

479

Victoria B.C.

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

FILE No. *479*EXHIBIT No. *11FV - d*DATE *OCT 2 8 1940*FILLED BY *K. A. Hamilton*

To be completed by persons of the Japanese race having property in any protected area. The administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: *HOITA, Rikuza (Robert)*HOME ADDRESS: *618 Francis Ave., Victoria, B.C.*REGISTRATION NUMBER *09975* SEX: *Male* AGE: *52*OCCUPATION: *Gardener*

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: *Formerly J. E. Goldring - View Royal*MARRIED? *Yes*NAME OF WIFE OR HUSBAND: *MISAO*ADDRESS OF WIFE OR HUSBAND: *618 Francis Ave., Victoria, B.C.*NAMES OF ANY LIVING CHILDREN: *Mutsue(M) - Tammy (M) - Mary(F) -**Gladys(F) - Gordon(M) - Irene (F)*ADDRESS OF CHILDREN: *618 Francis Ave., Victoria, B.C.*AGE OF CHILDREN: *21yrs - 20yrs - 18yrs - 18yrs - 18yrs - 8yrs.*

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

City of Victoria

1. LOCATION AND DESCRIPTION: *Lot Sixteen (16) of Lot Four (4) and part of Lot Five (5), Work Estate Map 358. (618 Francis Ave., Victoria)*

District of Victoria, in E Forty-five feet (45') of Lot Seven (7) of Section Four (4) as shown on Map or Plan registered in the Land Registry Office at City of Victoria, B.C. and there numbered 358. (617 Francis Ave) Victoria, B.C.)

2. BUILDINGS AND OTHER IMPROVEMENTS: *8 room house - large barn at 618 Francis Ave. Victoria, B.C.*

5 room frame bungalow and large woodshed at 617 Francis Ave., Victoria.

3. INSURANCE (Give particulars; state where policies are) *Policy No. 441854 - \$1500. Mercantile Insurance Co. Policy # 1282551 - \$1000. - The British Law Insurance Company Limited.*

4. TAXES (Amount and where payable) *\$52.00 yr. Payable Victoria City - 618 Francis Ave. About \$46.00 per yr. on 617 Francis Ave. " " " Ave.*

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) *\$135.00 being unpaid balance under Agreement of Sale - Bromley & Hoita - 618 Francis St.*

6. OCCUPANCY AND LEASES (If vacant so state) *618 Francis Ave., occupied by self. 617 Francis Ave sold Under Agreement of Sale to Herbert & Bertha Broughton who now occupy same.*

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Title Deeds 617 & 618 Francis Ave
at Land Registry Office, Victoria, B.C. Joint
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: wife Misao & interest in
both properties, and N. B. Bragginton in sum 250⁰⁰ paid under
9. IF FARM LAND STATE CROPS SOWN: Agt/Sale on 617 Francis St.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None
2. LANDLORD'S NAME AND ADDRESS:
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
4. STATE WHEREABOUTS OF LEASE:
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,
EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
Contents of 8 room two story house (618 Francis Ave, Victoria, B.C.)
including pedal sewing machine - good cook stove - 2 heater stoves
box carpenter tools - These goods to be realized with
the house

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

1 cat - 1 dog
(Tinker) (Rover)

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR
CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY: \$2,500.00 on building and contents at 618 Francis Ave, Victoria, B.C.

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: Nil

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) \$18.00 per month on Agreement of Sale #96940

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: \$1,000 - Dominion of Canada Returned Soldiers Ins.

Policy No. 37813 - Beneficiary - Mrs. Misao Hoita

Pol. No. 83740244 - Pol. No. 83031422 - Metropolitan - \$500.00 (total)

10. INTEREST IN ANY ESTATES OR TRUSTS.

11. SAFETY DEPOSIT BOX: T. Ruthford, 3284 Alder St., Victoria, B.C.

LIABILITIES:

1. PERSONAL DEBTS: Nil

2. TRADE DEBTS:

REMARKS: All documents will be left with Mr. T. Ruthford, 3284 Alder St., Victoria, B.C. in Safety Box and all income and expenses referring to property will be looked after by agreement with the above.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 27 day of March 1942.

(Signature)

Robert R. Hoita

Armedon

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE June 14/43

Our File No. 479

Full Name HOITA, Rikuzo (Robert)
(Surname in Block Letters)

Registration No. 09975

☒ Male - Female
(Check)

Age Nov. 23, 1890

Former Address 618 Francis Ave., Victoria, B. C.

@ Hastings Park, Vancouver, B. C.

