

1 -----
 2 Ka'Deindra Buffaloe, |
 3 v. | Docket No.:
 4 Philadelphia Gas Works | C-2025-3059206
 5 |
 6 Initial Call-In |
 7 Telephonic Hearing |
 8 -----
 9 Pages 1 - 153
 10 Judge's Chambers
 11 State Office Building
 12 801 Market Street
 13 4th Floor
 14 Philadelphia, PA
 15
 16 Monday, May 4, 2026
 17 Commencing at 10:50 a.m.
 18

19 INDEX TO EXHIBITS

20 Docket No. C-2025-3059206

21 Hearing Date: May 4, 2026

22

23	<u>NUMBER</u>	<u>FOR IDENTIFICATION</u>	<u>IN EVIDENCE</u>
24	PGW Exhibit 1	60	140
25	Interactions Regarding Property		
26	PGW Exhibit 2	70	140
27	Payoff Form		
28	PGW Exhibit 3	62	140
29	Selling of Property		
30	Complainant Exhibit A	8	57
31	Email		
32	Complainant Exhibit B	14	57
33	Email Conversations		
34			

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

INDEX TO EXHIBITS (cont.)
Docket No. C-2025-3059206
Hearing Date: May 4, 2026

<u>NUMBER</u>	<u>FOR IDENTIFICATION</u>	<u>IN EVIDENCE</u>
Complainant Exhibit D	15	57
Payoff Form		
Complainant Exhibit F	19	57
Statement		
Complainant Exhibit G	20	57
Email Communications		
Complainant Exhibit H	36	57
Account Statement		
Complainant Exhibit I	47	58
Text Conversations		
Complainant Exhibit J	15	58
Carrier Log		
Complainant Exhibit K	52	58
Timeline Summary		
Complainant Exhibit L	30	58
Email Conversation		

Customer Contact: Service

Date: 09/25/2025 Time: 2:20:00 PM Source: JetSearch Related Tran: Account Maintenance

CC Type: SERV - Service Created: 09/25/2025 at: 2:20:39 PM by: LJACOBS

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

Surveyable Auto Delete Date: 09/25/2029 Class: Inquiry

Comments: LL kadeidra called because she wanted to place services in her name for address 1657 Margaret st for both units she also stated that she wanted to set up for the services to be turned off because she is selling the property informd her that i will create account for her she wanted to know if she is in the lcp while checking the property call was disconnected

Letter

Status: Print Date: Run Number: Reprint:

Template:

Review List Tickler

Follow Up: to Review Group to User

Priority: Review Group...

Account: [Redacted]

Premise: 1657 Margaret St,1f/Phila,Pa

Person: [Redacted]

Change Cancel

Customer Contact: Settlement Payoff Request [X]

Date: 10/02/2025 Time: 3:10:00 PM Source: JetSearch Related Tran: Account Maintenance
CC Type: SETT - Settlement Payoff Request [v] Created: 10/02/2025 at: 3:10:15 PM by: AGRAHAM
Area: 800 - Residential General Service [v] Changed: at: by:
 Surveyable Auto Delete Date: 10/02/2029 Class: Inquiry

Comments: Completed Pay-Off For Equity One Abstract, LLC / Fax# 215-750-7305 & Phone# 215-750-7300 / ALL Non-Owner Acct's >>> Unit 1f: [REDACTED] = \$624.58 and [REDACTED] = \$5,762.09 / Unit 2f: [REDACTED] = \$1,021.19 / LCP NON-COOPERATIVE / Total Due is \$7,407.86

Letter

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

Review List Tickler

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

Account: [REDACTED] [v]
Premise: 1657 Margaret St,1f/Phila,Pa [v]
Person: [REDACTED] [v]

[Change] [Cancel]

Customer Contact: Collection

Date: 10/15/2025 Time: 1:59:00 PM Source: JetSearch Related Tran: Account Maintenance
CC Type: COLL - Collection Created: 10/15/2025 at: 1:59:32 PM by: OGALDI
Area: 800 - Residential General Service Changed: at: by:
 Surveyable Auto Delete Date: 10/15/2029 Class: Inquiry

Comments: Kadeidra M Walker owner of property called in regards to 7k showing up on settlement papers stated she had her name on 1f referred to credit and collections department no voc

Letter

Status: Print Date: Run Number: Reprint:

Template:

Review List Tickler

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

Account:

Premise: 1657 Margaret St,1f/Phila,Pa

Person:

Customer Contact: Settlement Payoff Request

Date: 10/15/2025 Time: 2:09:00 PM Source: JetSearch Related Tran: Account Maintenance
CC Type: SETT - Settlement Payoff Request Created: 10/15/2025 at: 2:09:08 PM by: SKEYS1
Area: 800 - Residential General Service Changed: at: by:
 Surveyable Auto Delete Date: 10/15/2029 Class: Inquiry

Comments: owner KaDeidra M Walker called to see if she is responsible for the debt. explained no lcp. can be held responsible. she wanted it in writing. suggested she get a copy of the payoff form from the title co.

Letter
Status: Print Date: Run Number: Reprint:
Template:

Review List Tickler
Follow Up: to Review Group to User
Priority: Review Group...

Account:
Premise: 1657 Margaret St,1f/Phila,Pa
Person:

Customer Contact: Lien and/or Judgement

Date: 10/15/2025 Time: 4:04:00 PM Source: JetSearch Related Tran: Account Maintenance
CC Type: L&J - Lien and/or Judgement Created: 10/15/2025 at: 4:04:57 PM by: JOSULLI
Area: 800 - Residential General Service Changed: at: by:
 Surveyable Auto Delete Date: 10/15/2029 Class: Inquiry

Comments: Kadeidra Walker [REDACTED] called regarding tenant debt that shows on payoff. Advised any debt on the payoff would need to be paid during sale/refinance. She said she was informed through tenant landlord court the debt would follow the tenant. Explained any unpaid debt that accumulated at this premise would still need to be paid. She requested pgw's collection policies in writing. >>>

Letter

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

Review List Tickler

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

Account: [REDACTED] [v]
Premise: 1657 Margaret St,1f/Phila,Pa [v]
Person: [REDACTED] [v]

Change Cancel

Customer Contact: Lien and/or Judgement [X]

Date: 10/15/2025 Time: 4:05:00 PM Source: JetSearch Related Tran: Account Maintenance
CC Type: L&J - Lien and/or Judgement Created: 10/15/2025 at: 4:05:13 PM by: JOSULLI
Area: 800 - Residential General Service Changed: at: by:
 Surveyable Auto Delete Date: 10/15/2029 Class: Inquiry

Comments: >>>Advised unable to provide that. Can check Gas Tariff on website. She requested supervisor. Sent to senior.

Letter

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

Review List Tickler

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

Account: [REDACTED] [v]
Premise: 1657 Margaret St,1f/Phila,Pa [v]
Person: [REDACTED] [v]

[Change] [Cancel]

Customer Contact: Collection

Date: 10/16/2025 Time: 10:28:00 AM Source: JetSearch Related Tran: Account Maintenance
CC Type: COLL - Collection Created: 10/16/2025 at: 10:28:00 AM by: GJACKSO2
Area: 800 - Residential General Service Changed: at: by:
 Surveyable Auto Delete Date: 10/16/2029 Class: Inquiry

Comments: called owner kaderia walker back explained process of payoff wanted to know if any of the debt was under her name no were tenants debt wanted to know if balance would follow tenant explained yes but would still remain on property until paid off

Letter

Status: Print Date: Run Number: Reprint:

Template:

Review List Tickler

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

Account:

Premise: 1657 Margaret St,1f/Phila,Pa

Person:

Customer Contact: Miscellaneous

Date: 10/21/2025 Time: 11:31:00 AM Source: JetSearch Related Tran: Account Maintenance
CC Type: MISC - Miscellaneous Created: 10/21/2025 at 11:31:12 AM by: KVINCENT
Area: 800 - Residential General Service Changed: at by:
 Surveyable Auto Delete Date: 10/21/2029 Class: Inquiry

Comments: Kadeidra Walker called asking to get a statement showing no balance under her old account. found old acct & tried to verify but then line went silent. forced to disconnect for no response. (her account is older from 2017, wont be able to provide anything that far back).

Letter

Status: Print Date: Run Number: Reprint:

Template:

Review List Tickler

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

Account:

Premise: 1657 Margaret St,1f/Phila,Pa

Person:

Customer Contact: Collection [X]

Date: 11/04/2025 Time: 3:37:00 PM Source: JetSearch Related Tran: Account Maintenance
CC Type: COLL - Collection Created: 11/04/2025 at: 3:37:38 PM by: HQUIGLEY
Area: 800 - Residential General Service Changed: 11/04/2025 at: 3:37:54 PM by: HQUIGLEY
 Surveyable Auto Delete Date: 11/04/2029 Class: Inquiry

Comments: Owner of 1657 Margaret st would like a call back from a supervisor because we will not send a letter stating she has a 0.00 balance and no liens on her property . I explained many times that we only offer a pay off form with any collectable debt. sent email to supervisors for call back

Letter

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

Review List Tickler

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

Account: [REDACTED] [v]
Premise: 1657 Margaret St,1f/Phila,Pa [v]
Person: [REDACTED] [v]

[Change] [Cancel]

Customer Contact: Payment

Date: 11/07/2025 Time: 1:54:00 PM Source: JetSearch Related Tran: Account Maintenance
CC Type: PAY - Payment Created: 11/07/2025 at: 1:54:57 PM by: NHENKEL
Area: 800 - Residential General Service Changed: at: by:
 Surveyable Auto Delete Date: 11/07/2029 Class: Inquiry

Comments: Received \$7,407.86 Check#18584 Dated 10/14/2025 From Equity One Account [REDACTED] Recvd \$1,021.19>>>Account [REDACTED] Recvd \$5,762.09>>>Account [REDACTED] Recvd \$624.58

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: 1657 Margaret St,1f/Phila,Pa
Person: [REDACTED]

Change Cancel

Customer Contact: Collection [X]

Date: 11/14/2025 Time: 9:59:00 AM Source: JetSearch Related Tran: Account Maintenance
CC Type: COLL - Collection [v] Created: 11/14/2025 at 9:59:51 AM by: DTEAGLE
Area: 800 - Residential General Service [v] Changed: at by:
 Surveyable Auto Delete Date: 11/14/2029 Class: Inquiry

Comments: PREV OWNER KA'DEIDRA M WALKER CALLED IN TO SEE IF WE RECEIVED THA PAYMENT FROM THE TITLE COMPANY FOR \$7,407.86 INFORMED HER PES PER NOTES 11/7/25 SHE ASKED TO GET A STATEMENT SHOWING THE BALANCES WERE PAID FOR THE TENATS SONCE SHE IS TRYING TO GET HER MONEY BACK FROM THE TENANT INFORMED HER SHE CAN HAVE THE TITLE COMPANY SEND IN ANOTHER PAYOFF REQUEST

Letter

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

Review List Tickler

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

Account: [REDACTED] [v]
Premise: 1657 Margaret St,1f/Phila,Pa [v]
Person: [REDACTED] [v]

[Change] [Cancel]

ACCOUNT PAY-OFF INQUIRY FORM

D; K '91 \ "&

Statement of Confidentiality: This document contains confidential information intended only for the entity named below. Any use, distribution, copying or disclosure by any other entity or person is strictly prohibited. If you have received this facsimile in error, please notify PGW immediately by telephone and return the original transmission to us by mail without making a copy.

A. TITLE AGENCY/LAW FIRM INFORMATION (FILL OUT THIS SECTION ONLY)

Authorization: By submitting this form to PGW, you represent and certify (i) that you are authorized by the owner of the below property to request payoff and account information for this property, and (ii) that all information you submit is to the best of your knowledge true, correct and complete.

Title/Lawyer Agency File #: _____ Date of Settlement: _____
 Law Firm/Title Agency: _____ Requestor Name (Print Clearly): _____
 Telephone #: _____ Facsimile #: _____
 Property Information (Please provide account numbers) Email: _____
 Address: _____ PGW Account #(s): _____
 Owner(s): _____

Please Check All Applicable Boxes:

Purpose: Sale Refinance Foreclosure
 Type: Commercial Rental Mixed Use Rental Residential Rental Owner Occupied Unknown

If Sheriff Sale, Defendant Name: _____ Book/Writ # _____

Judgment/Lien _____	Docket #: _____	File Date: _____
Judgment/Lien _____	Docket #: _____	File Date: _____
Judgment/Lien _____	Docket #: _____	File Date: _____

B. PGW ONLY

DISCLAIMER: The pay-off information provided by PGW below is based on the property and owner information provided by the law firm/title agency. Failure to provide accurate information could affect the accuracy of the information reported by PGW. The information provided in this form is valid as of the date PGW faxes it to you. This statement is not a final bill which means that additional charges may be imposed for additional metered usage.

