

Aiken & Associates

578 McNaughton Ave. West
Chatham, Ontario, N7L 4J6

Phone: (519) 351-8624
Fax: (519) 351-4331
Cell: (519) 365-1078
E-mail: randy.aiken@sympatico.ca

October 26, 2011

Ms. Kirsten Walli
Board Secretary
Ontario Energy Board
P.O. Box 2319
2300 Yonge Street, 27th Floor
Toronto, ON M4P 1E4

Dear Ms. Walli,

**RE: EB-2011-0242 & EB-2011-0283 - London Property Management Association
Notice of Intervention**

Please find attached a Notice of Intervention of the London Property Management Association in the above noted applications.

Sincerely,

Randy Aiken

Randy Aiken
Aiken & Associates

Encl.

cc: Karen Hockin, Union Gas Limited (e-mail)
Norm Ryckman, Enbridge Gas Distribution Inc. (e-mail)

**NOTICE OF INTERVENTION
OF
LONDON PROPERTY MANAGEMENT ASSOCIATION**

Statement of Interest

1. The London Property Management Association (“LPMA”) is a non-profit organization whose overall goal is to help property managers and those who own/operate residential income properties in the City of London and surrounding communities. The LPMA offers information and assistance to its members to help them deal with the legislation, rules and regulations that affect their business.
2. LPMA is made up of approximately 350 members ranging from single unit owners to managers and owners of in excess of 2,000 units. The membership consists of a representative cross section of the rental property owners in the London area. In total, the LPMA members own or manage more than 35,000 rental units in the London area.
3. LPMA members receive regulated natural gas service from Union Gas Limited primarily under rates M1, M2 and M4. The membership of the LPMA wishes to intervene in this proceeding because the impacts raised by this application may result in changes to regulated distribution rates and/or system gas costs. LPMA expects to actively participate in all aspects of the proceeding.

Intervention

4. LPMA hereby gives notice of its intention to intervene in, and appear at, all phases of the public Hearing.
5. LPMA reserves the right to be heard, to appear by or with counsel and/or consultant, to ask interrogatories and to cross-examine on all matters raised during the proceeding that may relate to its interests, to adduce evidence on specific matters of its choice related to the Applications, and to present argument.
6. LPMA hereby requests that the Board, Union Gas, Enbridge Gas Distribution and all other parties provide it with copies of all evidence and correspondence related to the Application and the Hearing.

Cost Eligibility

7. LPMA intends to seek an award of costs.
8. As per Section 4.01 of the Practice Directions on Cost Awards, LPMA believes that it is eligible for an award of costs based on the Board's eligibility criteria and requests the Board's determination of such cost eligibility.
9. As indicated above, LPMA is comprised of small and mid sized commercial customers of Union Gas that take regulated services from Union. Its members have a substantial interest in these proceedings, including all issues that affect rates and services available to them.
10. The Board's cost eligibility criteria, found in Section 3 of the Practice Directions on Cost Awards includes a number of criteria related to the LPMA. Specifically, Section 3.03 states that a party is eligible to apply for a cost award where the party primarily represents the direct interests of consumers (e.g. ratepayers) in relation to regulated services. As indicated above, the LPMA is intervening on behalf of its members which are consumers (i.e. ratepayers) in relation to regulated services provided by Union Gas. As such, the LPMA submits that it is eligible for a cost award under Section 3.03.
11. LPMA notes that it has been found to be eligible for an award of costs in past proceedings for Union Gas rate applications.

Communications

12. All communications related to this Notice of Intervention and to this proceeding should be directed to:

Mr. Randy Aiken
Aiken & Associates
578 McNaughton Ave. West
Chatham, Ontario, N7L 4J6

Telephone: 519-351-8624
E-mail: randy.aiken@sympatico.ca

DATED at Chatham, Ontario this 26th day of October, 2011.

Randy Aiken

Randy Aiken
Aiken & Associates