Date Evacuated 15/8/42

☒ Naturalized - Canadian-Born - National
(Check)

Present Address From 25/2/44 c/o John Elford (Florist) Islington, Ont.

12/6/45 = 39 Henry St. Toronto, Ont.

☒ Single
(Check)

Name of Wife ^{nee} KUWABARA, Misao - 09974

Name of Husband -

Mother Dec'd

Name of Father Dec'd

Children under 16 Tomiko Irene (F) 2/4/33

Akiya (F) 16/3/27

Gordon Toshiake (M) 21/4/29

by _____

Registered with Custodian (Yes or No)

Additional Information Gardener - House & lot

REAL PROPERTY

Catalogue No. 896.

File Nos. 479 and 1545.

Names: Rikusa (Robert) HOITA
Misao (Mrs. Rikusa) HOITA

Reg. Nos.: 09775
09774

Property Address: 618 Frances Avenue, Victoria, B. C.

Legal Description: Lot 16 of Section 4, Victoria District, Plan 358.

Classification: 8-room Dwelling and large Barn (about 25 yrs. old).

Registered in the names of: ROBERT RIKUZO HOITA and MISAO HOITA as Joint Tenants.

State of Title: Clear.

Sold to: DUNCAN HENDRY for \$1,150.00 (Cash).

As at: 9th April, 1945.

Title delivered to new Registered Owner on: August 7th, 1945.

Funds released to credit of Rikuzo HOITA and Misao HOITA (Joint Account 479 and 1545) on: June 9th, 1945.

Completed statement to Evacuees sent on: October 2nd, 1945.

Chattels: Not involved.

Insurance: Transferred to Purchaser - 9/4/1945.

Administration: This property is situated in a working class district, where an acute housing shortage was reflected in rental rates. The buildings (house and large barn) were maintained in a normal state of repair, being rented from date of evacuation to Sgt. Maj. Duncan Hendry, the rent being reduced from \$32.00 to \$27.00 in June, 1943, as the result of an appeal by the tenant to the War Time Prices & Trade Board. The same tenant remained in occupancy throughout and eventually (9/4/1945, above) became the owner.

The above summary is certified to be in accordance
with the information on file.

5th October, 1945.



✓

CHATELS SUMMARY

File 479.

Robert Rikuso HOITA.

Reg. No. 09775.

In his "JP" declaration (March 27th, 1942) this Evacuee declared: "Contents of 8-room two-storey house (618 Frances Ave., Victoria) including pedal sewing machine, good cook stove, 2 heater stoves, box of carpenter tools."

In his report dated May 11th, 1942, Custodian agent (H. G. Hinton) included an inventory of everything found on the premises.

In his letter dated 28th November, 1944, Custodian Agent listed the items left on the premises in the care of the tenant, and enclosed a list of items removed to central storage at The Willows. At a large auction held at The Willows on the 18th December, 1944, the goods stored there were sold, auction sheets being mailed to evacuee with our letter of the 2nd June, 1945. In this letter evacuee was also advised that with the exception of 3 items (a pkge. of Pictures, a Carton of Books and a framed Picture) which were removed (Jan. 4/45) to Custodian central storage in Vancouver, all goods left on the premises were appraised and ultimately sold to the tenant-purchaser of the property at the appraised value.

The above summary is certified to be in accordance with the information on file.

5th June, 1946.

[Signature]

RGB/P.

✓

GENERAL SUMMARY

File 479
File 1545

Robert Rikusa HOITA
Misao (Mrs. R.) HOITA

Reg. No. 09775
Reg. No. 09974.

This 52-year old Gardener, a Naturalized Canadian and veteran of World War I (see Feb. 27/43), signed a Custodian "JP" declaration form on the 27th March, 1942.

His wife, Misao (File 1545) signed a Custodian "No Property" card on the same date.

They were evacuated on the 18th April, 1942, presumably with their 6 children.

The following is a summary of the contents of this file as disclosed by a review made today.

Real Property: See Real Property Summary for particulars of their jointly owned Victoria property, sold (Apr. 9/45) for \$1,150.00, Cash.

Personal Property: See Chattels Summary (to follow) for particulars of chattels (contents of above 8-room house).

Bills Receivable: The collection of payments under an Agreement for Sale (\$18.00 per month) was left in the hands of a neighbour and fellow-veteran, Mr. T. Rutherford, who died before completion of this task, which was completed by his widow to the complete satisfaction of the Hoitas (see Jan. 25/44).

Bonds, Shares, etc.: None.

Bank Accounts: None.