____ No Record of Account-(i) Verify type and status of services with owner, and (ii) re-contact PGW
 ____ Record of Account:

Meter#: _____	Meter Reading: _____	Date: _____	Actual/Estimate/Final
Meter#: _____	Meter Reading: _____	Date: _____	Actual/Estimate/Final
Meter#: _____	Meter Reading: _____	Date: _____	Actual/Estimate/Final

LCP COOPERATIVE (Property Not Lienable for Tenant Debt) LCP NON-COOPERATIVE

List Of All Debt

Account#:	Customer of Record:	Start Date:	End Date:	Amount:	Paid Through Date:	Amount Due:

Judgment/Lien _____	Docket #: _____	File Date: _____
Judgment/Lien _____	Docket #: _____	File Date: _____
Judgment/Lien _____	Docket #: _____	File Date: _____

TOTAL AMOUNT DUE:
 \$ _____

C. TITLE COMPANY/LAW FIRM PAYMENT INSTRUCTIONS

Make checks payable for the "TOTAL AMOUNT DUE" as stated above to PGW and return this form. Forward with payment to:

PGW – Collection Department
 800 W. Montgomery Avenue, 3rd floor
 Philadelphia, PA 19122
 Attn: Liens & Judgments

FAILURE TO RETURN THIS FORM ALONG WITH YOUR PAYMENT MAY RESULT IN A DELAY OR INCORRECT PROCESSING OF PAYMENT.

The "Paid Through Date" listed above may not include the final bill.
 If the owner is terminating service as of the settlement date,
 please provide the owner's mailing address for the final bill:

ADDRESS



1657 MARGARET ST

PHILADELPHIA, PA 19124-2741

Owner

WORRELL KHALIEF

OPA Account Number

232157000

Mailing Address

Worrell Khalief
24 E Slocum St
Philadelphia PA 19119

Property assessment and sale information

Assessed Value	\$146,700
Sale Date	10/15/2025
Sale Price	\$170,000

Office of Property Assessment (OPA) was formerly part of the Board of Revision of Taxes (BRT) and some City records may still use that name. Source: [Office of Property Assessment \(OPA\). \(https://www.phila.gov/opa/pages/default.aspx\)](https://www.phila.gov/opa/pages/default.aspx)

Valuation History

Taxable and exempt land values can represent the contributory value of land in relation to the total market value, or were no structure is present, the value of vacant land. (Consistent with International Association of Assessing Officers (IAAO) standards, the value of an improved parcel is separated into the portion of value attributed to the improvement and the portion of value attributed to the land.)

To report issues or ask questions regarding your 2026 property assessment, call [\(215\) 686-9200](tel:2156869200) or visit www.phila.gov/opa.

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2026	\$146,700	\$29,340	\$117,360	\$0	\$0
2025	\$146,700	\$29,340	\$88,020	\$0	\$29,340
2024	\$112,800	\$22,500	\$67,740	\$0	\$22,560
2023	\$112,800	\$22,500	\$56,832	\$0	\$33,468
2022	\$67,400	\$10,245	\$37,155	\$0	\$20,000
2021	\$67,400	\$10,245	\$37,155	\$0	\$20,000
2020	\$67,400	\$10,245	\$37,155	\$0	\$20,000

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2019	\$64,700	\$9,835	\$34,865	\$0	\$20,000
2018	\$71,900	\$10,929	\$45,971	\$0	\$15,000
2017	\$71,900	\$10,929	\$45,971	\$0	\$15,000
2016	\$71,900	\$13,777	\$43,123	\$0	\$15,000
2015	\$71,900	\$13,777	\$43,123	\$0	\$15,000

Sales History (3)


Date	Adjusted Total	Grantees	Grantors	Doc Id
10/15/2025	\$170,000	WORRELL KHALIEF	WALKER KA DEIDRA M;BUFFALOE KA DEIDRA	54479422
07/10/2009	\$76,000	WALKER KA'DEIDRA M	RUSSELL JOAN	52106204
	\$0	RUSSELL CLARENCE;RUSSELL JOAN	BALDWIN JAMES F	42069490

Property Details

Property characteristics described below are included for convenience, but may not reflect the most recent conditions at the property.

[Submit an official inquiry \(https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=232157000\)](https://opainquiry.phila.gov/opa.apps/help/PropInq.aspx?acct_num=232157000) or call OPA at [\(215\) 686-4334](tel:+12156864334) (tel:+12156864334) if you:

- have a property question
- want to update property or contact information on file
- want to correct errors

Year Built	1925
Building Description	ROW PORCH FRONT
Building Condition	Average
Number of Stories	2 stories
Number of Rooms	Not Available
Features	Full basement No fireplace No garage
Heating and Utilities	Heater type n/a No central air Sewer type n/a
Lot Size	1,308 sq ft
Improvement Area	1,410 sq ft
Frontage	15 ft
Beginning Point	73'7 1/2" SE DARRAH
Zoning	RM1-Residential Multi-Family-1  (https://atlas.phila.gov/1657%20MARGARET%20ST/zoning.)
OPA Account Number	232157000
OPA Address	1657 Margaret St
Homestead Exemption	No

Local Details

Political Divisions	Ward: 23rd Council District: 7th
School Catchment	Elementary: Mastery Charter School at Smedley Middle: Harding, Warren G HS: Frankford HS
Police District	15th District
Trash Day	Wednesday
Recycling Day	Wednesday
L&I District	EAST
Census Tract	030000

You can download the property assessment dataset in bulk, and get more information about this data at metadata.phila.gov

Note: Taxable and exempt land values can represent the contributory value of land in relation to the total market value, or were no structure is present, the value of vacant land. (Consistent with International Association of Assessing Officers (IAAO) standards, the value of an improved parcel is separated into the portion of value attributed to the improvement and the portion of value attributed to the land.)

Ka'Deitra W.B. <kadeidra262@gmail.com>
To: Landlord Cooperation Program <LCP@pgworks.com>

Thu, Sep 25, 2025 at 2:18 PM

Good Afternoon,

My tenants have vacated the property and I will be selling as of 10/31/2025. What are my responsibilities under the LCP?

Ka'Deitra Buffaloe
[Quoted text hidden]

Landlord Cooperation Program <LCP@pgworks.com>
To: Ka'Deitra W.B. <kadeidra262@gmail.com>

Wed, Oct 1, 2025 at 10:06 AM

Good day,

1657 MARGARET ST is not registered in LCP. There is nothing required of you.

Thank you,

5 111 001 001000000 11 1001001

Complainant's Communication Attempts with PGW

This timeline reflects Complainant's repeated attempts to obtain information and resolve account issues, and PGW's inconsistent responses, denial of documentation, and failure to provide actionable guidance."

Date	Contact	Summary	What it Shows
10/15/25	Outgoing call (16 min) to PGW	Called after learning of PGW balance	Immediate, proactive effort
10/15/25	Outgoing call (10 min) to Liens & Judgments Dept.	Directed to specific department	Routed between departments
10/20/25	Call with tenant	Tenant stated prior payment plans with PGW	Tenant accounts active/handled by PGW
10/21/25	Text from tenant	Tenant confirmed active payment arrangement	Debt treated as tenant responsibility
10/26/25	PGW call	Reminder of service shut-off appointment	PGW controlling service status

10/27/25	PGW visit	Service shut-off appointment occurred	PGW operational control of account
11/4/25	Outgoing call (10 min) to PGW	Requested letter confirming no accounts in my name; denied; requested supervisor	Denial of basic documentation
11/4/25	Incoming call (8 min) from PGW	Refused written confirmation and tenant account info	Information barrier
11/5/25	Outgoing call to PGW	Told to contact Liens Dept.; advised balance "stays with the house"	Conflicting guidance
11/5/25	Incoming call (21 min) – Supervisor	Confirmed no balances in my name; discussed refund on another account	Clear statement I owed nothing
11/7/25	Incoming call (2 min) – Supervisor	Follow-up to prior call	Acknowledgment of ongoing issue

11/10/25	Three-way call (PGW + tenant)	Attempt to resolve directly with tenant present	Good faith effort to resolve
11/14/25	Request to PGW	Requested balance info in writing; denied	

Automatic reply: Request for Confirmation of Account Status at 1657 Margaret Street, Philadelphia, PA

3 messages

PGW Correspondence <PGW.Correspondence@pgworks.com>

Tue, Oct 21, 2025 at 11:34 AM

To: Ka'Deitra W.B. <kadeidra262@gmail.com>

Thank you for contacting Philadelphia Gas Works. Please allow 2-3 business days for your request to be reviewed
winmail.dat

PGW Correspondence <PGW.Correspondence@pgworks.com>

Mon, Oct 27, 2025 at 11:17 AM

To: Ka'Deitra W.B. <kadeidra262@gmail.com>

[Quoted text hidden]

winmail.dat

PGW Correspondence <PGW.Correspondence@pgworks.com>

Wed, Nov 5, 2025 at 11:12 AM

To: Ka'Deitra W.B. <kadeidra262@gmail.com>

[Quoted text hidden]

winmail.dat

Request for Confirmation of Account Status at 1657 Margaret Street, Philadelphia, PA

7 messages

Ka'Deindra W.B. <kadeindra262@gmail.com>

Mon, Oct 20, 2025 at 8:47 PM

To: <res.com@pgworks.com>

Dear PGW Customer Service / Residential Support Team,

I am the former property owner of 1657 Margaret Street, Philadelphia, PA 19124. I understand that PGW cannot release detailed customer account information to third parties due to confidentiality rules, but I am requesting a verification letter or certification from PGW that I may provide to my attorney and title company. I'm attaching the pay off letter submitted to the title company.

Specifically, I request a statement on PGW letterhead indicating:

1. Whether there is an active PGW account tied to the above address under my name or any other name.
2. Whether any account associated with the above address has been certified or submitted to the City of Philadelphia Department of Revenue for lien filing/municipal claim purposes.
3. Whether PGW has a record of a payment arrangement for any account at that address and if it is currently in good standing or in default (without naming the customer).
4. If no lien has been filed or certified, a statement attesting: "As of [date], no municipal claim or lien has been certified by PGW for service at 1657 Margaret Street under its records."

I appreciate your cooperation in providing a written, signed statement—whether by digital PDF or mailed copy—to assist me in resolving a title and settlement dispute. I understand you cannot give full account details, and I am not requesting those, only verification as to lien/certification status.

Thank you for your time and consideration.

Sincerely,

Ka'Deindra Buffaloe



[Kadeindra262@gmail.com](mailto:kadeindra262@gmail.com)

4830 Misty Ct Wilmington DE 19808

1657 Margaret Street PGW statement.pdf

Ka'Deindra W.B. <kadeindra262@gmail.com>

Tue, Oct 21, 2025 at 11:34 AM

To: <PGW.Correspondance@pgworks.com>, <PGW.Correspondence@pgworks.com>

[Quoted text hidden]

1657 Margaret Street PGW statement.pdf

<postmaster@pgworks.com>

Tue, Oct 21, 2025 at 11:34 AM

To: <kadeindra262@gmail.com>

Delivery has failed to these recipients or groups:

PGW.Correspondance@pgworks.com

The email address you entered couldn't be found. Please check the recipient's email address and try to resend the message. If the problem continues, please contact your email admin.

[Quoted text hidden]

1657 Margaret Street PGW statement.pdf

Ka'Deindra W.B. <kadeindra262@gmail.com>
To: <pGW.Correspondance@pgworks.com>

Mon, Oct 27, 2025 at 11:17 AM

Dear PGW Customer Service,

Good morning. I am following up on my previous request for information regarding the outstanding balance associated with my property located at 1657 Margaret St. I have not yet received a response and would appreciate confirmation that my inquiry was received.

As the property owner, I am attempting to resolve a matter related to the former tenant's account, which is currently preventing the completion of a title issue. Please provide an update on the status of my request, or advise what additional documentation may be needed to release the necessary account information or verify the balance status.

Thank you for your time and prompt attention to this matter. I look forward to your reply.

Best regards,

Ka'Deindra Walker

[Kadeindra262@gmail.com](mailto:kadeindra262@gmail.com)

[REDACTED]

[Quoted text hidden]

PGW Correspondence <PGW.Correspondance@pgworks.com>

Wed, Nov 5, 2025 at 11:04 AM

To: Ka'Deindra W.B. <kadeindra262@gmail.com>, PGW Correspondence <PGW.Correspondance@pgworks.com>

Hello,

Please contact our Liens and Judgements department at 215-978-1053 for assistance.

Thank you

From: Ka'Deindra W.B. <kadeindra262@gmail.com>

Sent: Monday, October 27, 2025 11:17 AM

To: PGW Correspondence <PGW.Correspondance@pgworks.com>

Subject: Re: Request for Confirmation of Account Status at [1657 Margaret Street, Philadelphia, PA](#)

You don't often get email from kadeindra262@gmail.com<mailto:kadeindra262@gmail.com>. Learn why this is important<<https://aka.ms/LearnAboutSenderIdentification>>

External Email Notice. This Email originates from outside of PGW.

Do not click on links or open attachments unless you recognize the sender.

Dear PGW Customer Service,

Good morning. I am following up on my previous request for information regarding the outstanding balance associated with my property located at 1657 Margaret St. I have not yet received a response and would appreciate confirmation that my inquiry was received.

As the property owner, I am attempting to resolve a matter related to the former tenant's account, which is currently preventing the completion of a title issue. Please provide an update on the status of my request, or advise what additional documentation may be needed to release the necessary account information or verify the balance status.

Thank you for your time and prompt attention to this matter. I look forward to your reply.

