

From: [Bell, Terry](#)
To: [Puco Docketing](#)
Subject: Sub metering comments
Date: Friday, January 20, 2017 11:52:38 AM
Attachments: [image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

From: Irwin, Kent

To: PUCO ContactThePUCO

Subject: Complaint about sub-metering for open comment period

Received: 1/20/2017 11:50:36 AM

Message:

Dear PUCO,

Thank you for opening a comment period for the issue of Sub-metering. I feel this is an important issue, to rule in favor of tenants and condo owners, and not for sub metering companies or landlord's.

Please decide to:

- Not allow sub-metering companies to charge higher rates than other consumers do for their water, electric and gas usage
- Not allow sub-metering companies to charge fees, on top of the monthly utility costs, unless they are very minimal to cover billing
- Force sub-metering companies to deal with tenants and condo owners, the same as other utilities, when it comes to general rules, such as not allowing quick shut offs
- Force sub-metering companies to deal with tenants and condo owners, when it comes to working out re-payment plans when users go through hardships such as disability or job loss
- Not allow sub-metering companies to charge higher fees and charges than other utilities are allowed by law, for things such as late fees, or things related to shut-offs

The reason I am requesting consideration for these things, is I have witnessed in my role as financial and career ministry at a church of over 12,000. We personally coach and assist people in their finances, and often we witness first hand people being charged much higher rates than average individual home owners. Secondly, I have witnessed the sub-metering company not work well with customers when they go through financial hardship. Thirdly, I have witnessed new tenants who move into a new apartment, sometimes under financial duress already, to pay the prior tenant's delinquent bill with threat of shut-off and with no recourse through the landlord or the sub-metering company. I have witnessed this happening to not only higher rent apartments, but even very low end units to the most vulnerable in the rental market. I too have witnessed this happen to rent assisted older-age section 8-202 housing for the elderly.

I have studied the sub-metering issue, and see no financial good and only bad for the end user/consumer/tenant or condo owners, from a financial basis. If the tenant, pays the same rate as other consumers for their utility costs, then things would be fair. As it sits now, this only benefits the landlord. Landlords can easily cover the cost of common areas, through very small adjustments to

their monthly rent amount, as they have traditionally done. Housing costs can represent up to 50% of a lower income, working poor, and minimum wage employee's monthly budget. Sub-metering excess costs, keeps low income people down, making it harder to climb up the financial ladder.

I too have suffered the difficulty financially as those who I speak for. We lived in an apartment (6219 Solitaire Lane 43232) after we sold our home, and we paid some utilities to a sub-metering company higher than the normal rate. We recently moved into a condo (3983 Spectacle Lane 43230), and we have sub-metered electric and pay a higher rate than normal.

Thank you for considering my comments in your decision making.

Warmly,
Kent

Kent Irwin
Financial & Career Ministry Pastor
Vineyard Columbus
614.259.5505
Cell 614.905.6430

Key Links:

Financial Ministry upcoming events and resources: www.vineyardcolumbus.org/ministries/financial-ministry/
Career ministry www.vineyardcolumbus.org/need-help/employment-assistance/

The information contained here, and provided through blogs, classes, coaching and other means, does not constitute legal, tax, financial, estate, planning or investment advice. Seek the counsel of your trusted legal, tax, financial and other advisors prior to making any decisions. This email is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged and confidential. If the reader of this message is not the intended recipient, please notify the sender immediately by replying to this message and then deleting it from your system. Any review, dissemination, distribution, or reproduction of this message by unintended recipients is strictly prohibited and may be subject to legal restriction. Thank you for your cooperation.

Terry S. Bell

Public Utilities Commission of Ohio
Service Monitoring and Enforcement Department
Chief Customer Education and Contact Division
(614) 995-9087

www.PUCO.ohio.gov



This foregoing document was electronically filed with the Public Utilities

Commission of Ohio Docketing Information System on

1/20/2017 12:07:47 PM

in

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

Summary: Public Comment concerning sub-metering filed on behalf concerned consumer, Pastor Kent Irwin of Vineyard Columbus electronically filed by Ms. Donielle M Hunter on behalf of PUCO Staff