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DOCKET NO. 57243

COMPLIANCE FILING FOR DOCKET NO. 55635

**(COMPLAINT OF ERIC ELLIS AGAINST WESTLAKE GARDENS
APARTMENTS)**

COVER LETTER IN SUPPORT OF MOTION TO ENFORCE COMPLIANCE

To the Commissioners and the Administrative Law Judge:

I am writing to bring to the Commission's attention that Westlake Gardens Apartments has once again failed to comply with a clear Commission deadline.

On September 8, 2025, the ALJ issued Order No. 1 in this compliance docket, requiring Westlake Gardens Apartments to file by September 15, 2025:

- A corrected rental agreement, and
- Proof that corrected addenda and rental agreement pages were provided to existing tenants.

As of September 22, 2025, no such filing has been made. This failure comes after a long history of missed deadlines and nonresponses in the underlying complaint docket (No. 55635), which already resulted in sanctions.

The Commission's July 31, 2025 Final Order was clear. The purpose of this compliance

docket is to ensure that tenants, including myself, receive the protections ordered by the Commission. Without enforcement, the Respondent's pattern of disregard for deadlines continues unchecked, leaving tenants without the relief the Commission has already granted.

I respectfully ask the Commission to take immediate enforcement action to compel compliance and to consider sanctions for this repeated disobedience.

Respectfully submitted,

Eric Ellis

Complainant

Dated: September 22, 2025

MOTION TO ENFORCE COMPLIANCE

TO THE HONORABLE PUBLIC UTILITY COMMISSION OF TEXAS:

Complainant Eric Ellis respectfully files this Motion to Enforce Compliance with the Commission's July 31, 2025 Order in Docket No. 55635, and shows the following:

I. Background

1. On July 31, 2025, the Commission entered its Final Order in Docket No. 55635, granting in part and denying in part Mr. Ellis's complaint. The Order required Westlake Gardens Apartments to correct its rental agreements and billing practices.
2. On September 8, 2025, the ALJ issued Order No. 1 in this docket, requiring compliance filings by September 15, 2025.
3. As of September 22, 2025, Respondent has not complied.

II. Argument

Respondent's failure to file corrected documents constitutes noncompliance with a Commission order and demonstrates a continuing pattern of disregard.

III. Relief Requested

Complainant respectfully requests the Commission compel immediate compliance, impose sanctions for failure to meet deadlines, and grant any other necessary relief.

Respectfully submitted,

/s/Eric L. Ellis

Eric Ellis

Complainant, Pro Se

Dated: September 22, 2025

MOTION FOR SANCTIONS

TO THE HONORABLE PUBLIC UTILITY COMMISSION OF TEXAS:

Complainant Eric Ellis respectfully files this Motion for Sanctions against Westlake Gardens Apartments.

I. Background

Respondent failed to comply with the Commission's July 31, 2025 Order and with Order No. 1 in this docket, which required compliance filings by September 15, 2025. As of September 22, 2025, no filings have been made.

II. Legal Basis

Under 16 TAC § 22.161, the Commission may impose sanctions for failure to comply with its orders, including deeming facts admitted, authorizing penalties, and referring matters to enforcement.

III. Relief Requested

Complainant requests the Commission deem facts admitted, authorize administrative penalties, and refer the matter for enforcement if compliance is not achieved within 10 days.

Respectfully submitted,

Eric Ellis

Complainant,

Dated: September 25, 2025

PROPOSED ORDER ENFORCING COMPLIANCE

ORDER NO. ____

GRANTING COMPLAINANT’S MOTION TO ENFORCE COMPLIANCE

Findings:

1. Respondent has failed to comply with Ordering Paragraph 8 of the Commission’s July 31, 2025 Order.
2. Respondent has failed to comply with Order No. 1 in this docket, which set September 15, 2025 as the filing deadline.
3. Respondent has a prior history of failing to comply with Commission deadlines in this matter.

Ordering Paragraphs:

1. Complainant’s Motion to Enforce Compliance is GRANTED.
2. Respondent must file, within 10 days of the date of this Order, a corrected rental agreement and proof of compliance.
3. If Respondent fails, the facts of noncompliance shall be deemed admitted and Commission Staff may pursue penalties.

SIGNED AT AUSTIN, TEXAS, on the ____ day of September 2025.

PUBLIC UTILITY COMMISSION OF TEXAS

ISAAC TA

ADMINISTRATIVE LAW JUDGE

PROPOSED ORDER IMPOSING SANCTIONS

ORDER NO. ____

GRANTING COMPLAINANT'S MOTION FOR SANCTIONS

Findings:

1. Respondent has failed to comply with Ordering Paragraph 8 of the Commission's July 31, 2025 Order.
2. Respondent has failed to comply with Order No. 1 in this docket, which set September 15, 2025 as the filing deadline.
3. Respondent has a documented history of ignoring Commission deadlines and orders in this matter.
4. Respondent's continued noncompliance constitutes willful disobedience of Commission authority.

Ordering Paragraphs:

1. Complainant's Motion for Sanctions is GRANTED.
2. The facts of noncompliance are deemed admitted.
3. Commission Staff is authorized to pursue administrative penalties.
4. If Respondent does not comply within 10 days, Commission Staff may refer this matter for enforcement.

SIGNED AT AUSTIN, TEXAS, on the ____ day of September 2025.

PUBLIC UTILITY COMMISSION OF TEXAS

ISAAC TA

ADMINISTRATIVE LAW JUDGE