

**Data Center
P.O. Box 360**

Jefferson City, Missouri 65102-0360

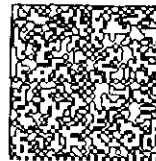
FILED

JAN 28 2011

Missouri Public
Service Commission

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St. Louis City Rental Property Owners Association
Legal Department
3204 Shenandoah
St. Louis, MO 63104



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BEFORE THE PUBLIC SERVICE COMMISSION OF THE STATE OF MISSOURI

In the Matter of the Review of Economic, Legal)	
and Policy Considerations for the Regulation of)	File No. SW-2011-0236
the Provision of Utility Services in Landlord-Tenant)	File No. WW-2011-0237
Relationships)	

ORDER OPENING INVESTIGATION AND WORKSHOPS, DIRECTING NOTICE, AND DIRECTING FILING

Issue Date: January 19, 2011

Effective Date: January 19, 2011

On January 29, 2010, the Staff of the Missouri Public Service Commission filed a complaint with the Commission against the Aspen Woods Apartment Associates, L.L.C. ("Aspen Woods") and National Water and Power, Inc. ("NWP"). The Complaint alleged that Respondents either individually or jointly, own, operate, control and/or manage water and sewer corporations and public utilities that are subject to the Commission's jurisdiction without proper Commission approval (File Number WC-2010-0227). The Commission recognized that any ultimate decisions regarding the interpretation and application of law and policy in this matter will have a major affect on Missouri citizens receiving utility service in landlord-tenant relationships. Consequently, the Commission stayed the complaint and is opening this investigation and workshops to allow all stakeholders the opportunity to accurately delineate the full reach of the Commission's jurisdiction and what appropriate regulations and mechanisms are required to ensure safe and adequate utility services are being provided to this segment of Missouri ratepayers at just and reasonable rates.

The Commission will direct its Data Center and its Information Officer to issue notice of these proceedings. Other notices will follow once additional stakeholders are identified.

The Commission will also direct its Staff to file a schedule for workshops that will ultimately culminate in rulemaking. The two workshops will not be consolidated at this time because it is possible that different considerations, and thus different rules, will need to be articulated with regard to water and sewer systems. However, the Commission may consolidate these dockets in the future if it finds that issues of fact and law are substantially related for both types of utilities.

Because this is not a contested case, any person, group or entity may file comments without counsel and without *ex parte* constraints. Intervention requests are not necessary to submit comments, or view documents, or participate in the workshops.

Any person, group or entity is welcome to submit comments by forwarding electronic communications through the electronic filing and information system (EFIS) or by mailing written comments. Comments can be submitted electronically at the Commission's website at <http://www.psc.mo.gov>. Click on the EFIS/Case filings link on the left side of the page. Scroll down and click on the public comment link. Please reference File No. SW-2011-0236 or File No. WW-2011-0237. Written comments in hard copy should be addressed to the Commission at P.O. Box 360, Jefferson City, Missouri 65102 and should reference File No. SW-2011-0236 or File No. WW-2011-0237. The public can view the contents of the file by following the link at <http://www.psc.mo.gov>.

THE COMMISSION ORDERS THAT:

1. No later than February 28, 2011, the Staff of the Missouri Public Service Commission shall file a proposed schedule for workshops, along with any other proposals it has regarding the procedure to follow in these workshop dockets.

2. The Commission's Data Center shall provide electronic notice of these workshop dockets by electronically sending a copy of this order to all regulated Missouri water and sewer companies. If the Commission's Data Center is unable to provide electronic notice to specific regulated entities, the Data Center shall notify those entities by mail.

3. The Commission's Data Center shall provide notice of these workshop dockets to all parties in File Number WC-2010-0227.

4. The Commission's Data Center shall serve a copy of this order upon the county commission, or similar governmental body of all Missouri counties.

5. The Commission's Data Center shall also provide notice of this workshop docket to the Small Business Regulatory Fairness Board at: Missouri Department of Economic Development, 301 W. High Street, P.O. Box 1157, Jefferson City, Missouri 65102, by mailing or E-mailing (SBRFB@ded.mo.gov) it a copy of this order.