Best regards,

Ka'Deindra Walker

Kadeidra262@gmail.com<mailto:Kadeidra262@gmail.com>

On Tue, Oct 21, 2025 at 11:34 AM Ka'Deindra W.B. <kadeidra262@gmail.com<mailto:kadeidra262@gmail.com>> wrote:

----- Forwarded message -----

From: Ka'Deindra W.B. <kadeidra262@gmail.com<mailto:kadeidra262@gmail.com>>

Date: Mon, Oct 20, 2025 at 8:47 PM

Subject: Request for Confirmation of Account Status at [1657 Margaret Street, Philadelphia, PA](#)

To: <res.com@pgworks.com<mailto:res.com@pgworks.com>>

Dear PGW Customer Service / Residential Support Team,

I am the former property owner of [1657 Margaret Street, Philadelphia, PA 19124](#). I understand that PGW cannot release detailed customer account information to third parties due to confidentiality rules, but I am requesting a verification letter or certification from PGW that I may provide to my attorney and title company. I'm attaching the pay off letter submitted to the title company.

Specifically, I request a statement on PGW letterhead indicating:

1. Whether there is an active PGW account tied to the above address under my name or any other name.
2. Whether any account associated with the above address has been certified or submitted to the City of Philadelphia Department of Revenue for lien filing/municipal claim purposes.
3. Whether PGW has a record of a payment arrangement for any account at that address and if it is currently in good standing or in default (without naming the customer).
4. If no lien has been filed or certified, a statement attesting: "As of [date], no municipal claim or lien has been certified by PGW for service at 1657 Margaret Street under its records."

I appreciate your cooperation in providing a written, signed statement—whether by digital PDF or mailed copy—to assist me in resolving a title and settlement dispute. I understand you cannot give full account details, and I am not requesting those, only verification as to lien/certification status.

Thank you for your time and consideration.

Sincerely,

Ka'Deindra Buffaloe

Kaideira262@gmail.com<mailto:Kaideira262@gmail.com>

[Quoted text hidden]

winmail.dat

Ka'Deindra W.B. <kaideira262@gmail.com>
To: PGW Correspondence <PGW.Correspondence@pgworks.com>

Wed, Nov 5, 2025 at 11:11 AM

Is there an email correspondence?

[Quoted text hidden]

PGW Correspondence <PGW.Correspondence@pgworks.com>
To: Ka'Deindra W.B. <kaideira262@gmail.com>, PGW Correspondence <PGW.Correspondence@pgworks.com>

Thu, Nov 13, 2025 at 12:39 PM

Hello,

Unfortunately, there is no email address for that department.

Thank you

From: Ka'Deindra W.B. <kaideira262@gmail.com>
Sent: Wednesday, November 5, 2025 11:12 AM
To: PGW Correspondence <PGW.Correspondence@pgworks.com>
Subject: Re: Request for Confirmation of Account Status at 1657 Margaret Street, Philadelphia, PA

You don't often get email from kaideira262@gmail.com<mailto:kaideira262@gmail.com>. Learn why this is important<<https://aka.ms/LearnAboutSenderIdentification>>

External Email Notice. This Email originates from outside of PGW.

Do not click on links or open attachments unless you recognize the sender.

Is there an email correspondence?

Ka'Deindra

On Wed, Nov 5, 2025 at 11:04 AM PGW Correspondence <PGW.Correspondence@pgworks.com><mailto:PGW.Correspondence@pgworks.com>> wrote:

Hello,

Please contact our Liens and Judgements department at 215-978-1053 for assistance.

Thank you

From: Ka'Deindra W.B. <kaideira262@gmail.com<mailto:kaideira262@gmail.com>>
Sent: Monday, October 27, 2025 11:17 AM
To: PGW Correspondence <PGW.Correspondence@pgworks.com<mailto:PGW.Correspondence@pgworks.com>>
Subject: Re: Request for Confirmation of Account Status at 1657 Margaret Street, Philadelphia, PA<<https://www.google.com/maps/search/1657+Margaret+Street,+Philadelphia,+PA?entry=gmail&source=g>>

You don't often get email from kaideira262@gmail.com<mailto:kaideira262@gmail.com><mailto:k
aideira262@gmail.com<mailto:kaideira262@gmail.com>>. Learn why this is important<[https://aka.ms/Learn
AboutSenderIdentification](https://aka.ms/LearnAboutSenderIdentification)>

External Email Notice. This Email originates from outside of PGW.

Do not click on links or open attachments unless you recognize the sender.

Dear PGW Customer Service,

Good morning. I am following up on my previous request for information regarding the outstanding balance associated with my property located at 1657 Margaret St. I have not yet received a response and would appreciate confirmation that my inquiry was received.

As the property owner, I am attempting to resolve a matter related to the former tenant's account, which is currently preventing the completion of a title issue. Please provide an update on the status of my request, or advise what additional

documentation may be needed to release the necessary account information or verify the balance status.

Thank you for your time and prompt attention to this matter. I look forward to your reply.

Best regards,

Ka'Deindra Walker

Kadeidra262@gmail.com<mailto:Kadeidra262@gmail.com><mailto:Kadeidra262@gmail.com<mailto:Kadeidra262@gmail.com>>>

On Tue, Oct 21, 2025 at 11:34 AM Ka'Deindra W.B. <kadeidra262@gmail.com<mailto:kadeidra262@gmail.com><mailto:kadeidra262@gmail.com<mailto:kadeidra262@gmail.com>>>> wrote:

----- Forwarded message -----

From: Ka'Deindra W.B. <kadeidra262@gmail.com<mailto:kadeidra262@gmail.com><mailto:kadeidra262@gmail.com<mailto:kadeidra262@gmail.com>>>>

Date: Mon, Oct 20, 2025 at 8:47 PM

Subject: Request for Confirmation of Account Status at [1657 Margaret Street, Philadelphia, PA](https://www.google.com/maps/search/1657+Margaret+Street,+Philadelphia,+PA?entry=gmail&source=g)<<https://www.google.com/maps/search/1657+Margaret+Street,+Philadelphia,+PA?entry=gmail&source=g>>

To: <res.com@pgworks.com<mailto:res.com@pgworks.com><mailto:res.com@pgworks.com<mailto:res.com@pgworks.com>>>>

Dear PGW Customer Service / Residential Support Team,

I am the former property owner of [1657 Margaret Street, Philadelphia, PA 19124](https://www.google.com/maps/search/1657+Margaret+Street,+Philadelphia,+PA+19124?entry=gmail&source=g)<<https://www.google.com/maps/search/1657+Margaret+Street,+Philadelphia,+PA+19124?entry=gmail&source=g>>. I understand that PGW cannot release detailed customer account information to third parties due to confidentiality rules, but I am requesting a verification letter or certification from PGW that I may provide to my attorney and title company. I'm attaching the pay off letter submitted to the title company.

Specifically, I request a statement on PGW letterhead indicating:

1. Whether there is an active PGW account tied to the above address under my name or any other name.
2. Whether any account associated with the above address has been certified or submitted to the City of Philadelphia Department of Revenue for lien filing/municipal claim purposes.
3. Whether PGW has a record of a payment arrangement for any account at that address and if it is currently in good standing or in default (without naming the customer).
4. If no lien has been filed or certified, a statement attesting: "As of [date], no municipal claim or lien has been certified by PGW for service at 1657 Margaret Street under its records."

I appreciate your cooperation in providing a written, signed statement—whether by digital PDF or mailed copy—to assist me in resolving a title and settlement dispute. I understand you cannot give full account details, and I am not requesting those, only verification as to lien/certification status.

Thank you for your time and consideration.

Sincerely,

Ka'Deindra Buffaloe

Kadeidra262@gmail.com<<mailto:Kadeidra262@gmail.com>><<mailto:Kadeidra262@gmail.com><<mailto:Kadeidra262@gmail.com>>>

[Quoted text hidden]

winmail.dat

File No./Escrow No.: ██████████ **Equity One Abstract, LLC**
Print Date & Time: 10/15/2025 01:54 PM **1609 Woodbourne Road, Suite 204B**
Officer/Escrow Officer: **Levittown, PA 19057**
Settlement Location:
 1609 Woodbourne Road, Suite 204B, Levittown, PA 19057

Property Address: 1657 Margaret Street, Philadelphia, PA 19124
Buyer: Khalief Worrell
Seller: Ka'Deitra M. Walker, now known as Ka'Deitra Buffaloe
Lender: Guaranteed Rate, Inc
Settlement Date: 10/15/2025 2:00 PM
Disbursement Date: 10/15/2025
Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$170,000.00	Sales Price of Property	\$170,000.00	
		Deposit		\$2,000.00
		Loan Amount		\$166,920.00
\$10,000.00		Seller Credit		\$10,000.00
		Prorations/Adjustments		
		City/Town Taxes from 10/15/2025 to 12/31/2025	\$351.06	
	\$351.06	City/Town Taxes from 10/15/2025 to 12/31/2025		
		Loan Charges to Guaranteed Rate, Inc		
		LenderCredits to Guaranteed Rate, Inc	\$(195.20)	
		Other Loan Charges		
		Loan Amount (Points)	\$1,669.20	
		Application Fees	\$150.00	
		Lender Fees	\$1,490.00	
		Appraisal fee to Paul Adler, Appraiser: \$900.00 POC-Borrower		\$150.00
		Credit Report fee to Informative Research	\$35.00	
		Credit Technology to Informative Research	\$210.00	
		MERS Registration to MERS	\$23.70	
		MIP to HUD	\$2,870.87	
		Bringdown fee to Equity One Abstract	\$65.00	
\$30.00		Courier Fee to FedEx	\$30.00	
		Email doc print fee to Equity One Abstract	\$75.00	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Notary Fee to Equity One Abstract	\$65.00	
		Settlement fee to Equity One Abstract	\$495.00	
\$40.00		Wire Service Fee to Equity One Abstract	\$40.00	
		Prepaid Interest to Guaranteed Rate, Inc	\$478.04	
		Impounds		
		Aggregate Adjustment		\$745.00
		Homeowner's Insurance 3 mo @ \$ 186.25/mo	\$558.75	
		Property Taxes 11 mo @ \$ 136.90/mo	\$1,505.90	
		Title Charges & Escrow / Settlement Charges		
		Lender's Policy with Westcor Land Title Insurance Company 100 No Viol \$100.00 \$100.00 Buyer 300 Survey \$100.00 \$100.00 Buyer 900 EPL-Res \$100.00 \$100.00 Buyer Closing ProtecLtr \$125.00 \$125.00 Buyer	\$1,831.90	
		Owner's Policy with Westcor Land Title Insurance Company	\$17.10	
		Commission		
\$2,500.00		Real Estate Commission Sellers Broker to Weichert-Moorestown		
		Government Recording and Transfer Charges		
\$850.00		State Tax/stamps to Commonwealth of Pennsylvania	\$850.00	
		Recording Fees (Deed) to Philadelphia Recorder of Deeds	\$277.75	
		Recording Fees (Mortgage) to Philadelphia Recorder of Deeds	\$247.75	
\$3,041.30		City/County tax/stamps to City of Philadelphia	\$3,041.30	
		Miscellaneous		
		2nd recording fee to Philadelphia Recorder of Deeds	\$247.75	
		Homeowner's Insurance Premium to National General	\$2,235.00	
\$199.00		Broker Fee to Weichert Abstract		
\$395.00		Conveyancing Charge to Weichert Abstract Co.		
\$204.92		Certifications to Weichert Abstract Co.		
\$144,553.04		Funds to IPX1031 to IPX1031		
\$150.00		Deed Preparation to Equity One Abstract, LLC		
\$7,407.86		Gas Bill to PGW		
\$979.94		Water Bill to City of Philadelphia		
		Philadelphia Grant Proceeds		\$9,752.30

Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
\$170,351.06	\$170,351.06	Subtotals	\$188,665.87	\$189,567.30
		Due To Borrower	\$901.43	
		Due To Seller		
\$170,351.06	\$170,351.06	Totals	\$189,567.30	\$189,567.30

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Equity One Abstract, LLC to cause the funds to be disbursed in accordance with this statement.

Khalief Worrell

Ka'Deitra M. Walker, now known as Ka'Deitra Buffaloe

Escrow Officer

Re: 1657 Margaret St

13 messages

Ka'Deitra W.B. <kadeidra262@gmail.com>

Thu, Oct 10, 2024 at 4:33 PM

To: Landlord Cooperation Program <LCP@pgworks.com>

I received a notice on Monday that the gas was going to be cut off because there was no account and it was under PGW. I was instructed by your rep to put it in my name although I mentioned several times I was the property owner. Please take it out of my name.

Ka'Deitra Buffaloe


On Thu, Oct 10, 2024 at 3:27 PM Landlord Cooperation Program <LCP@pgworks.com> wrote:

1657 MARGARET ST,2F will not be eligible for LCP coverage while the gas service is on in your name.

[cid:image001.png@01DB1B28.EBA4F5E0]

Joyshalyn Moore | Landlord Cooperation Program Manager | Customer Programs

Philadelphia Gas Works<<http://www.pgworks.com/>> | 800 W. Montgomery Ave | Philadelphia, PA 19122Email: lcp@pgworks.com<<mailto:lcp@pgworks.com>> | Fax: (215) 684-6628Follow us on Facebook<<https://www.facebook.com/mypgw>> Twitter<<https://mobile.twitter.com/mypgw>> andYouTube<https://www.youtube.com/results?search_query=philadelphia+gas+works>

From: Ka'Deitra W.B. <kadeidra262@gmail.com>

Sent: Tuesday, October 8, 2024 1:34 PM

To: Landlord Cooperation Program <LCP@pgworks.com>

Subject:

You don't often get email from kadeidra262@gmail.com<<mailto:kadeidra262@gmail.com>>. Learn why this is important<<https://aka.ms/LearnAboutSenderIdentification>>

External Email Notice. This Email originates from outside of PGW.

