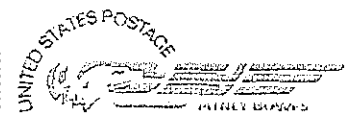
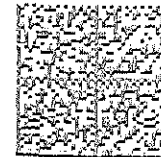


**Data Center
P.O. Box 360
Jefferson City, Missouri 65102-0360**

FILED

Missouri Public
Service Commission

WELSH CLASS



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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 DIRECTING SECOND NOTICE

Issue Date: February 16, 2011

Effective Date: February 16, 2011

On January 19, 2011, the Commission directed notice when it opened these investigatory dockets. On January 21, 2011, the Commission's Staff filed suggestions for entities that should receive notice in File No. WC-2010-0227, the file which prompted the opening of these dockets. On February 15, 2011, Staff filed alternative addresses for several entities where mail providing notice had been returned. The Commission will direct its Data Center to provide notice to the entities named in Staff's January 21, 2011 filing, and to utilize the alternative addresses provided by Staff in its February 15, 2011 filing to provide notice to those entities the Commission has been unable to serve.

Any person, group or entity is welcome to participate in these matters and 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. The Commission's Data Center shall provide notice of these matters by mailing a copy of this order to the entities and addresses identified in the body of this order.
2. The Data Center will add any entity that makes a filing of any type in these matters to the certified service list.
3. The Data Center will add all entities that were issued notice in these matters, for which it has an electronic mail address, as subscribers.
4. 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 16th day of February, 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 16th day of February 2011.



Steven C. Reed
Secretary

MISSOURI PUBLIC SERVICE COMMISSION

February 16, 2011

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

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

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Lowell Pearson
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Jefferson City, MO 65102
Jerome Sachs
John Young Jr
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St. Louis, MO 63105

Barry Howard
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Saint Louis City Rental Property Owners Association, Inc.
Thomas M. Sandknop
3832 Sirah Ct.
St. Charles, MO 63304

St. Louis Rental Property Owners Association, Inc.
Thomas M. Sandknop
1847 Valley Ridge Drive
Imperial, MO 63052-2274

Missouri Apartment Association
Nikki Courtney
839 Southwest Blvd.
Jefferson City, MO 65109

St. Louis Area Housing Providers Association
5051 Gravois Ave.
St. Louis, MO 63116

Apartment Association of Kansas City
Debbie Haukenberry
4701 NW 52nd Street
Kansas City, MO 64153

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

Sincerely,



Steven C. Reed
Secretary