PA 19103
 800-494-4000

Online: 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.



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0015546 02 AV 0.471 **AUTO T7 2 8815 19464-525305 -C03-B1-P15561-1123 56

LATIFAH SELLERS
 [REDACTED]



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

Account # [REDACTED]

877-432-9384
 Pay by phone, a convenience fee will apply.

Please pay this amount by 07/06/2023 \$226.35

Payment Amount \$ [REDACTED]



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



8815-03-0015546-0001-0019815

Account Number [REDACTED]

Meter Information

Read Dates	Meter Number	Load Type	Reading Type	Meter Reading		Difference	Multiplier X	Total Usage
				Previous	Present			
05/15-06/14	121018024	General Service	Tot kWh	57029 Actual	57995 Actual	966	1	966
05/15-06/14	015573063	General Service	Total Ccf	7763 Actual	7787 Actual	24	1	24

Total kWh Used: 966

Total Ccf Used: 24



Electric Residential Service

Service Period 05/15/2023 to 06/14/2023 - 30 days

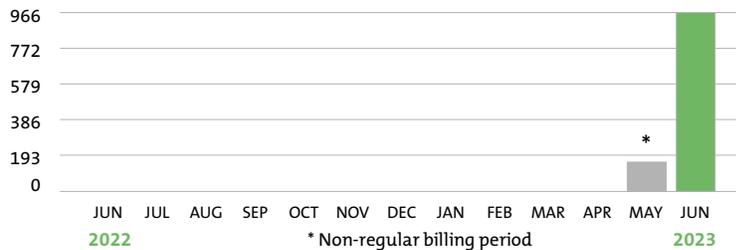
PECO ELECTRIC DELIVERY	\$85.54
Customer Charge	10.52
Distribution Charges	966 kWh X 0.07761 74.97
Distribution System Improvement Charge	0.05
ELECTRIC SUPPLY	\$98.70
Generation Charges	966 kWh X 0.09393 90.74
Transmission Charges	966 kWh X 0.00824 7.96
TAXES & FEES	-\$0.09
State Tax Adjustment	-0.09
Total Current Charges	\$184.15

Your Usage Profile

ANNUAL ELECTRIC USAGE

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Period	Usage	Avg Daily Usage	Days	Avg Daily Temp
Current Month	966	32.2	30	67
Last Month	160	16.0	10	64
Last Year	0	0.0	0	0

Avg kWh per Month: 563
Total Annual kWh Usage: 1,126

Message Center

From PECO:

New charges contain estimated total state taxes of \$12.59, including \$10.86 for State Gross Receipts Tax.

Your electric price to compare is \$0.1022 per kWh.

This may change in March, June, September and December. For more information and supplier offers visit PAPowerSwitch.com and oca.state.pa.us.

Your gas price to compare for your rate class is \$0.5421 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.

Shopping Information Box

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

Account Number: [REDACTED]
Electric Rate: Electric Residential Service
Gas Rate: Gas Residential 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 Service

Service Period 05/15/2023 to 06/14/2023 - 30 days

PECO GAS DELIVERY	\$28.21
Customer Charge	14.25
Distribution Charges	24 Ccf X 0.53434 12.82
Balancing Service Charges	24 Ccf X 0.04356 1.05
Distribution System Improvement Charge	0.09
GAS SUPPLY	\$13.99
Natural Gas Supply Charges	24 Ccf X 0.51747 12.42
Gas Cost Adjustment Charges	24 Ccf X 0.06523 1.57
TAXES & FEES	\$0.00
Total Current Charges	\$42.20



Name: LATIFAH SELLERS
Account Number: [REDACTED]
Phone Number: [REDACTED]
Service Address: [REDACTED]

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 07/14/2023
Charges from previous bill \$226.35
Total Other Charges \$226.35

Current Period Charges

Electric \$255.71
Gas \$38.63
Total New Charges \$294.34

Total Amount Due on 08/07/2023 \$520.69

General Information

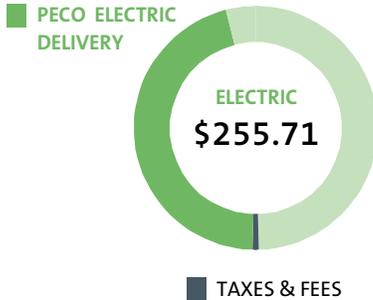
Next scheduled meter reading: 08/16/2023