Life Insurance: Husband declared a Dominion of Canada Returned Soldiers policy for \$1,000.00 and 10 family policies with the Metropolitan Life Insurance Company. Payment of premiums on the latter were taken over from Mrs. Rutherford (May 9/44) and converted from a weekly to a lump-sum basis, compounded Premium Receipt Book *being* turned over to Mr. Hoita October 16th, 1945.

Liabilities: See Liabilities Summary for particulars of claims recorded, all of which have been liquidated.

Funds: There is a balance of \$1,012.30 in this Joint Account at the present time.

The above summary is certified to be in accordance with the information on file.

4th June, 1946

[Signature]

REG.
NO.

09775

NAME

MILTA, Elmer (Robert)

(See File No. 1545)

FILE
NO.

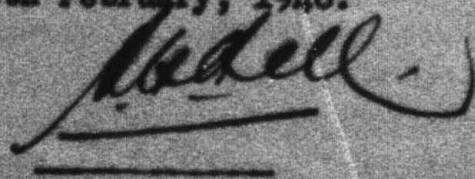
479 ✓

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
British Ice Insurance Company, Limited	1282551	\$1000.00	Dec.	6	1942	628 on North side of Frances Street, Victoria, B. C.
Federal Fire Insurance Company	728296 <i>Renewed under</i>	\$1500.00	May	16	1945	628 on North side of Frances Street, Victoria, B. C.
British American Insurance Company	25142	\$1000.00	Nov	12	1944	627 Frances Avenue, Victoria.
Federal Fire Insurance Company of Canada	728293 <i>transferred to</i>	\$1500.00	May	26	1945	No. 628 on North side of Frances Street, Victoria, B. C.

TRANSFERRED TO PURCHASER. (9/4/45).

The above summary is certified to be in accordance with the information on file.

6th February, 1946.



ROB/P.

LIABILITIES SUMMARY

File 479.

Rikuso HOITA.

Reg. No. 09775.

- (1) \$12.64 M. Furuya Co. (Apr. 30/42). Balance of Account. Paid (Feb. 6/46).
- (2) \$11.27 Royal Bank of Canada, Douglas Street, Victoria, (May 8/42). Paid
(June 11/42). See File 1545, Mrs. Hoita.
- (3) \$ 4.97 Scott & Peden Ltd. (Mar. 30/44). Paid (Apr. 6/44).

There are no other claims recorded in this file.

The above summary is certified to be in accordance with the information on file.

6th February, 1946.

Michael

RHB/P.

11th May 1942.

Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

Attention Mr. C. L. Drewry.

Dear Sir:

re: Rikuza (Robert) Hoita. Registration No. 09975.
My File No. 70.

In accordance with your request of 6th April 1942, I have investigated and taken control of the following property as recorded on the above man's registration form dated 27th March 1942.

Real Property:

"City of Victoria, Lot sixteen (16) of Lot Four (4) and part of Lot Five (5), Work Estate, Map 358 (618 Francis Avenue, Victoria), District of Victoria, E. Forty-five feet (45') of Lot Seven (7) of Section Four (4) as shown on Map or Plan registered in the Land Registry Office at City of Victoria, B. C., and there numbered 358. (617 Francis Avenue, Victoria, B. C.).

8-room house, large barn, at 618 Francis Avenue, Victoria.

5-room frame bungalow and large woodshed at 617 Francis Avenue, Victoria."

Personal Property:

"Contents of 8-room two-storey house (618 Francis Avenue, Victoria, B. C.) including pedal sewing machine, good cook stove, 2 heater stoves, box carpenter's tools. These goods to be rented with the house.

\$18.00 per month on Agreement of Sale #96940."

In connection therewith I have to report as follows:

1. Location:

These properties are situated about one and a half miles north from the centre of the City in a laboring-class district.

2. Land and Buildings:

The property at 615 Francis Avenue consists of a lot 50' x 150'. The two-storey house, which is about twenty-five years old, is of frame construction with a frontage of 21' on Francis Avenue and a depth of 46'6". The inside is in fair condition, but the exterior needs painting. The roof is constructed of Duroid and is new. There is a very well-kept lawn and flower garden and the rest of the area is prepared for the cultivation of vegetables, etc. The house is supplied with running water and electricity.

The interior consists of the following:

A hall (3' x 27') on the left hand side of the house runs from the front door to the kitchen. Off this hall are two rooms, a front room (16'6" x 15') and a dining-room (15' x 15') with open fireplace. In the rear is the kitchen (15' x 15'), a bathroom (7'6" x 7'6") containing bath only, a pantry (7' x 7'6" with sink and shelves. The toilet is off the kitchen on the back porch.