Do not click on links or open attachments unless you recognize the sender.

Good Afternoon,

I tried to enroll in the Landlord Participation program however I received an error message. I've attached my license. My maiden name is Walker, married name is Buffaloe. Please let me know what additional information you need to complete this process.

Ka'Deitra Buffaloe

Landlord Cooperation Program <LCP@pgworks.com>

Mon, Oct 14, 2024 at 2:05 PM

To: Ka'Deitra W.B. <kadeidra262@gmail.com>

Hello,

If you do not wish to place the gas service into your name, we can schedule a physical shut off at the gas meter. Would you like to proceed?

[cid:image001.png@01DB1E42.2F625590]

Joyshalyn Moore | Landlord Cooperation Program Manager | Customer Programs

Philadelphia Gas Works<<http://www.pgworks.com/>> | 800 W. Montgomery Ave | Philadelphia, PA 19122Email: lcp@pgworks.com<<mailto:lcp@pgworks.com>> | Fax: (215) 684-6628Follow us on Facebook<<https://www.facebook.com/mypgw>> Twitter<<https://mobile.twitter.com/mypgw>> andYouTube<https://www.youtube.com/results?search_query=philadelphia+gas+works>

From: Ka'Deindra W.B. <kadeidra262@gmail.com>
Sent: Thursday, October 10, 2024 4:34 PM
To: Landlord Cooperation Program <LCP@pgworks.com>
Subject: Re: 1657 Margaret St

External Email Notice. This Email originates from outside of PGW.
Do not click on links or open attachments unless you recognize the sender.
I received a notice on Monday that the gas was going to be cut off because there was no account and it was under PGW. I was instructed by your rep to put it in my name although I mentioned several times I was the property owner. Please take it out of my name.

Ka'Deindra Buffaloe
[REDACTED]

On Thu, Oct 10, 2024 at 3:27 PM Landlord Cooperation Program <LCP@pgworks.com<mailto:LCP@pgworks.com>> wrote:
1657 MARGARET ST,2F will not be eligible for LCP coverage while the gas service is on in your name.

[cid:image001.png@01DB1B28.EBA4F5E0]

Joyshalyn Moore | Landlord Cooperation Program Manager | Customer Programs
Philadelphia Gas Works<<http://www.pgworks.com/>> | 800 W. Montgomery Ave | Philadelphia, PA 19122<<https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g>>
Email: lcp@pgworks.com<mailto:lcp@pgworks.com><mailto:lcp@pgworks.com<mailto:lcp@pgworks.com>> | Fax: (215) 684-6628
Follow us on Facebook<<https://www.facebook.com/mypgw>> Twitter<<https://mobile.twitter.com/mypgw>> and YouTube<https://www.youtube.com/results?search_query=philadelphia+gas+works>

From: Ka'Deindra W.B. <kadeidra262@gmail.com<mailto:kadeidra262@gmail.com>>
Sent: Tuesday, October 8, 2024 1:34 PM
To: Landlord Cooperation Program <LCP@pgworks.com<mailto:LCP@pgworks.com>>
Subject:

You don't often get email from kadeidra262@gmail.com<mailto:kadeidra262@gmail.com><mailto:kadeidra262@gmail.com<mailto:kadeidra262@gmail.com>>. Learn why this is important<<https://aka.ms/LearnAboutSenderIdentification>>

[Quoted text hidden]

image001.png, noname

Ka'Deindra W.B. <kadeidra262@gmail.com>
To: Landlord Cooperation Program <LCP@pgworks.com>

Wed, Oct 16, 2024 at 2:13 PM

I have a tenant scheduled to move in on 10/22. I will have her call to set up service for that date. Otherwise you can schedule a physical shut off.

Ka'Deindra Buffaloe
[Quoted text hidden]

Landlord Cooperation Program <LCP@pgworks.com>
To: Ka'Deindra W.B. <kadeidra262@gmail.com>

Fri, Oct 18, 2024 at 12:48 PM

Good day,

Please have your tenant call on the 22nd to place the gas service into their name.

Thank you,

[cid:image001.png@01DB215B.F645ED40]

Joyshalyn Moore | Landlord Cooperation Program Manager | Customer Programs
Philadelphia Gas Works<<http://www.pgworks.com/>> | 800 W. Montgomery Ave | Philadelphia, PA 19122
Email: lcp@pgworks.com<mailto:lcp@pgworks.com> | Fax: (215) 684-6628
Follow us on Facebook<<https://www.facebook.com/mypgw>> Twitter<<https://mobile.twitter.com/mypgw>> and

YouTube<https://www.youtube.com/results?search_query=philadelphia+gas+works>

From: Ka'Deindra W.B. <kadeidra262@gmail.com>
Sent: Wednesday, October 16, 2024 2:14 PM
To: Landlord Cooperation Program <LCP@pgworks.com>
Subject: Re: 1657 Margaret St

External Email Notice. This Email originates from outside of PGW.
Do not click on links or open attachments unless you recognize the sender.
I have a tenant scheduled to move in on 10/22. I will have her call to set up service for that date. Otherwise you can schedule a physical shut off.

Ka'Deindra Buffaloe

On Mon, Oct 14, 2024 at 2:05 PM Landlord Cooperation Program <LCP@pgworks.com<<mailto:LCP@pgworks.com>>> wrote:
Hello,

If you do not wish to place the gas service into your name, we can schedule a physical shut off at the gas meter. Would you like to proceed?

[cid:image001.png@01DB1E42.2F625590]

Joyshalyn Moore | Landlord Cooperation Program Manager | Customer Programs
Philadelphia Gas Works<<http://www.pgworks.com/>> | 800 W. Montgomery Ave | Philadelphia, PA
19122<<https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g>>
Email: lcp@pgworks.com<<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>>> | Fax: (215) 684-6628
Follow us on Facebook<<https://www.facebook.com/mypgw>> Twitter<<https://mobile.twitter.com/mypgw>> and
YouTube<https://www.youtube.com/results?search_query=philadelphia+gas+works>

From: Ka'Deindra W.B. <kadeidra262@gmail.com<<mailto:kadeidra262@gmail.com>>>
Sent: Thursday, October 10, 2024 4:34 PM
To: Landlord Cooperation Program <LCP@pgworks.com<<mailto:LCP@pgworks.com>>>
Subject: Re: 1657 Margaret St

External Email Notice. This Email originates from outside of PGW.
Do not click on links or open attachments unless you recognize the sender.
I received a notice on Monday that the gas was going to be cut off because there was no account and it was under PGW. I was instructed by your rep to put it in my name although I mentioned several times I was the property owner. Please take it out of my name.

Ka'Deindra Buffaloe
[REDACTED]

On Thu, Oct 10, 2024 at 3:27 PM Landlord Cooperation Program <LCP@pgworks.com<<mailto:LCP@pgworks.com>>>> wrote:
1657 MARGARET ST,2F will not be eligible for LCP coverage while the gas service is on in your name.

[cid:image001.png@01DB1B28.EBA4F5E0]

Joyshalyn Moore | Landlord Cooperation Program Manager | Customer Programs
Philadelphia Gas Works<<http://www.pgworks.com/>> | 800 W. Montgomery Ave | Philadelphia, PA
19122<<https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g>><<https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g>>
Email: lcp@pgworks.com<<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>>><<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>>>> | Fax: (215) 684-6628
Follow us on Facebook<<https://www.facebook.com/mypgw>> Twitter<<https://mobile.twitter.com/mypgw>> and
YouTube<https://www.youtube.com/results?search_query=philadelphia+gas+works>

From: Ka'Deindra W.B. <kadeidra262@gmail.com<<mailto:kadeidra262@gmail.com>><<mailto:kadeidra262@gmail.com>><<mailto:kadeidra262@gmail.com>>>>

Sent: Tuesday, October 8, 2024 1:34 PM

To: Landlord Cooperation Program <LCP@pgworks.com<mailto:LCP@pgworks.com><mailto:LCP@pgworks.com><mailto:LCP@pgworks.com>>>

Subject:

You don't often get email from kadeidra262@gmail.com<mailto:kadeidra262@gmail.com><mailto:kadeidra262@gmail.com><mailto:kadeidra262@gmail.com>>><mailto:kadeidra262@gmail.com><mailto:kadeidra262@gmail.com>>>. Learn why this is important<https://aka.ms/LearnAboutSenderIdentification>

[Quoted text hidden]

image001.png, noname

Ka'Deindra W.B. <kadeidra262@gmail.com>
To: Landlord Cooperation Program <LCP@pgworks.com>

Thu, Dec 12, 2024 at 1:20 PM

Hello

I called today however my account still does not reflect the enrollment under the LCP program.

[Quoted text hidden]

Landlord Cooperation Program <LCP@pgworks.com>
To: Ka'Deindra W.B. <kadeidra262@gmail.com>

Tue, Dec 17, 2024 at 3:39 PM

Good day,

We can see that the tenants have established gas service in their name at 1657 Margaret St. To register the property please visit <https://www.pgworks.com/customer-care/landlord-programs> and click enroll. Please enter the owner's name as "BRYANT BUFFALO".

Thank you,

[cid:image001.png@01DB5099.E3B0BA30]

Joyshalyn Moore | Landlord Cooperation Program Manager | Customer Programs

Philadelphia Gas Works<<http://www.pgworks.com/>> | 800 W. Montgomery Ave | Philadelphia, PA 19122

Email: lcp@pgworks.com<mailto:lcp@pgworks.com> | Fax: (215) 684-6628

Follow us on Facebook<<https://www.facebook.com/mypgw>> Twitter<<https://mobile.twitter.com/mypgw>> and

YouTube<https://www.youtube.com/results?search_query=philadelphia+gas+works>

From: Ka'Deindra W.B. <kadeidra262@gmail.com>

Sent: Thursday, December 12, 2024 1:20 PM

To: Landlord Cooperation Program <LCP@pgworks.com>

Subject: Re: 1657 Margaret St

External Email Notice. This Email originates from outside of PGW.

Do not click on links or open attachments unless you recognize the sender.

Hello

I called today however my account still does not reflect the enrollment under the LCP program.

Ka'Deindra

On Fri, Oct 18, 2024 at 12:48 PM Landlord Cooperation Program <LCP@pgworks.com<mailto:LCP@pgworks.com>> wrote:
Good day,

Please have your tenant call on the 22nd to place the gas service into their name.

Thank you,

[cid:image001.png@01DB215B.F645ED40]

Joyshalyn Moore | Landlord Cooperation Program Manager | Customer Programs

Philadelphia Gas Works<<http://www.pgworks.com/>> | 800 W. Montgomery Ave | Philadelphia, PA

19122<<https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g>>

entry=gmail&source=g>

Email: lcp@pgworks.com<<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>>> | Fax: (215) 684-6628

Follow us on Facebook<<https://www.facebook.com/mypgw>> Twitter<<https://mobile.twitter.com/mypgw>> and YouTube<https://www.youtube.com/results?search_query=philadelphia+gas+works>

From: Ka'Deindra W.B. <kadeidra262@gmail.com<<mailto:kadeidra262@gmail.com>>>

Sent: Wednesday, October 16, 2024 2:14 PM

To: Landlord Cooperation Program <LCP@pgworks.com<<mailto:LCP@pgworks.com>>>

Subject: Re: 1657 Margaret St

External Email Notice. This Email originates from outside of PGW.

Do not click on links or open attachments unless you recognize the sender.

I have a tenant scheduled to move in on 10/22. I will have her call to set up service for that date. Otherwise you can schedule a physical shut off.

Ka'Deindra Buffaloe

On Mon, Oct 14, 2024 at 2:05 PM Landlord Cooperation Program <LCP@pgworks.com<<mailto:LCP@pgworks.com>>>

<<mailto:LCP@pgworks.com><<mailto:LCP@pgworks.com>>>> wrote:

Hello,

If you do not wish to place the gas service into your name, we can schedule a physical shut off at the gas meter. Would you like to proceed?

[cid:image001.png@01DB1E42.2F625590]

Joyshalyn Moore | Landlord Cooperation Program Manager | Customer Programs

Philadelphia Gas Works<<http://www.pgworks.com/>> | 800 W. Montgomery Ave | Philadelphia, PA

19122<<https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g>>

<<https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g>>>

Email: lcp@pgworks.com<<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>>><

<mailto:lcp@pgworks.com><<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>>>> | Fax: (215) 684-6628

Follow us on Facebook<<https://www.facebook.com/mypgw>> Twitter<<https://mobile.twitter.com/mypgw>> and

YouTube<https://www.youtube.com/results?search_query=philadelphia+gas+works>

From: Ka'Deindra W.B. <kadeidra262@gmail.com<<mailto:kadeidra262@gmail.com>><<mailto:kadeidra262@gmail.com><<mailto:kadeidra262@gmail.com>>>>

Sent: Thursday, October 10, 2024 4:34 PM

To: Landlord Cooperation Program <LCP@pgworks.com<<mailto:LCP@pgworks.com>><<mailto:LCP@pgworks.com>>>

Subject: Re: 1657 Margaret St

External Email Notice. This Email originates from outside of PGW.

Do not click on links or open attachments unless you recognize the sender.

I received a notice on Monday that the gas was going to be cut off because there was no account and it was under PGW. I was instructed by your rep to put it in my name although I mentioned several times I was the property owner. Please take it out of my name.