1-800-494-4000

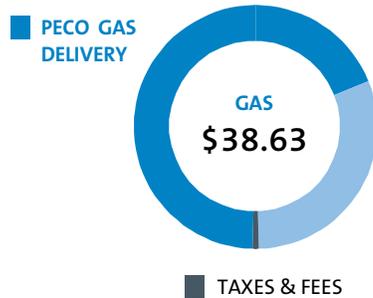
If you have any questions or concerns, please call 800-494-4000 before the due date. Si tiene alguna pregunta, favor de llamar al numero 1-800-494-4000 antes de la fecha de vencimiento.

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

 Online: peco.com

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

 By Phone: 1-800-494-4000

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0010603 01 AV 0.471 **AUTO T2 1 8836 19464-525305 -C03-B1-P10613-11234 6

LATIFAH SELLERS



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

Account # [REDACTED]

 877-432-9384

Pay by phone, a convenience fee will apply.

Please pay this amount by 08/07/2023 \$520.69

Payment Amount \$ [REDACTED]



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



8836-03-0010603-0001-0010392

Account Number [REDACTED]

Meter Information

Read Dates	Meter Number	Load Type	Reading Type	Meter Reading		Difference	Multiplier X	Total Usage
				Previous	Present			
06/14-07/14	121018024	General Service	Tot kWh	57995 Actual	59347 Actual	1,352	1	1,352
06/14-07/14	015573063	General Service	Total Ccf	7787 Actual	7809 Actual	22	1	22

Total kWh Used: 1,352

Total Ccf Used: 22



Electric Residential Service

Service Period 06/14/2023 to 07/14/2023 - 30 days

PECO ELECTRIC DELIVERY	\$116.43
Customer Charge	10.52
Distribution Charges	1,352 kWh X 0.07813 = 105.63
Distribution System Improvement Charge	0.28
ELECTRIC SUPPLY	\$139.41
Generation Charges	1,352 kWh X 0.09393 = 126.99
Transmission Charges	1,352 kWh X 0.00919 = 12.42
TAXES & FEES	-\$0.13
State Tax Adjustment	-0.13

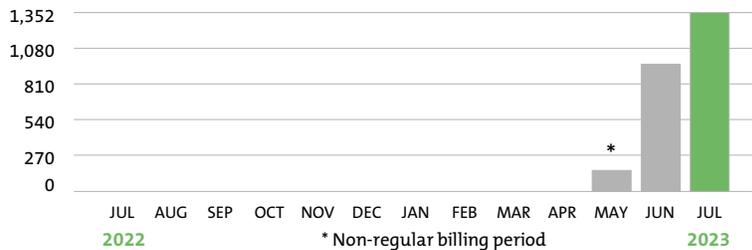
Total Current Charges \$255.71

Your Usage Profile

ANNUAL ELECTRIC USAGE

peco.com/smartideas

Save energy and money



Period	Usage	Avg Daily Usage	Days	Avg Daily Temp
Current Month	1,352	45.1	30	75
Last Month	966	32.2	30	67
Last Year	0	0.0	0	0

Avg kWh per Month: 826
Total Annual kWh Usage: 2,478

Message Center

From PECO:

New charges contain estimated total state taxes of \$17.48, including \$15.09 for State Gross Receipts Tax.

Your electric price to compare is \$0.1031 per kWh.

This may change in March, June, September and December. For more information and supplier offers visit PAPowerSwitch.com and oca.state.pa.us.

Your gas price to compare for your rate class is \$0.5421 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.

