

mike smalz

From: Janet Jeczen <jljeczen@yahoo.com>
Sent: Tuesday, March 04, 2014 6:25 PM
To: mike smalz
Subject: Water bills

Hello Mr. Smalz,

I am Jan Jeczen, I rent from Plaza Properties, when I signed my lease 12/2012, they told me my water bill would be about \$20 a month. Needless to say, I have not had a bill under sixty dollars. I question them, checked for leaks, demanded to see the metered bill, since they told me my water was based off of my meter, and of course I was denied. I questioned why do I have a water bill from June and July 2013, since I went to Michigan for medical treatment, and no one was in my apartment. I could not get answers, just a run around.

When in Ohio, I spend only two weeks a month and go home. My neighbor, who has a husband, two kids leave in the building next store full time and their bills average \$45 a month.

Emily wanted me to talk with you, I contacted her for another problem. When I came home in August 2013, my carpet was wet, and my home smelled of mildew. Plaza Properties insist that they fixed a condensation line. I have been asking for this problem to be fixed and it has fallen on death ears. In Feb 2014 I paid my rent via money orders, and gave them written notice of my intent of putting my rent into escrow, if the problem was not fixed. Today the money went into escrow. I am tired of keeping my heat on 80 degrees and keeping my fire place roaring, it is becoming costly to dry out the carpet. Not to mention the spider bites and cenipedes.

mike smalz

From: Janet Jeczen <jljeczen@yahoo.com>
Sent: Friday, March 07, 2014 9:13 AM
To: mike smalz
Subject: Re: Water bills

Hi Mike,

Plaza Properties prints up their own water bills, and sends them out. My phone is 614-636-7973.

I am billed for water consumption	\$15.77
sub metered water	\$20.89
sub meter water/sewer *factor 1	\$6.22
Trash flat charge	\$4.50
Service charge	\$3.45

funny thing this bill is due on March 1st, and these readings are from (11/22 to 12/23)

so when I was first billed in Jan 2012, I had to pay someone elses water, how is this fair? I did not move in until Dec 2012, and I had to pay bill from 9/2011, I will save my bills for you if you want.

Jan Jeczen

On Wednesday, March 5, 2014 8:50 AM, mike smalz <msmalz@ohiopoveritylaw.org> wrote:
Jan:

Thank you for contacting me. I would like to talk to you if possible. What is your phone number (and a good time to call)? I also need to know who bills you for your water service and whether you might be willing to be a witness on HB 422 (see link below), which would eliminate extra charges or administrative fees for utility service supplied to tenants by their landlord or a third-party billing company.

Michael R. Smalz
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Ohio Poverty Law Center
555 Buttles Avenue
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Phone: 614-824-2502

Fax: 614-221-7625

Email: msmalz@ohiopoveritylaw.org

Using the Law to Fight Poverty in Ohio

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in

Case No(s). 15-1594-AU-COI

Summary: Comments Comments by concerned consumer, Jan Jeczen electronically filed by Mr. Michael R. Smalz on behalf of Ms. Jan Jeczen