Ka'Deindra Buffaloe

On Thu, Oct 10, 2024 at 3:27 PM Landlord Cooperation Program <LCP@pgworks.com<<mailto:LCP@pgworks.com>>>

<<mailto:LCP@pgworks.com><<mailto:LCP@pgworks.com>>><<mailto:LCP@pgworks.com><<mailto:LCP@pgworks.com>>>

<<mailto:LCP@pgworks.com><<mailto:LCP@pgworks.com>>>>> wrote:

1657 MARGARET ST,2F will not be eligible for LCP coverage while the gas service is on in your name.

[cid:image001.png@01DB1B28.EBA4F5E0]

Joyshalyn Moore | Landlord Cooperation Program Manager | Customer Programs

Philadelphia Gas Works<<http://www.pgworks.com/>> | 800 W. Montgomery Ave | Philadelphia, PA

19122<<https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g>><<https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g>><<https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g>>
Email: lcp@pgworks.com<<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com><<mailto:lcp@pgworks.com>>>><<mailto:lcp@pgworks.com><<mailto:lcp@pgworks.com>>>><<mailto:lcp@pgworks.com><<mailto:lcp@pgworks.com>>>>> | Fax: (215) 684-6628
Follow us on Facebook<<https://www.facebook.com/mypgw>> Twitter<<https://mobile.twitter.com/mypgw>> and YouTube<https://www.youtube.com/results?search_query=philadelphia+gas+works>

From: Ka'Deindra W.B. <kadeidra262@gmail.com><<mailto:kadeidra262@gmail.com>><<mailto:kadeidra262@gmail.com><<mailto:kadeidra262@gmail.com>>>><<mailto:kadeidra262@gmail.com><<mailto:kadeidra262@gmail.com>>>>>

Sent: Tuesday, October 8, 2024 1:34 PM

To: Landlord Cooperation Program <LCP@pgworks.com><<mailto:LCP@pgworks.com>><<mailto:LCP@pgworks.com><<mailto:LCP@pgworks.com>>>><<mailto:LCP@pgworks.com><<mailto:LCP@pgworks.com>>>>>

Subject:

You don't often get email from kadeidra262@gmail.com<<mailto:kadeidra262@gmail.com>><<mailto:kadeidra262@gmail.com><<mailto:kadeidra262@gmail.com>>>><<mailto:kadeidra262@gmail.com><<mailto:kadeidra262@gmail.com>>>>><<mailto:kadeidra262@gmail.com><<mailto:kadeidra262@gmail.com>>>>><<mailto:kadeidra262@gmail.com><<mailto:kadeidra262@gmail.com>>>>><<mailto:kadeidra262@gmail.com><<mailto:kadeidra262@gmail.com>>>>>>>>. Learn why this is important<<https://aka.ms/LearnAboutSenderIdentification>>

[Quoted text hidden]

image001.png, noname

Ka'Deindra W.B. <kadeidra262@gmail.com>
To: Landlord Cooperation Program <LCP@pgworks.com>

Thu, Sep 25, 2025 at 2:18 PM

Good Afternoon,

My tenants have vacated the property and I will be selling as of 10/31/2025. What are my responsibilities under the LCP?

Ka'Deindra Buffaloe
[Quoted text hidden]

Landlord Cooperation Program <LCP@pgworks.com>
To: Ka'Deindra W.B. <kadeidra262@gmail.com>

Wed, Oct 1, 2025 at 10:06 AM

Good day,

1657 MARGARET ST is not registered in LCP. There is nothing required of you.

Thank you,

[cid:image001.png@01DC32BB.1A469A20]

Joyshalyn Moore | Landlord Cooperation Program Manager | Customer Programs

Philadelphia Gas Works<<http://www.pgworks.com/>> | 800 W. Montgomery Ave | Philadelphia, PA 19122

Email: lcp@pgworks.com<<mailto:lcp@pgworks.com>> | Fax: (215) 684-6628

Follow us on Facebook<<https://www.facebook.com/mypgw>> Twitter<<https://mobile.twitter.com/mypgw>> and YouTube<https://www.youtube.com/results?search_query=philadelphia+gas+works>

From: Ka'Deindra W.B. <kadeidra262@gmail.com>

Sent: Thursday, September 25, 2025 2:19 PM

To: Landlord Cooperation Program <LCP@pgworks.com>

Subject: Re: 1657 Margaret St

External Email Notice. This Email originates from outside of PGW.

Do not click on links or open attachments unless you recognize the sender.

Good Afternoon,

My tenants have vacated the property and I will be selling as of 10/31/2025. What are my responsibilities under the LCP?

Ka'Deindra Buffaloe

On Tue, Dec 17, 2024 at 3:39 PM Landlord Cooperation Program <LCP@pgworks.com<mailto:LCP@pgworks.com>> wrote:
Good day,

We can see that the tenants have established gas service in their name at 1657 Margaret St. To register the property please visit <https://www.pgworks.com/customer-care/landlord-programs> and click enroll. Please enter the owner's name as "BRYANT BUFFALOE".

Thank you,

[cid:image001.png@01DB5099.E3B0BA30]

Joyshalyn Moore | Landlord Cooperation Program Manager | Customer Programs

Philadelphia Gas Works<<http://www.pgworks.com/>> | 800 W. Montgomery Ave | Philadelphia, PA

19122<[https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)

[entry=gmail&source=g](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)>

Email: lcp@pgworks.com<mailto:lcp@pgworks.com><mailto:lcp@pgworks.com<mailto:lcp@pgworks.com>> | Fax: (215) 684-6628

Follow us on Facebook<<https://www.facebook.com/mypgw>> Twitter<<https://mobile.twitter.com/mypgw>> and

YouTube<https://www.youtube.com/results?search_query=philadelphia+gas+works>

From: Ka'Deindra W.B. <kadeidra262@gmail.com<mailto:kadeidra262@gmail.com>>

Sent: Thursday, December 12, 2024 1:20 PM

To: Landlord Cooperation Program <LCP@pgworks.com<mailto:LCP@pgworks.com>>

Subject: Re: 1657 Margaret St

External Email Notice. This Email originates from outside of PGW.

Do not click on links or open attachments unless you recognize the sender.

Hello

I called today however my account still does not reflect the enrollment under the LCP program.

Ka'Deindra

On Fri, Oct 18, 2024 at 12:48 PM Landlord Cooperation Program <LCP@pgworks.com<mailto:LCP@pgworks.com>

<mailto:LCP@pgworks.com<mailto:LCP@pgworks.com>>> wrote:

Good day,

Please have your tenant call on the 22nd to place the gas service into their name.

Thank you,

[cid:image001.png@01DB215B.F645ED40]

Joyshalyn Moore | Landlord Cooperation Program Manager | Customer Programs

Philadelphia Gas Works<<http://www.pgworks.com/>> | 800 W. Montgomery Ave | Philadelphia, PA

19122<[https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)

[entry=gmail&source=g](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)><[https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)

[entry=gmail&source=g](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)>

Email: lcp@pgworks.com<mailto:lcp@pgworks.com><mailto:lcp@pgworks.com<mailto:lcp@pgworks.com>><

<mailto:lcp@pgworks.com><mailto:lcp@pgworks.com><mailto:lcp@pgworks.com<mailto:lcp@pgworks.com>>> | Fax: (215)

684-6628

Follow us on Facebook<<https://www.facebook.com/mypgw>> Twitter<<https://mobile.twitter.com/mypgw>> and

YouTube<https://www.youtube.com/results?search_query=philadelphia+gas+works>

From: Ka'Deindra W.B. <kadeidra262@gmail.com<mailto:kadeidra262@gmail.com><mailto:kadeidra262@gmail.com<mailto:kadeidra262@gmail.com>>>

Sent: Wednesday, October 16, 2024 2:14 PM

To: Landlord Cooperation Program <LCP@pgworks.com<mailto:LCP@pgworks.com><mailto:LCP@pgworks.com><mailto:LCP@pgworks.com>>>>
Subject: Re: 1657 Margaret St

External Email Notice. This Email originates from outside of PGW.
Do not click on links or open attachments unless you recognize the sender.
I have a tenant scheduled to move in on 10/22. I will have her call to set up service for that date. Otherwise you can schedule a physical shut off.

Ka'Deindra Buffaloe

On Mon, Oct 14, 2024 at 2:05 PM Landlord Cooperation Program <LCP@pgworks.com<mailto:LCP@pgworks.com><mailto:LCP@pgworks.com><mailto:LCP@pgworks.com><mailto:LCP@pgworks.com>>>> wrote:
Hello,

If you do not wish to place the gas service into your name, we can schedule a physical shut off at the gas meter. Would you like to proceed?

[cid:image001.png@01DB1E42.2F625590]

Joyshalyn Moore | Landlord Cooperation Program Manager | Customer Programs
Philadelphia Gas Works<<http://www.pgworks.com/>> | 800 W. Montgomery Ave | Philadelphia, PA 19122<<https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g>><<https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g>><<https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g>>>>> | Fax: (215) 684-6628
Follow us on Facebook<<https://www.facebook.com/mypgw>> Twitter<<https://mobile.twitter.com/mypgw>> and YouTube<https://www.youtube.com/results?search_query=philadelphia+gas+works>

From: Ka'Deindra W.B. <kadeidra262@gmail.com<mailto:kadeidra262@gmail.com><mailto:kadeidra262@gmail.com><mailto:kadeidra262@gmail.com>>>><mailto:kadeidra262@gmail.com><mailto:kadeidra262@gmail.com><mailto:kadeidra262@gmail.com>>>>
Sent: Thursday, October 10, 2024 4:34 PM
To: Landlord Cooperation Program <LCP@pgworks.com<mailto:LCP@pgworks.com><mailto:LCP@pgworks.com><mailto:LCP@pgworks.com>>>><mailto:LCP@pgworks.com><mailto:LCP@pgworks.com><mailto:LCP@pgworks.com>>>>
Subject: Re: 1657 Margaret St

External Email Notice. This Email originates from outside of PGW.
Do not click on links or open attachments unless you recognize the sender.
I received a notice on Monday that the gas was going to be cut off because there was no account and it was under PGW. I was instructed by your rep to put it in my name although I mentioned several times I was the property owner. Please take it out of my name.

Ka'Deindra Buffaloe
[REDACTED]

On Thu, Oct 10, 2024 at 3:27 PM Landlord Cooperation Program <LCP@pgworks.com<mailto:LCP@pgworks.com><mailto:LCP@pgworks.com><mailto:LCP@pgworks.com><mailto:LCP@pgworks.com>>>><mailto:LCP@pgworks.com><mailto:LCP@pgworks.com><mailto:LCP@pgworks.com>>>><mailto:LCP@pgworks.com><mailto:LCP@pgworks.com><mailto:LCP@pgworks.com>>>><mailto:LCP@pgworks.com><mailto:LCP@pgworks.com><mailto:LCP@pgworks.com>>>>>>>> wrote:
1657 MARGARET ST,2F will not be eligible for LCP coverage while the gas service is on in your name.

[cid:image001.png@01DB1B28.EBA4F5E0]

Joyshalyn Moore | Landlord Cooperation Program Manager | Customer Programs
Philadelphia Gas Works<<http://www.pgworks.com/>> | 800 W. Montgomery Ave | Philadelphia, PA 19122<<https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g>><<https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g>><<https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g>>>>>

There is no record of you creating the account or contacting LCP again for further assistance.

Thank you,

[cid:image001.png@01DC36B1.5F6925B0]

Joyshalyn Moore | Landlord Cooperation Program Manager | Customer Programs

Philadelphia Gas Works<<http://www.pgworks.com/>> | 800 W. Montgomery Ave | Philadelphia, PA 19122

Email: lcp@pgworks.com<<mailto:lcp@pgworks.com>> | Fax: (215) 684-6628

Follow us on Facebook<<https://www.facebook.com/mypgw>> Twitter<<https://mobile.twitter.com/mypgw>> and

YouTube<https://www.youtube.com/results?search_query=philadelphia+gas+works>

From: Ka'Deindra W.B. <kadeidra262@gmail.com>

Sent: Wednesday, October 1, 2025 10:25 AM

To: Landlord Cooperation Program <LCP@pgworks.com>

Subject: Re: 1657 Margaret St

External Email Notice. This Email originates from outside of PGW.

Do not click on links or open attachments unless you recognize the sender.

In October 2024 Joyshalyn Moore | Landlord Cooperation Program Manager enrolled the property in the LCP Program.

Ka'Deindra Buffaloe

On Wed, Oct 1, 2025 at 10:06 AM Landlord Cooperation Program <LCP@pgworks.com<<mailto:LCP@pgworks.com>>> wrote:
Good day,

1657 MARGARET ST is not registered in LCP. There is nothing required of you.

Thank you,

[cid:image001.png@01DC32BB.1A469A20]

Joyshalyn Moore | Landlord Cooperation Program Manager | Customer Programs

Philadelphia Gas Works<<http://www.pgworks.com/>> | 800 W. Montgomery Ave | Philadelphia, PA

19122<[https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)

[entry=gmail&source=g](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)>

Email: lcp@pgworks.com<<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>>> | Fax: (215) 684-6628

Follow us on Facebook<<https://www.facebook.com/mypgw>> Twitter<<https://mobile.twitter.com/mypgw>> and

YouTube<https://www.youtube.com/results?search_query=philadelphia+gas+works>

From: Ka'Deindra W.B. <kadeidra262@gmail.com<<mailto:kadeidra262@gmail.com>>>

Sent: Thursday, September 25, 2025 2:19 PM

To: Landlord Cooperation Program <LCP@pgworks.com<<mailto:LCP@pgworks.com>>>

Subject: Re: 1657 Margaret St

External Email Notice. This Email originates from outside of PGW.