Shopping Information Box

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

Account Number: 66860-49147

Electric Rate: Electric Residential Service

Gas Rate: Gas Residential 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 Service

Service Period 06/14/2023 to 07/14/2023 - 30 days

PECO GAS DELIVERY	\$26.70
Customer Charge	14.25
Distribution Charges	22 Ccf X 0.53434 = 11.76
Balancing Service Charges	22 Ccf X 0.03153 = 0.69
GAS SUPPLY	\$11.93
Natural Gas Supply Charges	22 Ccf X 0.47760 = 10.51
Gas Cost Adjustment Charges	22 Ccf X 0.06451 = 1.42
TAXES & FEES	\$0.00

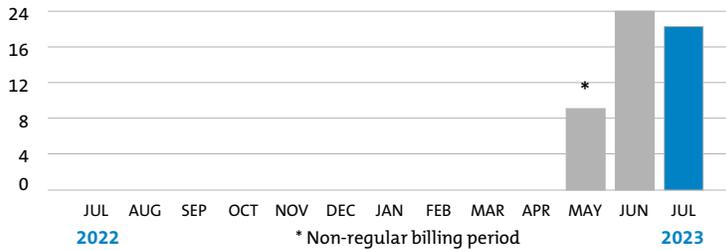
Total Current Charges \$38.63



Account Number: XXXXXXXXXX

Your Usage Profile
ANNUAL GAS USAGE

peco.com/smartideas
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Period	Usage	Avg Daily Usage	Days	Avg Daily Temp
Current Month	22	0.7	30	75
Last Month	24	0.8	30	67
Last Year	0	0.0	0	0

Avg Ccf per Month 19
Total Annual Ccf Usage 57

8836-03-0010603-0002-0010393

Ways to Pay

 **Online**
Visit peco.com/paybill 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 card & phone payments.
No fees apply when you create a PECO My Account and pay using your bank account

Name: **LATIFAH SELLERS**
 Account Number: [REDACTED]
 Phone Number: [REDACTED]
 Service Address: [REDACTED]

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	08/17/2023
Charges from previous bill	\$482.06
Total Other Charges	\$482.06

Current Period Charges

Electric	\$270.23
Gas	\$12.06
Total New Charges	\$282.29

Total Amount Due on 09/08/2023 \$764.35

General Information

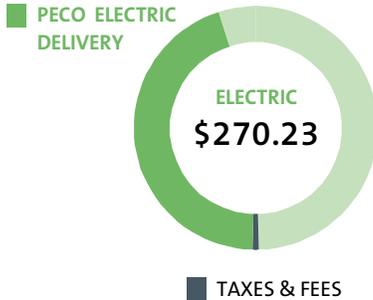
Next scheduled meter reading: 09/15/2023

1-800-494-4000

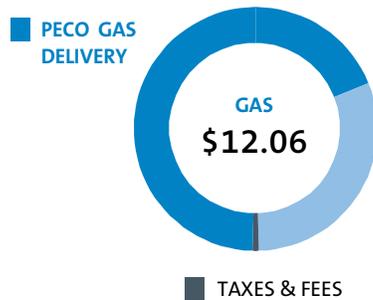
If you have any questions or concerns, please call 800-494-4000 before the due date. Si tiene alguna pregunta, favor de llamar al numero 1-800-494-4000 antes de la fecha de vencimiento.

peco.com/service

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 Start, stop and move your service



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



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

Online: 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

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 # [REDACTED]

877-432-9384

Pay by phone, a convenience fee will apply.

Please pay this amount by 09/08/2023 \$764.35

Payment Amount \$ [REDACTED]

0001408 01 AV 0.498 **AUTO T6 0 8860 19464-525305 -C03-B1-P01409-I1 345



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



8860-03-0001408-0001-0002706

Account Number: [REDACTED]

Meter Information

Read Dates	Meter Number	Load Type	Reading Type	Meter Reading		Difference	Multiplier X	Total Usage
				Previous	Present			
07/14-08/14	121018024	General Service	Tot kWh	59347 Actual	60779 Actual	1,432	1	1,432
06/14-06/23	015573063	General Service	Total Ccf	7787 Actual	7794 Actual	7	1	7