6. The Data Center shall provide notice of these workshop dockets to the Missouri Apartment Association, and to all Missouri Landlord Associations listed at:

www.missouriapartmentassociation.net/,

<http://www.missouriapartmentassociation.net/board%20of%20directors.htm>,

<http://www.thelpa.com/lpa/associations/missouri.html>, and

<http://www.landlordsresourcedirectory.com/Missouri.htm>.

7. The Data Center will add all parties from File Number WC-2010-0227 to the certified service list.

8. The Data Center will add any entity that makes a filing of any type in these matters to the certified service list.

9. The Data Center will add all entities that were issued notice in these matters, for which it has an electronic mail address, as subscribers.

10. The Commission's Public Information Office shall make notice of this order available to all the members of the General Assembly and the media.

11. This order shall become effective immediately upon issuance.

BY THE COMMISSION



Steven C. Reed
Secretary

(S E A L)

Harold Stearley, Senior Regulatory Law Judge,
by delegation of authority pursuant to
Section 386.240, RSMo 2000.


Dated at Jefferson City, Missouri,
on this 19th day of January, 2011.

STATE OF MISSOURI

OFFICE OF THE PUBLIC SERVICE COMMISSION

I have compared the preceding copy with the original on file in this office and I do hereby certify the same to be a true copy therefrom and the whole thereof.

WITNESS my hand and seal of the Public Service Commission, at Jefferson City, Missouri, this 20th day of January 2011.



Steven C. Reed
Secretary

MISSOURI PUBLIC SERVICE COMMISSION

January 19, 2011

File No. SW-2011-0236 and WW-2011-0237

General Counsel's Office
P.O. Box 360
200 Madison Street, Suite 800
Jefferson City, MO 65102

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Jefferson City, MO 65102

Apartment Association of Kansas City
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11735 W. 86th Terrace, Suite 100
Lenexa, KS 66214

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Jefferson City, MO 65102

Barry Howard
John Roodhouse
235 East High Street
P.O. Box 1251
Jefferson City, MO 65102

Barry Howard
Lowell Pearson
235 East High Street
P.O. Box 1251
Jefferson City, MO 65102

Carondelet/Holly Hills Landlord Association
Legal Department
P.O. Box 25154
St. Louis, MO 63125

Columbia Apartment Association
Mark Stevenson
P. O. Box 642
Columbia, MO 65205

County of Adair, Missouri
County Commission Clerk
106 W. Washington Street, 2nd Fl.
Kirksville, MO 63501

County of Andrew, Missouri
County Commission Clerk
Andrew County Courthouse
P.O. Box 206
Savannah, MO 64485

County of Atchison, Missouri
County Commission Clerk
400 S. Washington - Atchison County Courthouse
P.O. Box 280
Rock Port, MO 64482

County of Audrain, Missouri
County Commission Clerk
101 N. Jefferson, Room 101
Audrain County Courthouse
Mexico, MO 65265

County of Barry, Missouri
County Commission Clerk
700 Main, Suite 2
Barry County Courthouse
Cassville, MO 65625

County of Barton, Missouri
County Commission Clerk
1004 Gulf, Room 104
Barton County Courthouse
Lamar, MO 64759

County of Bates, Missouri
County Commission Clerk
1 N. Delaware
Bates County Courthouse
Butler, MO 64730

County of Benton, Missouri
County Commission Clerk
316 Van Buren Street - Benton County Courthouse
P.O. Box 1238
Warsaw, MO 65355

County of Bollinger, Missouri
County Commission Clerk
204 High - Bollinger County Suite 5
Marble Hill, MO 63764

County of Boone, Missouri
County Commission Clerk
801 E. Walnut, Rm. 236
Boone County Government Center
Columbia, MO 65201

County of Buchanan, Missouri
County Commission Clerk
411 Jules, Rm. 121
Buchanan County Courthouse
St. Joseph, MO 64501

County of Butler, Missouri
County Commission Clerk
100 N. Main, Room 202
Butler County Courthouse
Poplar Bluff, MO 63901