Do not click on links or open attachments unless you recognize the sender.

Good Afternoon,

My tenants have vacated the property and I will be selling as of 10/31/2025. What are my responsibilities under the LCP?

Ka'Deindra Buffaloe

On Tue, Dec 17, 2024 at 3:39 PM Landlord Cooperation Program <LCP@pgworks.com<<mailto:LCP@pgworks.com>>>

<<mailto:LCP@pgworks.com><<mailto:LCP@pgworks.com>>>> wrote:

Good day,

We can see that the tenants have established gas service in their name at 1657 Margaret St. To register the property please visit <https://www.pgworks.com/customer-care/landlord-programs> and click enroll. Please enter the owner's name as "BRYANT BUFFALOE".

Thank you,

[cid:image001.png@01DB5099.E3B0BA30]

Joyshalyn Moore | Landlord Cooperation Program Manager | Customer Programs

Philadelphia Gas Works<<http://www.pgworks.com/>> | 800 W. Montgomery Ave | Philadelphia, PA

19122<[https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)

[entry=gmail&source=g](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)><[https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)

[entry=gmail&source=g](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)>

Email: lcp@pgworks.com<<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>>><

<mailto:lcp@pgworks.com><<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>>>> | Fax: (215)

684-6628

Follow us on Facebook<<https://www.facebook.com/mypgw>> Twitter<<https://mobile.twitter.com/mypgw>> and

YouTube<https://www.youtube.com/results?search_query=philadelphia+gas+works>

From: Ka'Deitra W.B. <kadeidra262@gmail.com><<mailto:kadeidra262@gmail.com>><<mailto:kadeidra262@gmail.com>><<mailto:kadeidra262@gmail.com>>>>

Sent: Thursday, December 12, 2024 1:20 PM

To: Landlord Cooperation Program <LCP@pgworks.com><<mailto:LCP@pgworks.com>><<mailto:LCP@pgworks.com>>

<mailto:LCP@pgworks.com>>>>

Subject: Re: 1657 Margaret St

External Email Notice. This Email originates from outside of PGW.

Do not click on links or open attachments unless you recognize the sender.

Hello

I called today however my account still does not reflect the enrollment under the LCP program.

Ka'Deitra

On Fri, Oct 18, 2024 at 12:48 PM Landlord Cooperation Program <LCP@pgworks.com><<mailto:LCP@pgworks.com>>

<<mailto:LCP@pgworks.com>><<mailto:LCP@pgworks.com>>><<mailto:LCP@pgworks.com>><<mailto:LCP@pgworks.com>>

<<mailto:LCP@pgworks.com>><<mailto:LCP@pgworks.com>>>>> wrote:

Good day,

Please have your tenant call on the 22nd to place the gas service into their name.

Thank you,

[cid:image001.png@01DB215B.F645ED40]

Joyshalyn Moore | Landlord Cooperation Program Manager | Customer Programs

Philadelphia Gas Works<<http://www.pgworks.com/>> | 800 W. Montgomery Ave | Philadelphia, PA

19122<[https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)

[entry=gmail&source=g](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)><[https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)

[entry=gmail&source=g](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)><[https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)

[entry=gmail&source=g](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)>

Email: lcp@pgworks.com<<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>>><

<mailto:lcp@pgworks.com><<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>>>>

<<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>>>><<mailto:lcp@pgworks.com>>

<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>>>>> | Fax: (215) 684-6628

Follow us on Facebook<<https://www.facebook.com/mypgw>> Twitter<<https://mobile.twitter.com/mypgw>> and

YouTube<https://www.youtube.com/results?search_query=philadelphia+gas+works>

From: Ka'Deitra W.B. <kadeidra262@gmail.com><<mailto:kadeidra262@gmail.com>><<mailto:kadeidra262@gmail.com>><<mailto:kadeidra262@gmail.com>>>>

<<mailto:kadeidra262@gmail.com>><<mailto:kadeidra262@gmail.com>><<mailto:kadeidra262@gmail.com>><<mailto:kadeidra262@gmail.com>>>>>

Sent: Wednesday, October 16, 2024 2:14 PM

To: Landlord Cooperation Program <LCP@pgworks.com><<mailto:LCP@pgworks.com>><<mailto:LCP@pgworks.com>>

<mailto:LCP@pgworks.com>>><<mailto:LCP@pgworks.com>><<mailto:LCP@pgworks.com>><<mailto:LCP@pgworks.com>>

<mailto:LCP@pgworks.com>>>>>

Subject: Re: 1657 Margaret St

External Email Notice. This Email originates from outside of PGW.

Do not click on links or open attachments unless you recognize the sender.

I have a tenant scheduled to move in on 10/22. I will have her call to set up service for that date. Otherwise you can schedule a physical shut off.

Ka'Deidra Buffaloe

On Mon, Oct 14, 2024 at 2:05 PM Landlord Cooperation Program <LCP@pgworks.com<mailto:LCP@pgworks.com>><mailto:LCP@pgworks.com<mailto:LCP@pgworks.com>>><mailto:LCP@pgworks.com<mailto:LCP@pgworks.com>>><mailto:LCP@pgworks.com<mailto:LCP@pgworks.com>>><mailto:LCP@pgworks.com<mailto:LCP@pgworks.com>>>> wrote:

Hello,

If you do not wish to place the gas service into your name, we can schedule a physical shut off at the gas meter. Would you like to proceed?

[cid:image001.png@01DB1E42.2F625590]

Joyshalyn Moore | Landlord Cooperation Program Manager | Customer Programs

Philadelphia Gas Works<<http://www.pgworks.com/>> | 800 W. Montgomery Ave | Philadelphia, PA

19122<<https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g>><<https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g>><<https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g>><<https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g>>>>>

entry=gmail&source=g><<https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g>><<https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g>><<https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g>><<https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g>>>>>

Email: lcp@pgworks.com<mailto:lcp@pgworks.com><mailto:lcp@pgworks.com<mailto:lcp@pgworks.com>>><mailto:lcp@pgworks.com<mailto:lcp@pgworks.com>>><mailto:lcp@pgworks.com<mailto:lcp@pgworks.com>>><mailto:lcp@pgworks.com<mailto:lcp@pgworks.com>>><mailto:lcp@pgworks.com<mailto:lcp@pgworks.com>>><mailto:lcp@pgworks.com<mailto:lcp@pgworks.com>>><mailto:lcp@pgworks.com<mailto:lcp@pgworks.com>>><mailto:lcp@pgworks.com<mailto:lcp@pgworks.com>>><mailto:lcp@pgworks.com<mailto:lcp@pgworks.com>>><mailto:lcp@pgworks.com<mailto:lcp@pgworks.com>>><mailto:lcp@pgworks.com<mailto:lcp@pgworks.com>>><mailto:lcp@pgworks.com<mailto:lcp@pgworks.com>>><mailto:lcp@pgworks.com<mailto:lcp@pgworks.com>>>> | Fax: (215) 684-6628

Follow us on Facebook<<https://www.facebook.com/mypgw>> Twitter<<https://mobile.twitter.com/mypgw>> and YouTube<https://www.youtube.com/results?search_query=philadelphia+gas+works>

From: Ka'Deidra W.B. <kadeidra262@gmail.com<mailto:kadeidra262@gmail.com>><mailto:kadeidra262@gmail.com<mailto:kadeidra262@gmail.com>>><mailto:kadeidra262@gmail.com<mailto:kadeidra262@gmail.com>>><mailto:kadeidra262@gmail.com<mailto:kadeidra262@gmail.com>>><mailto:kadeidra262@gmail.com<mailto:kadeidra262@gmail.com>>><mailto:kadeidra262@gmail.com<mailto:kadeidra262@gmail.com>>><mailto:kadeidra262@gmail.com<mailto:kadeidra262@gmail.com>>>>

Sent: Thursday, October 10, 2024 4:34 PM

To: Landlord Cooperation Program <LCP@pgworks.com<mailto:LCP@pgworks.com>><mailto:LCP@pgworks.com<mailto:LCP@pgworks.com>>><mailto:LCP@pgworks.com<mailto:LCP@pgworks.com>>><mailto:LCP@pgworks.com<mailto:LCP@pgworks.com>>><mailto:LCP@pgworks.com<mailto:LCP@pgworks.com>>><mailto:LCP@pgworks.com<mailto:LCP@pgworks.com>>><mailto:LCP@pgworks.com<mailto:LCP@pgworks.com>>>>

Subject: Re: 1657 Margaret St

External Email Notice. This Email originates from outside of PGW.

Do not click on links or open attachments unless you recognize the sender.

I received a notice on Monday that the gas was going to be cut off because there was no account and it was under PGW. I was instructed by your rep to put it in my name although I mentioned several times I was the property owner. Please take it out of my name.

Ka'Deidra Buffaloe

On Thu, Oct 10, 2024 at 3:27 PM Landlord Cooperation Program <LCP@pgworks.com<mailto:LCP@pgworks.com>><mailto:LCP@pgworks.com<mailto:LCP@pgworks.com>>><mailto:LCP@pgworks.com<mailto:LCP@pgworks.com>>><mailto:LCP@pgworks.com<mailto:LCP@pgworks.com>>>>

- Go to our website at www.pgworks.com.
- Place your cursor over the tab CUSTOMER CARE on the top center of the page.
- Scroll down and click on the link LANDLORD PROGRAMS.
- Scroll down and click on the link ENROLL .
- Enter your HOUSING INSPECTION LICENSE (renter's license) number. 593552
- Enter the Owner Name as BRYANT BUFFALOE and then click on NEXT. The system will then take you to the acceptance of the Terms and Conditions of LCP.
- Accept the Terms and Conditions by clicking in the circle next to the phrase: "I AGREE..." then click on the tab AGREE to the right of the page.
- At STEP 2, the actual enrollment application, create your username and password combination.
- Enter your personal contact information such as you home mailing or P.O. Box address and contact phone numbers. Here you can correct the Owner Name to your name.
- Click on SUBMIT.

Then, please follow these steps to register 1657 MARGARET ST,1F and 1657 MARGARET ST,2F into your LCP account:

- Log into the LCP account; Here is a direct link to log into your LCP account: <https://securelogin.pgworks.com/nidp/idff/sso?id=LCP&sid=0&option=credential&sid=0&target=https%3A%2F%2Fwww3.pgworks.com%2Fhcp%2F>
- If prompted, accept the terms and conditions of the program.
- At the LCP HOME PAGE, click on the link REGISTER RESIDENTIAL PROPERTIES.
- If prompted, click the box to acknowledge that the user is the owner of the property and then click on the tab entitled VIEW UNPROTECTED PROPERTIES. Once the new page loads, there will be three sections: COOPERATIVE PROPERTIES, UNCOOPERATIVE PROPERTIES and REGISTER PROPERTIES.
- Scroll down to the REGISTER PROPERTIES section. Enter the Department of Licenses and Inspection (L&I) license number 593552 and the property street name MARGARET. Then click on the tab SEARCH FOR RENTAL LICENSE.
- The system will take you to the top of the page again. Scroll down to the bottom of the page to view the account's license information. If everything is correct, click on the tab entitled YES, I AM THIS LANDLORD and follow the on-screen instructions to register the property.

Thank you,

[cid:image001.png@01DC4295.FE828840]

Christine Jackson | Landlord Cooperation Program Manager | Customer Programs

Philadelphia Gas Works<<http://www.pgworks.com/>> | 800 W. Montgomery Ave | Philadelphia, PA 19122

Email: lcp@pgworks.com<<mailto:lcp@pgworks.com>>

Follow us on Facebook<<https://www.facebook.com/mypgw>> Twitter<<https://mobile.twitter.com/mypgw>> and

YouTube<https://www.youtube.com/results?search_query=philadelphia+gas+works>

This message is intended for the exclusive use of the intended addressee and may contain information that is privileged or confidential or otherwise legally exempt from disclosure. If you have received this message in error and/or are not the intended addressee or his/her authorized agent, please notify us immediately by e-mail, disregard any paper copies and delete all electronic files of this message.

From: Ka'Deindra W.B. <kadeidra262@gmail.com>

Sent: Wednesday, October 15, 2025 2:10 PM

To: Landlord Cooperation Program <LCP@pgworks.com>

Subject: Re: 1657 Margaret St

External Email Notice. This Email originates from outside of PGW.

Do not click on links or open attachments unless you recognize the sender.

Hi,

The information was submitted under my name. Bryant Buffaloe is not the owner.

Ka'Deindra Buffaloe (Walker)

On Mon, Oct 6, 2025 at 11:07 AM Landlord Cooperation Program <LCP@pgworks.com<<mailto:LCP@pgworks.com>>> wrote:
Good day,

On 12/17/2024, We advised you of the following:

"We can see that the tenants have established gas service in their name at 1657 Margaret St. To register the property please visit <https://www.pgworks.com/customer-care/landlord-programs> and click enroll. Please enter the owner's name as "BRYANT BUFFALOE".

There is no record of you creating the account or contacting LCP again for further assistance.