Total kWh Used: 1,432

Total Ccf Used: 7



Electric Residential Service

Service Period 07/14/2023 to 08/14/2023 - 31 days

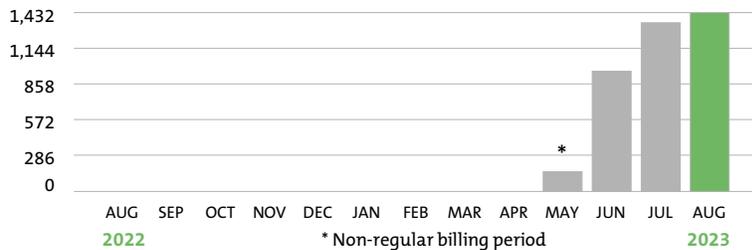
PECO ELECTRIC DELIVERY		\$122.69
Customer Charge		10.52
Distribution Charges	1,432 kWh X 0.07813	111.88
Distribution System Improvement Charge		0.29
ELECTRIC SUPPLY		\$147.67
Generation Charges	1,432 kWh X 0.09393	134.51
Transmission Charges	1,432 kWh X 0.00919	13.16
TAXES & FEES		-\$0.13
State Tax Adjustment		-0.13

Total Current Charges \$270.23

Your Usage Profile

ANNUAL ELECTRIC USAGE

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Period	Usage	Avg Daily Usage	Days	Avg Daily Temp
Current Month	1,432	46.2	31	78
Last Month	1,352	45.1	30	75
Last Year	0	0.0	0	0

Avg kWh per Month: 977
Total Annual kWh Usage: 3,910

Message Center

From PECO:

New charges contain estimated total state taxes of \$18.45, including \$15.94 for State Gross Receipts Tax.

Your electric price to compare is \$0.1031 per kWh.

This may change in March, June, September and December. For more information and supplier offers visit PAPowerSwitch.com and oca.state.pa.us.

Your gas price to compare for your rate class is \$0.5421 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.

Shopping Information Box

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

Account Number: [REDACTED]
[REDACTED] Service

Gas Rate: Gas Residential 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 Service

Service Period 06/14/2023 to 06/23/2023 - 9 days

PECO GAS DELIVERY		\$8.27
Customer Charge		4.28
Distribution Charges	7 Ccf X 0.53434	3.74
Balancing Service Charges	7 Ccf X 0.03153	0.22
Distribution System Improvement Charge		0.03
GAS SUPPLY		\$3.79
Natural Gas Supply Charges	7 Ccf X 0.47760	3.34
Gas Cost Adjustment Charges	7 Ccf X 0.06451	0.45

TAXES & FEES \$0.00

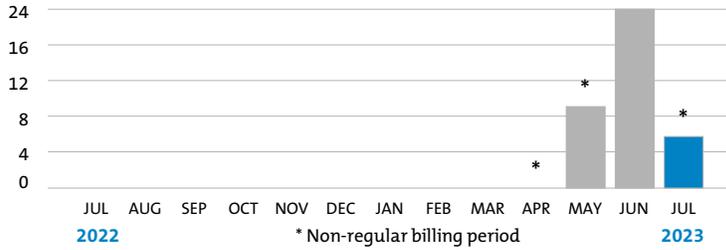
Total Current Charges \$12.06



Account Number: [REDACTED]

Your Usage Profile
ANNUAL GAS USAGE

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Period	Usage	Avg Daily Usage	Days	Avg Daily Temp
Current Month	7	0.8	9	69
Last Month	24	0.8	30	67
Last Year	0	0.0	0	0

Avg Ccf per Month 14
Total Annual Ccf Usage 42

8860-03-0001408-0002-0002707

Ways to Pay



Online

Visit peco.com/paybill 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.*



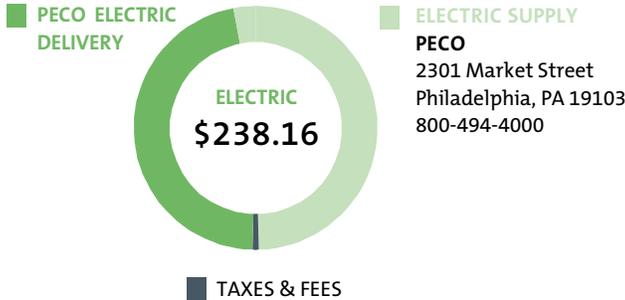
* Fees apply for card & phone payments.
No fees apply when you create a PECO My Account and pay using your bank account

Name: LATIFAH SELLERS
Account Number: [REDACTED]
Phone Number: [REDACTED]
Service Address: [REDACTED]

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	09/14/2023
Charges from previous bill	\$764.35
Total Other Charges	\$764.35

Current Period Charges

Electric	\$238.16
Total New Charges	\$238.16

Total Amount Due on 10/06/2023 \$1,002.51

General Information

Next scheduled meter reading: 10/16/2023

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

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

 Online: 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

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 [REDACTED]

 877-432-9384

Pay by phone, a convenience fee will apply.