County of Caldwell, Missouri
County Commission Clerk
PO Box 67
49 E Main, Caldwell County Courthouse
Kingston, MO 64650

County of Callaway, Missouri
County Commission Clerk
10 E Fifth St.
Callaway County Courthouse
Fulton, MO 65251

County of Camden, Missouri
County Commission Clerk
1 Court Circle, Ste. 2
Camdenton, MO 65020

County of Cape Girardeau,
County Commission Clerk
1 Barton Square
Cape Girardeau County Administration Bldg.
Jackson, MO 63755

County of Carroll, Missouri
County Commission Clerk
8 South Main, Ste. 6
Carroll County Courthouse
Carrollton, MO 64633

County of Carter, Missouri
County Commission Clerk
105 Main St., Carter County Courthouse
P.O. Box 517
Van Buren, MO 63965

County of Cass, Missouri
County Commission Clerk
102 E. Wall St.
Cass County Courthouse
Harrisonville, MO 64701

County of Cedar, Missouri
County Commission Clerk
113 South St., Cedar County Courthouse
P.O. Box 665
Stockton, MO 65785

County of Chariton, Missouri
County Commission Clerk
306 S. Cherry
Chariton County Courthouse
Keytesville, MO 65261

County of Christian, Missouri
County Commission Clerk
100 W Church, Rm. 206
Christian County Courthouse
Ozark, MO 65721

County of Clinton, Missouri
County Commission Clerk
207 N. Main, Clinton County
Courthouse
P.O. Box 245
Plattsburg, MO 64477

County of Crawford, Missouri
County Commission Clerk
203 Main Street, Crawford County
Courthouse
P.O. Box AS
Steelville, MO 65565

County of Daviess, Missouri
County Commission Clerk
102 N Main
Daviess County Courthouse
Gallatin, MO 64640

County of Douglas, Missouri
County Commission Clerk
203 S.E. Second Ave., Douglas
County Courthouse
P.O. Box 398
Ava, MO 65608

County of Gasconade, Missouri
County Commission Clerk
119 E. First Street, Ste. 2
Gasconade County Courthouse
Hermann, MO 65041

County of Grundy, Missouri
County Commission Clerk
700 Main, 2nd Floor
Grundy County Courthouse
Trenton, MO 64683

County of Hickory, Missouri
County Commission Clerk
Hickory County Courthouse, Spring
and Dallas
P.O. Box 3
Hermitage, MO 65668

County of Howell, Missouri
County Commission Clerk
1 Courthouse
West Plains, MO 65775

County of Jasper, Missouri
County Commission Clerk
302 S Main St., Rm 102
Jasper County Courthouse
Carthage, MO 64836

County of Knox, Missouri
County Commission Clerk
107 N Fourth St.
Knox County Courthouse
Edina, MO 63537

County of Clark, Missouri
County Commission Clerk
111 E. Court, Suite 4
Clark County Courthouse
Kahoka, MO 63445

County of Cole, Missouri
County Commission Clerk
311 E High St., Rm 201
Cole County Courthouse Annex
Jefferson City, MO 65101

County of Dade, Missouri
County Commission Clerk
300 W Water St.
Dade County Courthouse
Greenfield, MO 65661

County of DeKalb, Missouri
County Commission Clerk
109 W Main St, DeKalb County
Courthouse
PO Box 248
Maysville, MO 64469

County of Dunklin, Missouri
County Commission Clerk
Dunklin County Courthouse
PO Box 188
Kennett, MO 63857

County of Gentry, Missouri
County Commission Clerk
200 W Clay
Gentry County Courthouse
Albany, MO 64402

County of Harrison, Missouri
County Commission Clerk
1500 Main, Harrison County
Courthouse
P.O. Box 525
Bethany, MO 64424

County of Holt, Missouri
County Commission Clerk
102 Nodaway, Holt County Courthouse
P.O. Box 437
Oregon, MO 64473

County of Iron, Missouri
County Commission Clerk
250 S Main St, Iron County Courthouse
P.O. Box 42
Ironton, MO 63650