In the upper storey a hall (4' x 12') connects all four rooms. Two of these (9' x 6' and 15' x 13') are in front and are used as bedrooms, and one bedroom (10' x 15') and spare room (10' x 9') in rear.

The shed at the back of the house measures 15' x 9'.

The property is assessed for \$520.00 for the land and \$760.00 for the improvements. The estimated sale value is \$2,250.00, and \$25.00 to \$30.00 would be a fair rental provided it is rented with the furniture as shown in the Schedule.

The property at 617 Francis Avenue has been sold by Hoita to Herbert and Bertha Broughton under Agreement for Sale.

3. Personal Property:

I have prepared an inventory of the contents of the house, details of which are shown on the Schedule attached. The amount shown opposite each article is the estimated realizable value. The tenant, Mrs. Clare Hendry, has acknowledged receipt of these.

The purchasers of the property at 617 Francis Avenue, Mr. and Mrs. Broughton, have produced to me a copy of the Agreement for Sale dated 27th September 1940. This agreement is for \$712.00 and calls for payment at the rate of \$18.00 per month without interest. They state that the amount owing at the present time is \$406.00.

4. Insurance:

Fire insurance is in effect on the property at 618 Francis Avenue, as follows:

Policy No.	441854	1282551
Company	Mercantile Ins. Co.	British Law Insurance Co. Ltd.
Agent	Rock Wilson	P. R. Brown & Sons Ltd.
Assured	Robert Rikuzo Hoita and Misao Hoita	Theresa Bromley (Vendor) and Robert Rikuzo Hoita and Misao Hoita (Purchasers under Agreement for Sale)
Coverage:		
Buildings	\$1,000.00	\$500.00
Furniture	\$ 500.00	\$500.00
Expiry	26th May 1942	6th December 1942
Premium	\$10.50 for 3 years	\$7.00 for 3 years
Loss payable to:	Theresa Bromley, unpaid Vendor in respect of buildings.	The assured.

5. Liabilities:

I have ascertained that there is a balance of \$115.00 owing to Mrs. Teresa Bromley, 3399 Glasgow Avenue, Victoria, on the agreement to purchase 618 Francis Avenue, payable \$20.00 per month without interest.

Taxes for 1940 of \$49.39 and for 1941 of \$46.14 with interest are owing on the property.

6. Recommendations:

Before being evacuated Hoita appointed a close friend, Mr. T. Rutherford of 3284 Alder Street, Victoria, to collect the receipts from the properties he is interested in, and to make payments therefrom on the liabilities and to pay insurance premiums, including life insurance. The moneys collected are to be deposited in The Canadian Bank of Commerce in an account in the name of Robert Rikuza Hoita and Thos. Rutherford, either or survivor. The property at 618 Francis Avenue, with furniture as shown, was rented to Sergeant-Major Duncan Hendry of Gordon Head Military Camp for \$27.00 per month as from 1st May 1942.

I recommend:

- (1) that the rental of this property as above be approved.
- (2) that Mr. T. Rutherford be confirmed in his appointment as agent for the Hoitas, to make the collections and payments as arranged, subject to his being accountable to the custodian for his transactions.

Yours faithfully,

H. G. Hinton

HGH:LMS

Enclosure:

RIKUZA (ROBERT) HOITA

INVENTORY OF CONTENTS OF HOUSE

Estimated
Realizable
Value

Front

1	table	\$	5.00
1	back		2.00
1	les		1.00
1			1.50
1	ulator heater		.50
1	Sm.		20.00
1	Pair		1.00
4	Shades		
1	9' x 12'		10.00

Dining room:

6 Dining chairs °	9.00
1 Oak extension table (2 leaves)	10.00
1 Heater ✓	5.00
1 Oak sideboard with mirror ?	15.00
1 Mantel clock ✓	2.00
1 Sofa *	1.50
1 Fire screen °	.50
1 Book stand °	.50
1 Congoleum ✓	10.00

Hell:

1 Dressing stand	5.00
1 Curtain and shade "	.50

Kitchen:

9 Kitchen chairs	✓ 14 4y. 1 moved	4.50
1 Kitchen table	✓	2.50
1 Kitchen buffet	✓	3.00
1 Wall clock	?	5.00
1 Six-hole stove	✓	60.00
1 Clothes rack	✓	1.00
1 Table	o	1.00
2 Curtains	"	1.00
1 Shade		.50

Pantry and Bathroom:

2 Curtains	}	x	
2 Shades			1.50

Steirway:

Linoleum	1.00
Stair mats (17)	1.70

Bedroom No.1:

1 Bureau with mirror :	8.00
1 Chest of drawers :	5.00
1 Wash stand :	1.50
1 Double bed :	6.00
Congoleum ✓	5.00
Curtain and shade *	.50

Bedroom No. 2:

1 Linoleum ✓	* destroyed	4.00
1 Shade		.50
1 Curtain *		1.00

Bedroom No.3:

1 Table	.50
1 Curtain ^	1.00
1 Shade	.50
1 Linoleum /	4.00

\$ 222.20

1 Box of carpenter's tools will be left in care of the new tenant.

✓ incidently shipped also #3 on letter (2)

June 13, 1942

T. Rutherford Esq.,
3284 Alder Street,
Victoria, B. C.

Dear Sirs:

Re: Rikuze Hoita

We are informed by Mr. Harold G. Hinton that it is the desire of Mr. Hoita that you aid in the management of Mr. Hoita's affairs in Victoria, and as it is reported to us that Mr. Hoita has requested that you do so, we would appreciate your confirming to us your acceptance of Mr. Hoita's request.

We would also be happy to have you furnish us with full particulars of the arrangements you have made for Mr. Hoita.

1. 618 Francis Avenue.

Our records in connection with this property indicate that this eight roomed house with a large barn is rented to Sergeant-Major Duncan Hendry of Gordon Head Military Camp for \$27. per month as from May 1st 1942 and that the rental figure includes the use of the furniture in the house.

Our records further indicate that there is a balance of \$115. owing to Mrs. Teresa Bromley of 3399 Glasgow Avenue, Victoria on the agreement to purchase 618 Francis Avenue and that this is payable at \$18. or \$20. per month without interest. We would appreciate your confirming to us which is the correct figure and in this instance we would appreciate your collecting the rent monthly of \$27. per month and from such rent proceeds on this property to make the necessary payment each month under the agreement of sale to Mrs. Bromley, sending us Mrs. Bromley's receipt monthly at the time you report to us with your accompanying statement.

Room - J Rutherford Milson
3284 Alder St
Victoria - July 6th 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 7 1942

File no 479

To - Mr R P Alexander. Re: Robert R Hoita

Dear Sir,

Mr Harold G Hinton of Victoria informed you correctly about Mr Hoita appointing me to look after his property in Victoria, which I hope to do so to the best of my ability.

You ask me to furnish you with particulars about same. Mr Hoita and me have been friends for so many years, we went overseas together, fighting together, was both wounded together, and in the same battalions, and he asked me to look after his affairs in Victoria, and I will give you a detailed account up to now, maybe the way I give it to you, you might not like it but it will be truthful and I think correct.

Mr Duncan Hendry has rented the house and furniture at \$27⁰⁰ per month, and there is no rental agreement between us. You mention Mrs Teresa Bromley of 3399 Glasgow Ave, Mr Hoita arranged to pay her \$20 per month when he left Victoria, and which I have done, and that will soon be

finished with.

You will see in my letter what I am doing with the money I am collecting.

You also mention Insurance on Property 618 Francis Ave, I have just renewed the insurance for \$1,500 on house and Furniture, and not as you state for \$2,000, it was arranged with Mr Hoila before he left Victoria.

You mention the joint names of the Broughtons, about this house Mr Hoila sold to these people 617 Francis Ave, I am collecting the \$18 every month.

You mention taxes owing on 618 Francis Ave house, which I find is quite correct, because I went to the city hall in Victoria, and I am starting to pay a little each month untill they are all payed off.

I have given you as near as I can a answer to Part 1 of your letter, now I will try and give you a detailed account up to the time of writing, and from the time Mr Hoila left Victoria.

Please notify me if I'm right or wrong the way I have given this report to you.

I remain Yours Respectfully
J Rutherford.

File no 479

Report on money spent for Mr Hoita.	\$ - 6
Registration of letters sent to Mr Hoita —	43
Family insurance sent to Ottawa —	24. 96
Payment to Bank for Rent on 618 Francis Ave house —	11. 27
Insurance on house 618 Francis Ave —	8. 03
Paid Mrs Bromley the sum of —	40. 00
Payment on Front Door Lock, and Iron Bars for Kitchen stove —	2. 55
Receipt Book and account Pad —	20
Total	<u>87. 44</u>

In two months collections, received
\$90 dollars, Yours Truly

27
18
45 for money

J Rutherford
3284 Alder St
Victoria

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 7 1942

EVACUATION SECTION

Rec'd APR 7 1943

File No.

Ans.

Referred

February 27, 1943.