Please pay this amount by 10/06/2023 **\$1,002.51**

Payment Amount \$ [REDACTED]

0006573 01 AV 0.498 **AUTO T8 0 8879 19464-525305 -C03-B1-P06579-I12 4

FAH SELLERS



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



8879-03-0006573-0001-0007974

Account Number [REDACTED]

Meter Information

Read Dates	Meter Number	Load Type	Reading Type	Meter Reading		Difference	Multiplier X	Total Usage
				Previous	Present			
08/14-09/13	121018024	General Service	Tot kWh	60779 Actual	62080 Actual	1,301	1	1,301

Total kWh Used: 1,301



Electric Residential Service

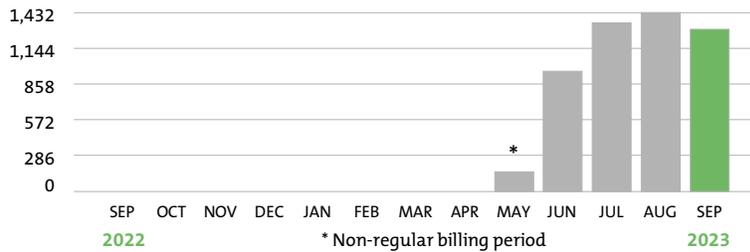
Service Period 08/14/2023 to 09/13/2023 - 30 days

PECO ELECTRIC DELIVERY		\$112.44
Customer Charge		10.52
Distribution Charges	1,301 kWh X 0.07813	101.65
Distribution System Improvement Charge		0.27
ELECTRIC SUPPLY		\$125.84
Generation Charges	1,301 kWh X 0.08753	113.88
Transmission Charges	1,301 kWh X 0.00919	11.96
TAXES & FEES		-\$0.12
State Tax Adjustment		-0.12
Total Current Charges		\$238.16

Your Usage Profile

ANNUAL ELECTRIC USAGE

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Period	Usage	Avg Daily Usage	Days	Avg Daily Temp
Current Month	1,301	43.4	30	77
Last Month	1,432	46.2	31	78
Last Year	0	0.0	0	0

Avg kWh per Month: 1,042
Total Annual kWh Usage: 5,211

Message Center

From PECO:

New charges contain estimated total state taxes of \$16.26, including \$14.05 for State Gross Receipts Tax.

Your electric price to compare is \$0.0967 per kWh.
This may change in March, June, September and December. For more information and supplier offers visit PAPowerSwitch.com and oca.state.pa.us.

Shopping Information Box

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

Account Number [REDACTED]
Electric Rate: Electric Residential 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.

8879-03-0006573-0001-0007975

Ways to Pay



Online

Visit peco.com/paybill 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

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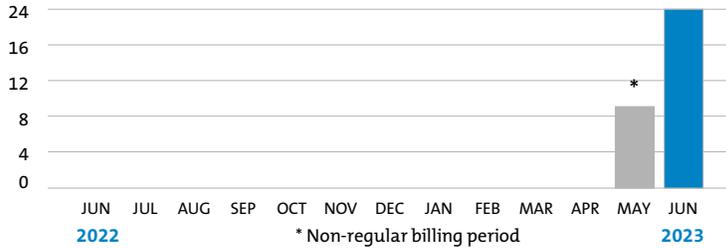
Account Number XXXXXXXXXX

Your Usage Profile

ANNUAL GAS USAGE

peco.com/smartideas

Save energy and money



Period	Usage	Avg Daily Usage	Days	Avg Daily Temp
Current Month	24	0.8	30	67
Last Month	11	1.1	10	64
Last Year	0	0.0	0	0

Avg Ccf per Month 17
Total Annual Ccf Usage 35

Ways to Pay



Online

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Mobile App

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8815-03-0015546-0002-0019816