County of Jefferson, Missouri
County Commission Clerk
729 Maple, Jefferson County Admin.
Bldg.
PO Box 100
Hillsboro, MO 63050

County of Laclede, Missouri
County Commission Clerk
200 N. Adams Ave.
Laclede County Government Center
Lebanon, MO 65536

County of Clay, Missouri
County Commission Clerk
1 Courthouse Sq.
Administration Bldg.
Liberty, MO 64068

County of Cooper, Missouri
County Commission Clerk
200 Main Street, Room 23
Cooper County Courthouse
Boonville, MO 65233

County of Dallas, Missouri
County Commission Clerk
102 S Cedar, Dallas County Admin.
Bldg.
PO Box 436
Buffalo, MO 65622

County of Dent, Missouri
County Commission Clerk
400 N. Main Street
Dent County Courthouse
Salem, MO 65560

County of Franklin, Missouri
County Commission Clerk
400 E Locust, Room 206
Franklin County Courthouse
Union, MO 63084

County of Greene, Missouri
County Commission Clerk
940 Boonville, Rm. 113
Greene County Courthouse
Springfield, MO 65802

County of Henry, Missouri
County Commission Clerk
100 W. Franklin Street
Henry County Courthouse
Clinton, MO 64735

County of Howard, Missouri
County Commission Clerk
1 Courthouse Sq.
Howard County Courthouse
Fayette, MO 65248

County of Jackson, Missouri
County Commission Clerk
415 E. 12th, 2nd FL
Jackson County Courthouse
Kansas City, MO 64106

County of Johnson, Missouri
County Commission Clerk
300 N. Holden
Johnson County Courthouse
Warrensburg, MO 64093

County of Lafayette, Missouri
County Commission Clerk
1001 Main St., Rm. 103
Lafayette County Courthouse
Lexington, MO 64067

County of Lawrence, Missouri
County Commission Clerk
1 E Courthouse Sq., Ste. 101
Lawrence County Courthouse
Mt. Vernon, MO 65712

County of Linn, Missouri
County Commission Clerk
108 N High, Rm 102
PO Box 92
Linneus, MO 64653

County of Madison, Missouri
County Commission Clerk
1 Courthouse Sq.
Madison County Courthouse
Fredericktown, MO 63645

County of McDonald, Missouri
County Commission Clerk
602 Main St., McDonald Co.
Courthouse
PO Box 665
Pineville, MO 64856

County of Mississippi, Missouri
County Commission Clerk
Mississippi County Courthouse
PO Box 369
Charleston, MO 63834

County of Montgomery, Missouri
County Commission Clerk
211 E Third St.
Montgomery City, MO 63361

County of Newton, Missouri
County Commission Clerk
101 S. Wood St. Newton County
Courthouse
P.O. Box 488
Neosho, MO 64850

County of Osage, Missouri
County Commission Clerk
Osage County Courthouse
PO Box 826
Linn, MO 65051

County of Perry, Missouri
County Commission Clerk
321 N. Main St., No. 2
Perry County Administration Bldg
Perryville, MO 63375

County of Pike, Missouri
County Commission Clerk
115 W Main
Pike County Courthouse
Bowling Green, MO 63334

County of Pulaski, Missouri
County Commission Clerk
301 Historic Rt. 66 E., Ste. 101
Pulaski County Courthouse
Waynesville, MO 65583

County of Lewis, Missouri
County Commission Clerk
100 E. Lafayette, Lewis County
Courthouse
PO Box 67
Monticello, MO 63457

County of Livingston, Missouri
County Commission Clerk
700 Webster St., Ste. 10
Livingston County Courthouse
Chillicothe, MO 64601

County of Maries, Missouri
County Commission Clerk
211 Fourth Street, Maries County
Courthouse
P.O. Box 205
Vienna, MO 65582

County of Mercer, Missouri
County Commission Clerk
802 Main Street
Mercer County Courthouse
Princeton, MO 64673

County of Moniteau, Missouri
County Commission Clerk
Moniteau County Courthouse,
200 E Main, Room 106
California, MO 65018

County of Morgan, Missouri
County Commission Clerk
100 E Newton St.
Morgan County Courthouse
Versailles, MO 65075