FROM: Mr. D. Mactavish, Supervisor, Sardon, B. C.
TO: Mr. M. L. Brown, Secretary, Vancouver, B. C.
SUBJECT: Rikuzo Robert HOITA, J. R. #09975, Family No. 3866

The above named is a veteran of the last war, having enlisted with the 143rd Battalion at Kamloops in November 1915, and served in France with the 2nd C. M. R. in 1917, during which year he was wounded at Passchendale. He was discharged medically unfit in 1915 with 15% permanent disability pension.

He became a British subject in 1914.

Prior to evacuation he lived in his own home at 618 Francis Avenue, Victoria, which is at present rented to a Mr. Hendrey or Hendley, who is attached to the Officers' Training Camp at Gordon Head.

Hoita is very worried about the possibility that his house may be sold by the Custodian and has asked us to make enquiries as to whether the property of war veterans is to receive any special consideration in the general disposal of Japanese property recently announced in the press.

In this connection we have also received numerous enquiries as to whether personal property, such as books and clothing are to be disposed of, and should be greatly obliged if you could inform us what the rulings are in regard to these matters.

"D. Mactavish"
D. Mactavish,
Supervisor.

DM/YH

SEE APRIL 6, 1943

C O P Y

THE CANADIAN LEGION OF THE BRITISH EMPIRE SERVICE LEAGUE

NEW DENVER B.C. March 22nd, 1943.

Branch No. 101.

Re: Robert H. Hoita. Japanese evacuee
now at Sandon, B.C. late of
Victoria, B.C.

Mr. R. McNicol,
Secretary
Provincial Command Canadian Legion B.E.S.L.
Dominion Bank Building
Vancouver, B.C.

Dear Mr. McNicol:

The above man has appealed to the local Branch of the Canadian Legion with regard to the possible selling of his property at the Coast by the Public Custodian.

This man served in the Canadian Army in the last war and he thinks he should receive special consideration, furthermore he states he has always tried to live up to what he considers to be a loyal citizen of this Country, and he feels it would be an outrage if he were sold out regardless of his past service to the Dominion.

We of Branch No. 101 agree with this man, and feel very strongly that special consideration should be shown in this case, if this is not done, all the principles laid down regarding protection of minority groups, and general decency mean nothing.

We are hoping you will be able to do something to the end that this Japanese Veteran will be properly protected and be made to feel that in so far as he is concerned he has been treated justly and in keeping with the principles which we pride ourselves with practising.

Hoita is a long time Member of Branch No. 7 and from enquiries made appears to be a very good type, and his actions since evacuation have been exemplary.

Yours truly,

(Signed) Colin Clifford, Sec.
Branch 101.

SEE APRIL 7, 1943.
APRIL 5, 1943
MARCH 30, 1943

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. _____

Victoria Building,
7 O'Connor Street,
Ottawa, Ontario.

April 7, 1943.

F. G. Shears, Esq.,
Acting Director,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Mr. Shears:

Re: Robert R. Hoita

I am enclosing copies of correspondence received by the Secretary of State and his letter to the Hon. Ian A. Mackenzie, dealing with the above party.

You might let me have a report on this party's assets as reported to your office, indicating in particular the standing of the property.

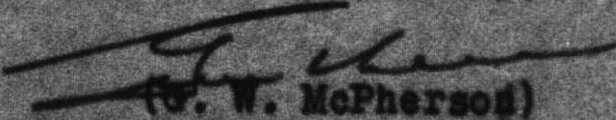
You will note that the Secretary of State advises the Hon. Ian A. Mackenzie that the correspondence will be brought to the attention of the advisory committee and it appears that the proper committee is the one headed by Judge Whiteside.

I have no information as to the number of Japanese who served in the last war and might now claim special privileges but it might be pointed out to the committee that the general policy is to liquidate.

If you wish to do so, you might let me have a report on the man's assets before discussing it with the committee and after considering the report I could write you with regard to the Custodian's views. ✓

Yours very truly,

GWMcP/FC.


(G. W. McPherson)
Executive Assistant.

See March 22, 1943
March 30, 1943
April 5, 1943



The Canadian Legion, of the British Empire Service League

BRITISH COLUMBIA PROVINCIAL COMMAND AND PENSIONS SERVICE BUREAU

SUITE 810, DOMINION BANK BUILDING, 207 WEST HASTINGS STREET

Vancouver, B. C.

April 15th, 1943

Honorary President
MAJOR AUSTIN TAYLOR

President
T. A. BARNARD

First Vice-President
LT.-COL. MACDONALD MACINTOSH

Second Vice-President
R. J. LAURIE

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Dominion Executive Council
W. MCINTYRE

Member, B. C. Provincial Command
BRIGADIER W. W. FOSTER
D.S.O., V.D.