EXHIBIT 7

Case Details Report

BCS Case #: 003958751
Customer Name: LATIFAH SELLERS
Service Address: [REDACTED]

BCS Bill Account #: [REDACTED]

Mailing Address: [REDACTED]

Home Phone: () -
Business Phone: () -
Business name:
Alternate contact:

Date Case Opened: 2023-12-11
PAR Case: N
Investigator Name: BCS CASE POOL
Investigator Phone: (717) 787-5468
Service class: R
Previous case #: 3906548

Date Cut Out: 9999-12-31
Universal Service: N
Contact Type: TELEPHONE
Amount in Arrears: \$0.00

Adults: 1
Children: 2
Children Ages: 12,11
Gross Income: \$0.00
Miscellaneous Info:

Complaint Reason:
ON - PAR WITH DISPUTE (#63)

Customer Problem Description:
BILLING DISPUTE. CUSTOMER'S SERVICE WAS TERMINATED LAST MONTH DUE TO FOREIGN WIRING, BUT LATER TURNED BACK ON. PECO VERIFIED CUSTOMER IS NOT RESPONSIBLE FOR THE BILL FOR FOREIGN WIRING. CUSTOMER WAS TOLD BILL WOULD BE ESPONGED TWICE NOW BUT BILL IS STILL SHOWING BALANCE FROM THE FOREIGN WIRING. THE CELL PHONE NUMBER (267) 616 - 6503 HAS BEEN ALLOWED TO BE SHARED. THE EMAIL ADDRESS LATIFAHSELLERS@GMAIL.COM HAS BEEN ALLOWED TO BE SHARED.



July 31, 2024

Company Position:

11/30/2023 PECO SAID THEY WOULD PLACE THE ACCOUNT ON HOLD WHILE THEY INVESTIGATED AND THE BILL FOR THE FOREIGN WIRING WOULD BE ESPONGED. PECO SAID HER LANDLORD IS RESPONSIBLE FOR THE BILL FOR THE FOREIGN WIRING.

Case Details Report

BCS Case #: 003958751
Customer Name: LATIFAH SELLERS
Service Address: [REDACTED]

BCS Bill Account #: [REDACTED]

Mailing Address:

Home Phone: () -
Business Phone: () -
Business name:
Alternate contact:

Date Case Opened: 2023-12-11
PAR Case: N
Investigator Name: BCS CASE POOL
Investigator Phone: (717) 787-5468
Service class: R
Previous case #: 3906548

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Contact Type: TELEPHONE
Amount in Arrears: \$0.00

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Children: 2
Children Ages: 12,11
Gross Income: \$0.00
Miscellaneous Info:

Complaint Reason:
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July 31, 2024

Company Position:

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LATIFAH SELLERS v. PECO ENERGY COMPANY

F-2024-3048282

Welcome to - Case Closed - Case Details I

Case#:	3958751
Utility Name:	PECO Energy
Decision Issue:	Yes
Oral/Written:	W
Violation:	NO
Chapter 56/64/Other:	
Section/Rule:	
Total Balance:	\$1,272.76
Closing Date:	03/20/2024
Resolution:	Decision Issued: 1. Your gas account was properly transferred to the property owner in accordance with Pennsylvania law, 66 Pa. C.S. § 1529.1 (b). 2. The electric account remains the customer's responsibility. The foreign load regulations do not apply in this situation because the customer was not billed additional charges due to electric foreign load. The customer's electricity was merely billed to the other unit until the mix-up was discovered, and this billing error has been corrected. 3. Termination of service for nonpayment was authorized per § 56.91 (a) and § 56.93 (a). 4. The customer is advised to schedule an appointment with PECO to investigate her claim of foreign electrical wiring not previously remedied.
Service Restored Pay(Offs):	\$0.00
Account Balance Date:	12/18/2023
Keep Service on Pay(Remedys):	\$0.00
By:	
Terms:Begining	
Special Budget/Opt Payment:	\$0.00
Regular Budget Amount:	\$197.00
Plus Pay Toward Arrears:	\$0.00
Final Monthly Pay:	\$0.00
Current Monthly Pay:	\$0.00
End of Month Payment:	\$0.00