County of Nodaway, Missouri
County Commission Clerk
305 N. Main, Nodaway County
Courthouse
PO Box 218
Maryville, MO 64468

County of Ozark, Missouri
County Commission Clerk
Ozark County Courthouse
P.O. Box 416
Gainesville, MO 65655

County of Pettis, Missouri
County Commission Clerk
415 S. Ohio
Pettis County Courthouse
Sedalia, MO 65301

County of Platte, Missouri
County Commission Clerk
415 Third St., Ste. 30
Platte County Administration Bldg.
Platte City, MO 64079

County of Putnam, Missouri
County Commission Clerk
Putnam County Courthouse, Room
Unionville, MO 63565

County of Lincoln, Missouri
County Commission Clerk
201 Main St.
Lincoln County Courthouse
Troy, MO 63379

County of Macon, Missouri
County Commission Clerk
101 E Washington, Bldg. 1
P.O. Box 96
Macon, MO 63552

County of Marion, Missouri
County Commission Clerk
100 S Main
Marion County Courthouse
Palmyra, MO 63461

County of Miller, Missouri
County Commission Clerk
2001 Hwy. 52, Miller County
Courthouse
PO Box 12
Tuscumbia, MO 65082

County of Monroe, Missouri
County Commission Clerk
300 N Main, Rm 204
Monroe County Courthouse
Paris, MO 65275

County of New Madrid, Missouri
County Commission Clerk
New Madrid County Courthouse
P.O. Box 68
New Madrid, MO 63869

County of Oregon, Missouri
County Commission Clerk
Oregon County Courthouse, 1st Fl -
Rm 1
P.O. Box 324
Alton, MO 65606

County of Pemiscot, Missouri
County Commission Clerk
610 Ward Ave., Ste. 2-A
Pemiscot County Courthouse
Caruthersville, MO 63830

County of Phelps, Missouri
County Commission Clerk
200 N. Main Street, Suite 102
Phelps County Courthouse
Rolla, MO 65401

County of Polk, Missouri
County Commission Clerk
102 E Broadway, Rm 11
Polk County Courthouse
Bolivar, MO 65613

County of Ralls, Missouri
County Commission Clerk
311 S Main, Ralls County Courthouse
PO Box 400
New London, MO 63459

County of Randolph, Missouri
County Commission Clerk
110 S. Main St.
Randolph County Courthouse
Huntsville, MO 65259

County of Ripley, Missouri
County Commission Clerk
100 Courthouse Sq., Ste. 2
Ripley County Courthouse
Doniphan, MO 63935

County of Scotland, Missouri
County Commission Clerk
117 S Market St., Ste 100
Scotland County Courthouse
Memphis, MO 63555

County of Shelby, Missouri
County Commission Clerk
100 E. Main, Shelby County
Courthouse
P.O. Box 186
Shelbyville, MO 63469

County of St. Francois, Missouri
County Commission Clerk
1 N. Washington, Ste 206
St. Francois County Courthouse
Farmington, MO 63640

County of Stoddard, Missouri
County Commission Clerk
316 S Prairie
PO Box 110
Bloomfield, MO 63825

County of Taney, Missouri
County Commission Clerk
266-A Main Street, Taney County
Courthouse Annex
PO Box 156
Forsyth, MO 65653

County of Warren, Missouri
County Commission Clerk
104 W Main St., Ste. B
Warrenton, MO 63373

County of Webster, Missouri
County Commission Clerk
101 S. Crittendon St., Rm. 11
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Marshfield, MO 65706

Jerome Sachs
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St. Louis, MO 63105

Michael Palin
John Young Jr
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St. Louis, MO 63105

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100 W Main
Ray County Courthouse
Richmond, MO 64085

County of Saline, Missouri
County Commission Clerk
101 E. Arrow, Rm. 202
Saline County Courthouse
Marshall, MO 65340

County of Scott, Missouri
County Commission Clerk
131 S Winchester, Scott County
Courthouse
PO Box 188
Benton, MO 63736