Thank you,

[cid:image001.png@01DC36B1.5F6925B0]

Joyshalyn Moore | Landlord Cooperation Program Manager | Customer Programs

Philadelphia Gas Works<<http://www.pgworks.com/>> | 800 W. Montgomery Ave | Philadelphia, PA

19122<[https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)

[entry=gmail&source=g](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)>

Email: lcp@pgworks.com<<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>>> | Fax: (215) 684-6628

Follow us on Facebook<<https://www.facebook.com/mypgw>> Twitter<<https://mobile.twitter.com/mypgw>> and

YouTube<https://www.youtube.com/results?search_query=philadelphia+gas+works>

From: Ka'Deindra W.B. <kadeidra262@gmail.com<<mailto:kadeidra262@gmail.com>>>

Sent: Wednesday, October 1, 2025 10:25 AM

To: Landlord Cooperation Program <LCP@pgworks.com<<mailto:LCP@pgworks.com>>>

Subject: Re: 1657 Margaret St

External Email Notice. This Email originates from outside of PGW.

Do not click on links or open attachments unless you recognize the sender.

In October 2024 Joyshalyn Moore | Landlord Cooperation Program Manager enrolled the property in the LCP Program.

Ka'Deindra Buffaloe

On Wed, Oct 1, 2025 at 10:06 AM Landlord Cooperation Program <LCP@pgworks.com<<mailto:LCP@pgworks.com>>>

<<mailto:LCP@pgworks.com><<mailto:LCP@pgworks.com>>>> wrote:

Good day,

1657 MARGARET ST is not registered in LCP. There is nothing required of you.

Thank you,

[cid:image001.png@01DC32BB.1A469A20]

Joyshalyn Moore | Landlord Cooperation Program Manager | Customer Programs

Philadelphia Gas Works<<http://www.pgworks.com/>> | 800 W. Montgomery Ave | Philadelphia, PA

19122<[https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)

[entry=gmail&source=g](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)><[https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)

[entry=gmail&source=g](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)>

Email: lcp@pgworks.com<<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>>><

<mailto:lcp@pgworks.com><<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com>>>> | Fax: (215)

684-6628

Follow us on Facebook<<https://www.facebook.com/mypgw>> Twitter<<https://mobile.twitter.com/mypgw>> and

YouTube<https://www.youtube.com/results?search_query=philadelphia+gas+works>

From: Ka'Deindra W.B. <kadeidra262@gmail.com<<mailto:kadeidra262@gmail.com>><<mailto:kadeidra262@gmail.com><<mailto:kadeidra262@gmail.com>>>>

Sent: Thursday, September 25, 2025 2:19 PM

To: Landlord Cooperation Program <LCP@pgworks.com<<mailto:LCP@pgworks.com>><<mailto:LCP@pgworks.com>>>>

Subject: Re: 1657 Margaret St

External Email Notice. This Email originates from outside of PGW.

Do not click on links or open attachments unless you recognize the sender.

Good Afternoon,

My tenants have vacated the property and I will be selling as of 10/31/2025. What are my responsibilities under the LCP?

Ka'Deindra Buffaloe

On Tue, Dec 17, 2024 at 3:39 PM Landlord Cooperation Program <LCP@pgworks.com<mailto:LCP@pgworks.com><mailto:LCP@pgworks.com<mailto:LCP@pgworks.com>><mailto:LCP@pgworks.com<mailto:LCP@pgworks.com>>>> wrote:
Good day,

We can see that the tenants have established gas service in their name at 1657 Margaret St. To register the property please visit <https://www.pgworks.com/customer-care/landlord-programs> and click enroll. Please enter the owner's name as "BRYANT BUFFALOE".

Thank you,

[cid:image001.png@01DB5099.E3B0BA30]

Joyshalyn Moore | Landlord Cooperation Program Manager | Customer Programs

Philadelphia Gas Works<<http://www.pgworks.com/>> | 800 W. Montgomery Ave | Philadelphia, PA

19122<[https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)

[entry=gmail&source=g](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)><[https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)

[entry=gmail&source=g](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)><[https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)

[entry=gmail&source=g](https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?entry=gmail&source=g)>

Email: lcp@pgworks.com<<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com><<mailto:lcp@pgworks.com>>><

<mailto:lcp@pgworks.com><<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com><<mailto:lcp@pgworks.com>>>>

<<mailto:lcp@pgworks.com><<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com><<mailto:lcp@pgworks.com>>>><[mailto:lcp@pg](mailto:lcp@pgworks.com)

[works.com](mailto:lcp@pgworks.com)<<mailto:lcp@pgworks.com>><<mailto:lcp@pgworks.com><<mailto:lcp@pgworks.com>>>>> | Fax: (215) 684-6628

Follow us on Facebook<<https://www.facebook.com/mypgw>> Twitter<<https://mobile.twitter.com/mypgw>> and

YouTube<https://www.youtube.com/results?search_query=philadelphia+gas+works>

From: Ka'Deindra W.B. <kadeidra262@gmail.com<<mailto:kadeidra262@gmail.com>><<mailto:kadeidra262@gmail.com><<mailto:kadeidra262@gmail.com>>>><<mailto:kadeidra262@gmail.com><<mailto:kadeidra262@gmail.com>>>>>

Sent: Thursday, December 12, 2024 1:20 PM

To: Landlord Cooperation Program <LCP@pgworks.com<mailto:LCP@pgworks.com><mailto:LCP@pgworks.com

<<mailto:LCP@pgworks.com>>><<mailto:LCP@pgworks.com><<mailto:LCP@pgworks.com>><[\[works.com\]\(mailto:LCP@pgworks.com\)<<mailto:LCP@pgworks.com>>>>>](mailto:LCP@pg</p></div><div data-bbox=)

Subject: Re: 1657 Margaret St

External Email Notice. This Email originates from outside of PGW.

Do not click on links or open attachments unless you recognize the sender.

Hello

I called today however my account still does not reflect the enrollment under the LCP program.

Ka'Deindra

On Fri, Oct 18, 2024 at 12:48 PM Landlord Cooperation Program <LCP@pgworks.com<mailto:LCP@pgworks.com>

<<mailto:LCP@pgworks.com><<mailto:LCP@pgworks.com>>><<mailto:LCP@pgworks.com><<mailto:LCP@pgworks.com>>

<<mailto:LCP@pgworks.com><<mailto:LCP@pgworks.com>>>><<mailto:LCP@pgworks.com><<mailto:LCP@pgworks.com>>

<mailto:LCP@pgworks.com><<mailto:LCP@pgworks.com>>><<mailto:LCP@pgworks.com><<mailto:LCP@pgworks.com>>

<<mailto:LCP@pgworks.com><<mailto:LCP@pgworks.com>>>>> wrote:

Good day,

Please have your tenant call on the 22nd to place the gas service into their name.

Thank you,

[cid:image001.png@01DB215B.F645ED40]

Joyshalyn Moore | Landlord Cooperation Program Manager | Customer Programs

Philadelphia Gas Works<<http://www.pgworks.com/>> | 800 W. Montgomery Ave | Philadelphia, PA

19122<<https://www.google.com/maps/search/800+W.+Montgomery+Ave+%7C+Philadelphia,+PA+19122?>



Philadelphia Gas Works

215-235-1000

[Website](#)

Overview for Account Number
0925852141

Total

\$0.00

Due Date

Feb 18, 2025

Select Option

Enter a payment amount

\$

Pay with Cash

Next



v51.ez-pay.io



1:49

5G+

Text Message • RCS
Mon, Jul 21 at 6:21 PM

< 1

LD

...ot the sofas of ...ay need
till next Monday or ...hen that
where almost do

6:21 PM

LEE Tenant >

Mon, Oct 20 at 8:01 PM

Hi David did you get my text?

8:01 PM

Text Message • SMS
Tue, Oct 21 at 4:12 PM

Call me back when you have some time.

4:12 PM

Can you text me

4:25 PM

The gas company just called to confirm the technician will be there to turn off the service between 10:00 and 12:00 pm there will need be someone 18 or over to let them in so they can reset the meter.

4:40 PM

Text Message • RCS

I'm working tomorrow. Do you have anything from them about your payment plan?

4:44 PM

I meant to add in the text yes if you need me to reschedule just let me know when you're available and call them back.

4:46 PM

Please send me a copy of your payment agreement.

4:46 PM

Also what was the last date you made a payment to them?

4:47 PM

+

Text Message • SMS

🎤

I'm not answering that question
that's between myself and PGW

4:49 PM

1:49

5G+

I meant to add in the text yes if you
want to reschedule. Let me
know when you're available and call
them back.



LEE Tenant

Please send me a copy of your
payment agreement.

Also what was the last date you
made a payment to them?

I'm not answering that question
that's between myself and PGW

I'm not answering that question
that's between myself and PGW

The unpaid PGW balance linked to
the property is preventing the title
company from clearing the account.

Docket #: _____ File Date: _____
 Docket #: _____ File Date: _____

off information provided by PGW below is based on the property and owner information provided
 e information could affect the accuracy of the information reported by PGW. The information provi
 rou. This statement is not a final bill which means that additional charges may be imposed for add
 (i) Verify type and status of services with owner, and (ii) re-contact PGW

Meter Reading:	112	Date:	9/12/2025	Actual/Estimal
Meter Reading:	7108	Date:	12/15/2024	Actual/Estimal
Meter Reading:	3229	Date:	7/6/2024	Actual/Estimal

(Property Not Liable for Tenant Debt) LCP NON-C

Customer of Record:	Start Date:	End Date:	Amount:	Paid Through
11	12/15/2024			10/14/21

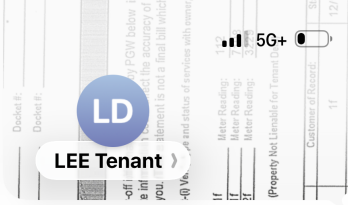


Text Message • SMS



It's not between you and PGW...

1:50



Text Message • SMS

It's not between you and PGW...I can't clear settlement!

Text Message • RCS

All do respect really I need to get the technician in there so there's no problem they can't take it out my name until you are able to them in so I can get a bill sent we spoke about this yesterday once you let them in my account follows me I've never heard this before.

If can do it myself I would however I do not have a key so this can end gas was not included on my least I pay for that

I'll confirm with them tomorrow that the service is terminated at that property address. I can't get out there until next week for them to put a lock on the meter. The date they have on the form I sent says 9/12.

Someone needs to be there so they can shut it off I've tried before however they couldn't get to meter thought been shut off since September



Text Message • SMS



pay for that

1:50

5G+ 

< 2

I'll confirm with them tomorrow that the service was terminated at that property. I can't get out there for them to put a lock on the meter. The date they have on the form I sent says 9/12.

Someone needs to be there so they can shut it off I've tried before however they couldn't get to meter thought been shut off since September

We're talking about two different things. I'm talking about the balance that you left on the account. When will you be paying?

Have you made arrangements?

Kadeidra I'm not going to do this please let me know when you're available to let them I can't make arrangements until you let them read the meter I tried they will not be able to do it like that they even take out my name until someone lets them in that's all I'm trying to explain to I apologize for the inconvenience however they came in September and said no one let them in.

< 2

LD

forth. Let me know when you receive the information from PGW otherwise I'm not available until next week. You can meet here Monday 8AM.

LEE Tenant >

I'm not disrespecting you I'm to let you know what they said to me and I want this over as much you do. please let them in because I called them and couldn't get in that's what they said I am not disrespectful towards anyone Keke told me she was going through the same issue getting the service shut off we couldn't do after turning over the keys to you in August because we had no access I'm not trying to argue or debate I'm letting you know what they are saying to me so they will send me my bill however they still need to take it out of my account and and reset your meter that's all I'm trying to explain the sooner we could do this it will work out better for both of us.

