

Water Review Board Hearings July 13, 2015

Account: Nicholas Sasso 725 Brady Ave. \$872.39

Information: Requested a hearing stating the Utility Office turned his water off prior to the turn off date. The total bill was \$872.39. Mr. Sasso had the account in his name and had a tenant with a high water bill. This account was shut off because of delinquency and the meter remained at the property resulting in a minimum bill even though water service was turned off.

Decision: After careful consideration the Board made the following decision: The bill had to be paid in full.

Account: Dawn Zullo 617 Lawson \$232.01

Information: A notice of intent to lien was sent

Decision: After careful consideration the Board made the following decision: The bill had to be paid in full

Account: Dawn Zullo 741 Kendall 1F & 2F \$654.04 / \$538.03

Information: A notice of intent to lien was sent and after review of the account this is a 2 on 1 property.

Decision: After careful consideration the Board made the following decision: The bills had to be paid in full

Account: Dawn Zullo 2240 Cleveland \$507.68

Information: A notice of intent to lien was sent and after review of the account there is no curb box for this property.

Decision: After careful consideration the Board made the following decision: The bill had to be paid in full

Account: Dawn Zullo 652 Arden Ave. \$512.37

Information: Notice of intent to lien was sent and after review tenant had large bills and never paid final bill.

Decision: After careful consideration the Board made the following decision: The bill had to be paid in full

Account: Dawn Zullo 137 El Villa Way \$979.44

Information: Notice of intent to lien was sent and after review the tenet was disconnected in October and the landlord was called twice to verify occupancy. Property continued to be charged until May because occupancy and meter remained at the property.

Decision: After careful consideration the Board made the following decision: The bill had to be paid in full

Account: Dawn Zullo 1328 Wellesley \$518.94

Information: Notice of intent to lien was sent. Ms. Zullo agreed to pay after review of all her accounts with the same result. Ms. Zullo suggested that in the future the \$50.00 reconnect fee be waived for landlords paying tenants bills.

Decision: After careful consideration the Board made the following decision: The bill had to be paid in full

Account: Lucia Leone 2226 1/2 Sunset Blvd. \$4457.76

Information: Water was shut off to this property due to a large water leak in the home. The Utility Office called to inform Ms. Leone of large consumption. Ms. Leone then called the Filtration Plant at 9:00 pm after listening to her message from the Utility Office. Police shut the water off after she found the large amount of water in her basement? Ms. Leone requested credit of sewage paid to the city because her property does not connect to the cities sewage system. She claimed pipe burst after the flushing of the hydrants 2 days prior. She claimed she did not know the basement of her home was leaking.

Decision: After careful consideration the Board made the following decision: Credit the account \$1852.48 for the leak and also \$1623.77 for 8 years of charges of sewage to her account while not being connected to the city's sewage. The final bill was reduced to \$981.51 and was put on a payment plan of \$54.53 for 18 months. Ms. Leone paid the amount in full instead of doing a payment plan.

Account: Eugene Guglielmo 720 Rosswell \$644.80

Information: Notice of intent to lien was sent and after review of the account there is no curb box for this property.

Decision: After careful consideration the Board made the following decision: The bill had to be paid in full

Account: Eugene Guglielmo 311 Belleview \$869.53

Information: This property was liened in 2014. The property had 5 months of high water usage ranging between 11,000 and 19,000 gallons. The URB gave the tenant credit in April of 2014 for water line breaks but the issue continued. The landlord was also contacted to inform him of the high usage. The plumbing issue was not fixed and the tenant continued to receive high bills and moved out and final bill was never paid.

Decision: After careful consideration the Board made the following decision: The bill had to be paid in full and advised plumbing issues should be resolved in a timely manner by the landlord.

Account: Eugene Guglielmo 1334 Wellesley \$2706.50

Information: Notice of intent to lien was sent and after review of the account this is a 2 on 1 property and the final bill included a burst pipe problem within the property resulting in the large bill.

Decision: After careful consideration the Board made the following decision: The bill had to be paid in full

Account: Eugene Guglielmo 1611 Pennsylvania \$518.35

Information: Notice of intent to lien was sent and after review of the account this is a 2 on 1 property.

Decision: After careful consideration the Board made the following decision: The bill had to be paid in full

Account: Eugene Guglielmo 906 Pittsburgh \$510.01

Information: Notice of intent to lien was sent and after review of the account there is no curb box for this property.

Decision: After careful consideration the Board made the following decision: The bill had to be paid in full

Account: Eugene Guglielmo 2600 Alvarado \$521.67

Information: Notice of intent to lien was sent and after review of the account the tenant had large monthly bills and final bill was never paid.

Decision: After careful consideration the Board made the following decision: The bill had to be paid in full

Account: Eugene Guglielmo 1304 Belleview \$2,376.74

Information: Notice of intent to lien was sent and after review of the account the property has been without water for over a year and Mr. Guglielmo stated he does not frequently check on his properties.

Decision: After careful consideration the Board made the following decision: The bill had to be paid in full

Account: Eugene Guglielmo 431 Henry \$1217.96

Information: Notice of intent to lien was sent and after review of the account the tenant had large monthly bills and final bill was never paid. The Utility Office was called by the neighbor of the property for running water.

Decision: After careful consideration the Board made the following decision: The bill had to be paid in full

Account: Hai Huynh 509 Ross Street \$241.47

Information: Notice of intent to lien was sent and after review of the account the tenant left before water could be disconnected and final bill was never paid.

Decision: After careful consideration the Board made the following decision: The bill had to be paid in full

Account: Jodi Cunningham 1100 Clair Ave. \$316.15

Information: Notice of intent to lien was sent and after review of the account Ms. Cunningham claimed she had not rented to the tenant that signed up for water. The Utility Office provided a sign-up sheet that included a date in which Ms. Cunningham was called and that she gave a verbal ok to rent to that tenant.

Decision: After careful consideration the Board made the following decision: The bill had to be paid in full

Account: Teresa Dicarlantonio 724 Rosswell \$915.71

Information: Notice of intent to lien was sent and after review of the account the water was disconnected and the landlord could not enter the property till the property appeared vacant. Landlord had taken legal action to evict the tenant and the final bill was never paid.

Decision: After careful consideration the Board made the following decision: credit penalties and bills after disconnection a total of \$277.50 and asked property owner to pay remaining amount of \$638.21 before August 1st to avoid a lien on the property.

Account: Jerome Hagerty 1613 Penna Ave. \$644.79

Information: Notice of intent to lien was sent and after review of the account the water at this property was turned off by the Utility Office. However, the meter technicians returned twice to this property because someone was turning the water back on at the curb box. The meter technicians inserted a plug in the curb box on the second trip to this property to stop the water from being able to be turned back on.

Decision: After careful consideration the Board made the following decision: The bill had to be paid in full

Account: Jerome Hagerty 1613 Penna Ave. \$644.79

Information: Notice of intent to lien was sent. This account was not reviewed during the hearings. Mr. Hagerty just wanted to inform the Board that holding the landlord responsible for the tenant's bill was wrong.

Decision: After careful consideration the Board made the following decision: The bill had to be paid in full