

**BEFORE THE  
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

6501 HAVERFORD LLC

v.

PHILADELPHIA GAS WORKS

:  
:  
:  
:  
:

DOCKET\_NO: C-2024-3050491

**INTERIM ORDER  
SETTING RESOLUTION CONFERENCE**

On or about July 31, 2024, 6501 Haverford LLC ("Complainant") filed a complaint against Philadelphia Gas Works ("Respondent"), at the above-captioned docket number. To my knowledge, Respondent has not filed an Answer to the complaint. However, Respondent submitted a letter on August 21, 2024, requesting an Interim Order Setting Resolution Conference.

Based upon a review of the complaint, I direct the parties to attempt to resolve this matter themselves. Respondent shall contact Complainant to set a mutually convenient date and time for Respondent and Complainant to hold a conference about resolving the case. The conference must take place no later than October 18, 2024, unless this is not possible.

**Within ten (10) days following the conference, by October 28, 2024, Respondent shall file a short report with Mediator Cynthia Lehman ("Mediator"), setting forth:**

- (a) The date of the conference;
- (b) Who participated for each party;
- (c) A statement whether a full resolution, including withdrawal of complaint, was achieved, and, if not, whether the parties consent to have this case set for mediation by the mediation staff of the Commission; and
- (d) A statement of any issues which have been resolved, if a full resolution was not achieved.

If it is not possible to have the conference by the date set for that purpose, Respondent shall file a report with the Mediator, on or before ten (10) days following the conference due date, giving the reason(s) why the due date could not be met.

**In either situation, Respondent must file a report with the Mediator by the applicable due date set forth above.**

The Commission encourages mediation if the parties cannot reach an agreement through the resolution conference. Mediation is an informal process in which the parties attempt to resolve the case with the help of a mediator. The mediator is a neutral staff member of the Commission who does not give advice, represent any party, evaluate or make a decision. Instead, the mediator assists the parties in their efforts to come to an agreement.

If the parties do not reach an agreement on their own and do not consent to mediate, they are entitled to a hearing. A hearing is a formal, adversarial proceeding which usually includes the presentation of oral testimony and other evidence before a Commission administrative law judge, who will then consider the case and make a written decision to resolve it. The Complainant must prove that the Respondent has violated the Public Utility Code, a regulation or an order of the Commission which would entitle the Complainant to the relief sought in the complaint.

If you have any questions, you should contact the Mediator. Her address and phone number are:

Mediator Cynthia Lehman  
Pennsylvania Public Utility Commission  
Office of Administrative Law Judge  
Commonwealth Keystone Building 2<sup>nd</sup> FL West  
400 North Street  
Harrisburg, PA 17120  
Telephone: (717) 783-5428  
Email: [cylehman@pa.gov](mailto:cylehman@pa.gov)

Date: 9/18/2024

\_\_\_\_\_/s/  
CHARLES E. RAINEY, JR.  
Chief Administrative Law Judge

**C-2024-3050491 - 6501 HAVERFORD LLC v. PHILADELPHIA GAS WORKS**

AVROHOM ROTHENBERG  
6501 HAVERFORD LLC  
POB 537  
JACKSON NJ 08527  
**732.370.1440**  
[accounting@armanagmt.com](mailto:accounting@armanagmt.com)  
Accepts eService

GRACIELA CHRISTLIEB ESQUIRE  
PHILADELPHIA GAS WORKS  
800 WEST MONTGOMERY AVE  
PHILADELPHIA PA 19122  
**215.684.6164**  
[graciela.christlieb@pgworks.com](mailto:graciela.christlieb@pgworks.com)  
Accepts eService