

From: Gabriel B gabrielbyan@gmail.com
Subject: Request for Disclosure of Potential Conflict or Relationship – Gabriel Byan v. PECO Energy Company (Docket No. C-2025-3056233)
Date: Oct 6, 2025 at 7:01:01PM
To: Margaret A. Morris Esquire mmorris@regerlaw.com,
khadijah.scott@exeloncorp.com
Cc: pmcneal@pa.gov

Dear Counsel,

I am writing to request clarification and disclosure regarding a potential conflict of interest that may bear directly on PECO Energy Company's handling of the above-captioned matter.

Based on publicly available SEC filings and corporate disclosures, it appears that my Pennsylvania landlord, Mr. Timothy Rubin, is the son of George F. Rubin and the nephew of Ronald Rubin. Mr. Ronald Rubin appears to have served for many years as Chairman and CEO of the Pennsylvania Real Estate Investment Trust (PREIT) and was apparently a member of the Board of Directors of PECO Energy Company, and later of Exelon Corporation, during and following the merger between those entities. Mr. Timothy Rubin recently served as Executive Vice President of Leasing at PREIT, and is affiliated with various subsidiaries engaged in commercial real-estate development in the region.

PECO's own internal case logs in this proceeding document direct (and often unauthorized and unnecessary) communications with Mr. Rubin's property-management agent, Mario, regarding access to my apartment during multiple scheduled field inspections related to my high-bill/foreign-wiring dispute. In view of these apparent facts, I respectfully request that PECO formally disclose whether:

1. it is aware of any familial, business, or financial relationship between Mr. Timothy Rubin (or other members of the Rubin family) and any current or former officers, directors, or employees of PECO Energy Company or Exelon Corporation; and
2. any such connection was known to, or considered by, PECO staff, investigators, or counsel at any time while handling or responding to my account and complaints.

This disclosure is material because the appearance of a pre-existing relationship between my landlord and former senior leadership of PECO raises reasonable concerns about potential undue influence, particularly given that PECO's records show repeated cancellations and inconsistent justifications for avoiding inspection of my

unit. I am not yet directly asserting misconduct; I am simply requesting transparency so that any possible conflicts of interest can be ruled out on the record.

Please provide a written response to this inquiry by October 14, 2025, so that the issue can be addressed prior to the rescheduled hearing. If PECO requires additional time or believes this matter should be handled through a specific procedural mechanism, kindly advise so that I may comply with the appropriate process.

Thank you for your prompt attention to this request. Please let me know if I've mistaken anything.

Respectfully,
Gabriel Byan
Complainant, pro se

cc: Pamela McNeal, PUC Legal Assistant | Margaret A. Morris, Esq. | Khadijah Scott, Esq.