Executive Secretary
ROBT. MACNICOL

Mr. F.C. Shears,
Acting Director,
Office of the Custodian of Enemy Property,
506 Royal Bank Building,
Vancouver, B.C.

Re: Robert R. Hoita,
Sandon, B.C.

Dear Sir:

The above named is a Japanese who was evacuated to Sandon, B.C. from the Coast area. He is a veteran of the first Great War, having served with the Canadian Forces, and for many years prior to his evacuation, he was a member of a Branch of the Canadian Legion in Victoria.

It is stated that this man owns a weight-room house at 618 Francis Avenue, Victoria, which is valued at \$2,000.00 and is rented to one D. Handly.

It is stated also that this man's valuables, documents, and title to his property, are in the care of one T. Rutherford, also a veteran of the last war who lives at 3284 Alder St., Victoria, and that these documents have been left in the care of Rutherford with the permission of the Custodian.

This man has appealed to the Canadian Legion Branch at New Denver, B.C. in connection with the possible disposal of his property, and it would be appreciated if you would advise me at your earliest convenience if any steps are being taken to dispose of this property.

It would also be appreciated if you would advise me if, under your instructions, there is any provision whereby property owned by Japanese, who were veterans of the last

Smoke
"Legion"
Cigarettes
If Your Local Store
Does Not Stock Them
Ask That They Be
Ordered.
Manufactured by:
W. S. Macdonald,
Incorporated
Montreal, Canada

Mr. F.G. Shears.

- 2 -

April 13th, 1943.

war, should be treated in any different manner from
the property of other Japanese, without such service.

Hoping to hear from you at your earliest con-
venience.

Yours sincerely,

David McKee

David McKee,
Assistant Secretary,
B.C. Provincial Command,
Canadian Legion, B.E.S.L.,

DM:CM

File No. 672.

To: Mr. F. C. Shaw.

From: R. C. Bell.

April 14th, 1943.

Re: Property of William (Robert) HUYA - Reg. 40772.

We are awaiting result of search, etc. (applied for 12/2/1942) of the two properties declared by the above. According to our records the position is:

- (A) 417 Francis Avenue, Victoria (Part 45' of Lot 7, Sec. 4, Map 350); sold to R. and R. Doughton for \$725.00 payable \$25.00 per month (no interest). Unpaid balance 25/2/1943 (estimated) \$250.00.
- (B) 418 Francis Avenue, Victoria (Lot 16 of Lot 4 and part of Lot 5, Map 350); Payments under Agreement for Sale completed and deed then registered under to William HUYA omitted. Latta's agent (T. Rutherford, a friend and fellow veteran of the last war) has spent a lot of time in hospital during recent months and has not been able to attend to the matter.

Revenue has been used by Agent (with Custodian's consent) to meet Agreement for Sale payments against (B), life insurance payments and necessary upkeep of property. Taxes on (B) are being gradually brought up-to-date, the last such payment (March 1st, 1943) being an instalment against 1941 taxes.

R.C.B.

16th April, 1943.

The Canadian Legion,
of the British Empire Service League,
Suite 810, Dominion Bank Building,
207 West Hastings Street,
Vancouver, B.C.

Dear Sirs:

Re: Robert R. Hoita.

I am in receipt of yours of the 13th instant.

Mr. Hoita who was evacuated from the protected area registered his affairs with us on the 27th March 1942 and before his evacuation arranged with Mr. Rutherford to look after his property.

We agreed not to disturb these arrangements and Mr. Rutherford has been collecting rentals and administering two properties in which Mr. Hoita was interested and has been reporting to us regularly.

A policy of orderly liquidation of all Japanese property has been decided upon, but up to the present has not actually been put into effect. Ottawa has appointed an independent Committee to advise the Custodian in matters pertaining to liquidation and in due course I will see that this particular case is brought to their attention.

I am not aware that any distinction is to be made with regard to properties which are owned by veterans and I will be pleased to advise you at a later date in regard to the Custodian's policy as it may apply to such cases. ✓

Yours truly,

F. G. Shears,
Acting Director.

479

506 Royal Bank Building,
Vancouver, B.C.

16th April, 1943.

G.W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: Robert R. Hoita.

Replying to yours of the 7th instant in which you enclosed copies of correspondence received by the Secretary of State and his reply to the Hon. Ian A. Mackenzie.