County of St. Charles, Missouri
County Commission Clerk
201 North Second Street, Room 529
c/o County Registrar
St. Charles, MO 63301

County of St. Louis, Missouri
County Commission Clerk
41 S. Central Avenue
Lawrence K. Roos County Gov
Clayton, MO 63105

County of Stone, Missouri
County Commission Clerk
PO Box 45
Stone County Courthouse
Galena, MO 65656

County of Texas, Missouri
County Commission Clerk
210 N. Grand
Texas County Courthouse
Houston, MO 65483

County of Washington, Missouri
County Commission Clerk
102 N Missouri St.
Washington County Courthouse
Potosi, MO 63664

County of Worth, Missouri
County Commission Clerk
Fourth & Front St., Worth County
Courthouse
P.O. Box 450
Grant City, MO 64456

Jerome Sachs
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St. Louis, MO 63105

**Mid-Missouri Rental Properties
Association**
Dale Wands
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Rolla, MO 65402

County of Reynolds, Missouri
County Commission Clerk
Reynolds County Courthouse
PO Box 10
Centerville, MO 63663

County of Schuyler, Missouri
County Commission Clerk
PO Box 187
Schuyler County Courthouse
Lancaster, MO 63548

County of Shannon, Missouri
County Commission Clerk
106 Main, Shannon County Courthouse
P.O. Box 187
Eminence, MO 65466

County of St. Clair, Missouri
County Commission Clerk
655 Second St., St. Clair County
Courthouse
P.O. Box 525
Osceola, MO 64776

County of Ste. Genevieve, Missouri
County Commission Clerk
55 S. Third
Ste. Genevieve County Courthouse
Ste. Genevieve, MO 63670

County of Sullivan, Missouri
County Commission Clerk
109 N Main St
Sullivan County Courthouse
Milan, MO 63556

County of Vernon, Missouri
County Commission Clerk
100 W. Cherry, Suite 6
Vernon County Courthouse
Nevada, MO 64772

County of Wayne, Missouri
County Commission Clerk
109 Walnut St., Wayne County
Commission
P.O. Box 48
Greenville, MO 63944

County of Wright, Missouri
County Commission Clerk
125 Court Square, Wright County
Courthouse
P.O. Box 98
Hartville, MO 65667

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Jefferson City, MO 65101

Missouri Apartment Association
Legal Department
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Lenexa, MO 66214

National Apartment Association
Paul Boudreau
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P.O. Box 456
Jefferson City, MO 65102

National Water & Power, Inc.
Craig Johnson
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P.O. Box 1670
Jefferson City, MO 65102

Oran Rental Housing
Legal Department
212 Miller Ave
Oran, MO 63771

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St. Louis, MO 63105

Sachs Investing Co.
John Young Jr
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St. Louis, MO 63105

Sapal Associates
John Young Jr
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St. Louis, MO 63105

Sapal Associates
Crystal Hall
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St. Louis, MO 63105

**Small Business Regulatory
Fairness Board**
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301 W. High Street
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**Southside Landlord Association of
St. Louis**
Legal Department
4204 Virginia
St. Louis, MO 63111

**Southwest Missouri Rental
Housing Association**
Cheryl Brown
P.O. Box 1801
Joplin, MO 64802

**Southwest Missouri Rental
Housing Association**
Legal Department
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Joplin, MO 64802

**Springfield Apartment & Housing
Association**
Gary Wilson
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Springfield, MO 65803

St. Louis Apartment Association
Christine Steinlage
1830 Craig Park Court, Suite 101
St. Louis, MO 63146

**St. Louis Area Housing Provider
Association**
Legal Department
P.O. Box 22155
St. Louis, MO 63116

**St. Louis City Rental Property
Owners Association**
Legal Department
3204 Shenandoah
St. Louis, MO 63104

**St. Louis Real Estate Investors
Association**
Legal Department
P.O. Box 46705
St. Louis, MO 63146

Enclosed find a certified copy of an ORDER in the above-numbered matter(s).

Sincerely,



**Steven C. Reed
Secretary**

Uncertified Copies: To Missouri certified Water and Sewer Companies