

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

6501 HAVERFORD LLC, 410 W CHELTEN LLC	:	
236 W HARVEY LLC	:	
	:	C-2024-3050491, C-2024-3050494,
v.	:	C-2024-3050495, C-2024-3050497,
	:	C-2024-3050499
PHILADELPHIA GAS WORKS	:	

**INTERIM ORDER
SETTING RESOLUTION CONFERENCE**

On or about July 31,2024, 6501 Haverford LLC, 410 W Cheltenham LLC, 236 W Harvey LLC ("Complainant") filed complaints against Philadelphia Gas Works ("Respondent"), at the above-captioned docket numbers. To date, Respondent has not filed any Answers to the complaints.

Based upon a review of the complaints, I direct the parties to attempt to resolve these matters themselves. Respondent shall contact Complainant to set a mutually convenient date and time for Respondent and Complainant to hold a conference about resolving the cases. The conference must take place no later than October 23, 2024, unless this is not possible.

Within ten (10) days following the conference, by November 2, 2024, Respondent shall file a short report with Mediator Teri-Lee Rhoades ("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 Teri-Lee Rhoades
Pennsylvania Public Utility Commission
Office of Administrative Law Judge
Commonwealth Keystone Building 2nd FL West
400 North Street
Harrisburg, PA 17120
Telephone: (717) 787-5633
Email: terhoades@pa.gov

Date: September 25, 2024

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

C-2024-3050491, C-2024-3050494, C-2024-3050495, C-2024-3050497, C-2024-3050499
- 6501 HAVERFORD LLC, 410 W CHELTEN LLC, 236 W HARVEY LLC v. PHILADELPHIA
GAS WORKS

AVROHOM ROTHENBERG, MANAGER/PARTNER

P.O. BOX 537

JACKSON, NJ 08527

732.370.1440

accounting@armanagmt.com

FOR: 6501 HAVERFORD AVE LLC,

410 W CHELTEN LLC, AND

236 W. HARVEY LLC

Accepts eService

Served via USPS First-Class Mail

GRACIELA CHRISTLIEB ESQUIRE

PHILADELPHIA GAS WORKS

800 WEST MONTGOMERY AVENUE

PHILADELPHIA PA 19122

215.684.6164

Graciela.Christlieb@pgworks.com

Accepts eService

(Counsel for Philadelphia Gas Works)