[Usage center](#) > [Usage details](#) > **Text**

Usage details

Dontneedya deeja 215.806.3714

Talk

Text

Data

Hotspot

Oct 20, 2025 - Nov 19, 2025

**Filters & Sort**

Search by name or number

2677305961



Incoming Outgoing

**267.730.5961**

Oct 21, 2025

4:40 pm

**267.730.5961**

Oct 21, 2025

4:40 pm

**267.730.5961**

Oct 21, 2025

4:25 pm

**267.730.5961**

Oct 21, 2025

4:12 pm



[Usage center](#) > [Usage details](#) > **Talk**

Usage details

Dontneedya deeja 215.806.3714



Talk

Text

Data

Hotspot

Sep 20, 2025 - Oct 19, 2025 ▾

 **Filters & Sort****Search by name or number** Incoming  Outgoing**215.978.1053**

Oct 15, 2025

3:43 pm



10 mins

\$0.00

Phila, PA

Network

Add a nickname ▾**CHAT**

Done

att.com

Usage center > Usage details > Talk

Usage details

Dontneedya deeja 215.806.3714

Talk

Text

Data

Hotspot



Oct 20, 2025 - Nov 19, 2025 ▾

 **Filters & Sort**

Search by name or number

2159781053



 Incoming  Outgoing



215.978.1053

Nov 14, 2025 9:47 am ▲

6 mins

\$0.00

Phila, PA

Network

Add a nickname ▾



215.978.1053

Nov 04, 2025 3:21 pm

12 mins

\$0.00

Phila, PA

Network

Add a nickname ▾



CHAT



Done

att.com

Usage center > Usage details > Talk

Usage details

Dontneedya deeja 215.806.3714

Talk

Text

Data

Hotspot



Oct 20, 2025 - Nov 19, 2025 ▾

 **Filters & Sort**

Search by name or number

2677078547



 Incoming  Outgoing



267.707.8547

Nov 10, 2025

2:52 pm



267.707.8547

Nov 10, 2025

2:46 pm



267.707.8547

Oct 20, 2025

11:58 am



RESUME



Talk

Text

Data

Hotspot

Oct 20, 2025 - Nov 19, 2025



Filters & Sort

Search by name or number

2677078547



Incoming Outgoing

**267.707.8547**

Nov 10, 2025 2:52 pm



5 mins

\$0.00

Incoming

Network

Add a nickname **267.707.8547**

Nov 10, 2025 2:46 pm



7 mins

\$0.00

Incoming

Network

Add a nickname **267.707.8547**

Oct 20, 2025 11:58 am



8 mins

\$0.00

Phila, PA

Network

Add a nickname 

Talk

Text

Data

Hotspot

Oct 20, 2025 - Nov 19, 2025



Filters & Sort

Search by name or number



Incoming Outgoing

**215.235.1000**

Nov 04, 2025 3:00 pm

10 mins

\$0.00

Phila, PA

Network

[Add a nickname](#)**215.235.1000**

Oct 27, 2025 10:04 am

1 mins

\$0.00

Incoming

Network

[Add a nickname](#)**215.235.1000**

Oct 26, 2025 4:03 pm

1 mins

\$0.00

Incoming

Network

[Add a nickname](#)

Talk

Text

Data

Hotspot

Sep 20, 2025 - Oct 19, 2025



Filters & Sort

Search by name or number

2152351000



Incoming Outgoing

**215.235.1000**

Oct 15, 2025

1:52 pm



16 mins

Phila, PA

\$0.00

Network

Add a nickname**215.235.1000**

Sep 25, 2025

2:08 pm



10 mins

Phila, PA

\$0.00

Network

Add a nickname

6:40

5G+

302.598.1099 Nov 06, 2025 8:09 am ▾

215.806.4488 Nov 06, 2025 8:07 am ▾

302.428.2200 Nov 06, 2025 7:59 am ▾

302.419.6378 Nov 06, 2025 1:20 am ▾

302.419.6378 Nov 06, 2025 1:20 am ▾

302.419.6378 Nov 05, 2025 10:37 pm ▾

215.236.0500 Nov 05, 2025 8:23 pm ▲

21 mins

Incoming

\$0.00

Network

[Add a nickname](#) ▾

475.380.3441 Nov 05, 2025 7:19 pm ▲

1 mins

Incoming

\$0.00

Network

[Add a nickname](#) ▾

Molly Nov 05, 2025 6:20 pm ▾

Done

AT&T

Talk

Text

Data



Hotspot

Oct 20, 2025 - Nov 19, 2025

 Filters & Sort

Search by name or number

name/number

 Incoming  Outgoing**302.836.9622**

Nov 07, 2025

4:43 pm

**PGW**

Nov 07, 2025

4:31 pm



2 mins

Incoming

\$0.00

Network

Update nickname **302.428.6700**

Nov 07, 2025

4:11 pm

**Molly**

Nov 07, 2025

3:10 pm

**Molly**

Nov 07, 2025

3:10 pm

**215.806.4488**

Nov 07, 2025

2:40 pm

**717.395.0117**

Nov 07, 2025


2:21 pm



[Usage center](#) > [Usage details](#) > **Talk**



Usage details

Dontneedya deeja 215.806.3714

Talk[Text](#)[Data](#)[Hotspot](#)Oct 20, 2025 - Nov 19, 2025 [Filters & Sort](#)

Search by name or number

Pgw

 Incoming  Outgoing**PGW**

Nov 07, 2025

4:31 pm

**PGW**

Nov 05, 2025

8:23 pm

**PGW**

Nov 04, 2025

5:59 pm



Usage details

Dontneedya deeja 215.806.3714

Talk

Text

Data



Hotspot

Oct 20, 2025 - Nov 19, 2025 ▾

 **Filters & Sort**

Search by name or number

Pgw

 Incoming  Outgoing**PGW**

Nov 07, 2025

4:31 pm



2 mins

\$0.00

Incoming

Network

Update nickname ▾**PGW**

Nov 05, 2025

8:23 pm



21 mins

\$0.00

Incoming

Network

Update nickname ▾**PGW**

Nov 04, 2025

5:59 pm



8 mins

\$0.00

Incoming

Network

Update nickname ▾

[Usage center](#) > [Usage details](#) > **Talk**

Usage details

Dontneedya deeja 215.806.3714

Talk

Text



Data

Hotspot

Sep 20, 2025 - Oct 19, 2025 **Filters & Sort**

Search by name or number

Pgw

 Incoming  Outgoing**PGW**

Oct 16, 2025 10:17 am



8 mins

\$0.00

Incoming

Network

Update nickname 

Done

AT&T

[Usage center](#) > [Usage details](#) > **Talk**

Usage details

Dontneedya deeja 215.806.3714

Talk

Text

Data



Hotspot

Sep 20, 2025 - Oct 19, 2025

 **Filters & Sort**

Search by name or number

215.235.

 Incoming  Outgoing**215.235.1000**

Oct 15, 2025

1:52 pm



16 mins

Phila, PA

\$0.00

Network

Add a nickname ▾**215.235.1000**

Sep 25, 2025

2:08 pm



10 mins

Phila, PA

\$0.00

Network

Add a nickname ▾

Done

AT&T

[Usage center](#) > [Usage details](#) > **Talk**

Usage details

Dontneedya deeja 215.806.3714

Talk

Text

Data

Hotspot

Oct 20, 2025 - Nov 19, 2025

**Filters & Sort**

Search by name or number

2152351000



Incoming Outgoing

**215.235.1000**

Nov 04, 2025 3:00 pm

10 mins

\$0.00

Phila, PA

Network

Add a nickname**215.235.1000**

Oct 27, 2025 10:04 am

1 mins

\$0.00

Incoming

Network

Add a nickname**215.235.1000**

Oct 26, 2025 4:03 pm

1 mins

\$0.00

Incoming

Network

Usage center > Usage details > Talk

Usage details

Dontneedya deeja 215.806.3714

Talk

Text

Data

Hotspot

Sep 20, 2025 - Oct 19, 2025

Filters & Sort

Search by name or number

2152360500



Incoming Outgoing



PGW

Oct 16, 2025 10:17 am

8 mins
Incoming

\$0.00
Network

Update nickname

Number: 215.236.0500

Nickname

PGW



Done

AT&T

[Usage center](#) > [Usage details](#) > **Talk**

Usage details

Dontneedya deeja 215.806.3714

Talk

Text

Data



Hotspot

Sep 20, 2025 - Oct 19, 2025

 **Filters & Sort**

Search by name or number

215235

 Incoming  Outgoing**215.235.1000**

Oct 15, 2025

1:52 pm



16 mins

Phila, PA

\$0.00

Network

Add a nickname ▾**215.235.1000**

Sep 25, 2025

2:08 pm



10 mins

Phila, PA

\$0.00

Network

Add a nickname ▾

[Usage center](#) > [Usage details](#) > **Talk**

Usage details

Dontneedya deeja 215.806.3714

Talk

Text

Data

Hotspot

Oct 20, 2025 - Nov 19, 2025

**Filters & Sort**

Search by name or number

2152360500



Incoming Outgoing

**PGW**

Nov 07, 2025

4:31 pm

**PGW**

Nov 05, 2025

8:23 pm

**PGW**

Nov 04, 2025

5:59 pm



Done

AT&T

[Usage center](#) > [Usage details](#) > **Talk**

Usage details

Dontneedya deeja 215.806.3714

Talk

Text

Data

Hotspot

Sep 20, 2025 - Oct 19, 2025

**Filters & Sort**

Search by name or number

2159781053



Incoming Outgoing

**215.978.1053**

Oct 15, 2025

3:43 pm



10 mins

Phila, PA

\$0.00

Network

Add a nickname ▾

[Usage center](#) > [Usage details](#) > **Talk**

Usage details

Dontneedya deeja 215.806.3714

Talk

Text

Data



Hotspot

Oct 20, 2025 - Nov 19, 2025

 **Filters & Sort**

Search by name or number

2159781053

 Incoming  Outgoing**215.978.1053**

Nov 14, 2025 9:47 am

6 mins
Phila, PA**\$0.00**
Network[Add a nickname](#)**215.978.1053**

Nov 04, 2025 3:21 pm

12 mins
Phila, PA**\$0.00**
Network[Add a nickname](#)

Done

AT&T

Usage details

Dontneedya deeja 215.806.3714

Talk

Text

Data

Hotspot

Oct 20, 2025 - Nov 19, 2025



Filters & Sort

Search by name or number

2677078547



Incoming Outgoing



267.707.8547

Nov 10, 2025 2:52 pm



5 mins

\$0.00

Incoming

Network

Add a nickname



267.707.8547

Nov 10, 2025 2:46 pm



7 mins

\$0.00

Incoming

Network

Add a nickname



267.707.8547

Oct 20, 2025 11:58 am



8 mins

\$0.00

Phila, PA

Network

Add a nickname

Exhibit K – Timeline Summary

This timeline summarizes Complainant's repeated efforts to obtain information and comply with PGW requirements, the guidance provided by PGW, and the sequence of events leading to the application of disputed balances without an opportunity for verification or resolution.

2012-2017 -Complainant maintained PGW customer account at 1657 Margaret St 1st Floor

12/2018-Initial Landlord Program Enrollment Request

10/8/24-Most Recent Landlord Program Enrollment Request

10/10/24-Received Landlord Program Denial

12/12/24- Email sent to PGW notifying account still does not reflect LCP status

9/25/25 thru 12/16/25- Ongoing correspondence with PGW

- Email-Exhibits A, B, G
- Telephone Encounters — Exhibit B, Exhibit J

9/25/25- Email to PGW notifying of upcoming sale

10/1/25- **PGW explicitly advises that “there is nothing required of the owner” prior to sale (Exhibit A)**

10/15/25- Received Certification From Title Company

10/15/25- Date of Property Settlement/Closing

10/20/25- Objection Requesting no funds be disbursed

11/7/25- PGW Payment Issued

11/24/25- Email requesting Immediate Response Required – Unauthorized Disbursement of PGW Funds

12/7/25- Complaint filed with PUC

12/9/25- Received PUC response refusing to handle this case at the informal level.

12/31/25- Received PGW's Answer with New Matter

1/1/26- Text messages sent to previous tenants

1/13/26- Reply to PGW's Answer New Matter

1/16/26- Received PGW's Amended Answer to my 1/13/26 reply

1/16/26- Responded to PGW's Amended Answer

1/27/26- Received PGW's Amended Answer with corrected dates

1/27/26- Replied via email to Amended Answer with corrected dates

2/2/26- Notice of PUC Judge Assigning

3/13/26- Received Notice of hearing



Ka'Deitra W.B. <kadeidra262@gmail.com>

(no subject)

4 messages

Ka'Deitra W.B. <kadeidra262@gmail.com>
To: <LCP@pgworks.com>

Tue, Oct 8, 2024 at 1:33 PM

Good Afternoon,

I tried to enroll in the Landlord Participation program however I received an error message. I've attached my license. My maiden name is Walker, married name is Buffaloe. Please let me know what additional information you need to complete this process.

Ka'Deitra Buffaloe
Landlord License 2024.pdf

Landlord Cooperation Program <LCP@pgworks.com>
To: Ka'Deitra W.B. <kadeidra262@gmail.com>

Thu, Oct 10, 2024 at 3:27 PM

1657 MARGARET ST,2F will not be eligible for LCP coverage while the gas service is on in your name.

[cid:image001.png@01DB1B28.EBA4F5E0]

Joyshalyn Moore | Landlord Cooperation Program Manager | Customer Programs
Philadelphia Gas Works<<http://www.pgworks.com/>> | 800 W. Montgomery Ave | Philadelphia, PA 19122
Email: lcp@pgworks.com<<mailto:lcp@pgworks.com>> | Fax: (215) 684-6628
Follow us on Facebook<<https://www.facebook.com/mypgw>> Twitter<<https://mobile.twitter.com/mypgw>> and
YouTube<https://www.youtube.com/results?search_query=philadelphia+gas+works>

From: Ka'Deitra W.B. <kadeidra262@gmail.com>
Sent: Tuesday, October 8, 2024 1:34 PM
To: Landlord Cooperation Program <LCP@pgworks.com>
Subject:

You don't often get email from kadeidra262@gmail.com<<mailto:kadeidra262@gmail.com>>. Learn why this is important<<https://aka.ms/LearnAboutSenderIdentification>>

External Email Notice. This Email originates from outside of PGW.

Do not click on links or open attachments unless you recognize the sender.

[Quoted text hidden]

image001.png, noname

Landlord Cooperation Program <LCP@pgworks.com>
To: Ka'Deitra W.B. <kadeidra262@gmail.com>

Thu, Oct 10, 2024 at 3:30 PM

Good day,

Please enter the name as "BRYANT BUFFALOE" as this how L&I has transmitted the data to us.

Thank you,

[cid:image001.png@01DB1B28.A7BEC220]

[Quoted text hidden]
image001.png, noname

Ka'Deitra W.B. <kadeidra262@gmail.com>
To: Landlord Cooperation Program <LCP@pgworks.com>

Thu, Oct 10, 2024 at 4:34 PM

Hello,

Enter the name where?

Ka'Deitra Buffaloe
[Quoted text hidden]