Our file indicates that Mr. Hoita, a former resident of Victoria, B.C., served in the Canadian army in the last war. He placed his affairs in the hands of Mr. T. Rutherford who was a neighbour and fellow veteran who served with him in the same regiment.

Our Agent, Mr. Hinton, investigated this case for us and it was agreed not to disturb the arrangements made by Mr. Hoita.

The following properties were declared:

(a) 617 Francis Avenue, Victoria, sold to H. and B. Broughton for \$712.00, payable \$18.00 per month (no interest). The estimated unpaid balance at the present time is approximately \$200.00.

(b) 618 Francis Avenue, Victoria, this property which was the residence of Mr. Hoita was being purchased under an Agreement of Sale, the payments under the Agreement have now been completed out of the revenues received. This property is now rented furnished to Sgt. Major D. Hendry at \$27.00 per month.

At the present time a Deed from the registered owner to Mr. Hoita has not been completed.

G.W. McPherson, Esq.

Mr. Rutherford has been ill and is in hospital and his wife has been sending us periodic reports which indicate that the revenues received have been used in completing the purchase of 618 Francis Avenue in repairs and plumbing, payment of fire insurance coverage of \$1500.00 and in premiums of \$1500.00 life insurance.

Taxes are being gradually brought up to date. A payment made on March 1st of \$23.00 being an instalment against 1941 taxes. The amount of the yearly taxes being approximately \$46.00.

We have to-day received a letter from the Canadian Legion, Vancouver Office dated April 13th, a copy of which is enclosed together with my reply.

As suggested in the last paragraph of your letter, after you have considered the matter of disposition of real property owned by Japanese veterans I will be glad of your advice so that I may be in a position to bring such matters to the attention of the Advisory Committee.

According to the J.P. Registration form, Mr. Heita did not have any bank account or own any bonds, shares etc. One cat, Tinker, and one dog, Rover, however were declared.

It would not appear from our file that Mr. Heita has any liabilities.

Yours very truly,

F. G. Shears,
Acting Director.

FGS/PMH

encl.

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

RECEIVED ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE

PLEASE REFER

FILE NO. J-74

Victoria Building,
7 O'Connor Street,
Ottawa, Ontario.

April 21, 1943.

F. G. Shears, Esq.,
Acting Director,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Mr. Shears:

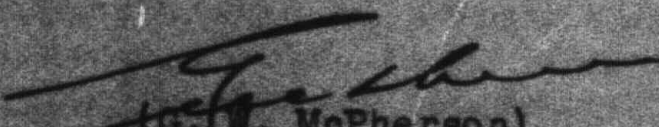
Re: Robert R. Hoita

I have your letter of April 16th, with enclosures, and wish to thank you for same.

Under the circumstances I would suggest that this matter be placed before the Advisory Committee for their advice when they are considering Victoria property, which may be some considerable time in the future.

I would also appreciate your making a note on the file that before any final decision is made the advice of the committee should be referred to this office for the Custodian's consideration.

Yours truly,


(G. W. McPherson)

Executive Assistant.

GWMcP/FC.

THE CUSTODIAN
DEPARTMENT OF THE SECRETARY OF STATE
45A CENTRAL CHAMBERS
OTTAWA, CANADA

THE CUSTODIAN
REGULATIONS RESPECTING
TRADING WITH THE ENEMY (1939)
FORM "D"

Ref. No.
From the Insurance
Metropolitan Company
Date of Discovery.

Particulars of Life Insurance Policies and Annuity Contracts on Life of an Enemy

N.B. Separate forms should be used for each policy
or annuity contract for each "enemy".

Policy No. 83031422

Life Insured - Name Robert Hoita
Born Japan
Address Japanese Manning Pool, Hastings Park
Vancouver B.C.

Owner - if third party insurance - Name -----
- Address -----

Beneficiaries - Names -----
Addresses -----
Relationship to Life Insured -----

Record of Current Assignments
(other than to Company for
policy loan) -----
- give names and addresses - -----

Date of Policy (i.e. due date of first regular premium) April 29 1935

Plan of Policy Endowment at Age 80

Sum Assured or \$410.00 at maturity
Amount of Annuity

Premium - Amount .50¢
How Payable Weekly
Due Dates From Apr. 29 1935 until maturity on policy
anniversary after insured's 79th birthday

Policy Loans (automatic or otherwise) -----

Approximate Cash Value, if any, including \$51.10 (assuming prems paid to
dividends, after deducting all policy March 23, 1942
indebtedness

Nature of Automatic Non-forfeiture Provision Automatic Paid-up

Approximate Cancellation Date under April 29, 1969
Automatic Non-forfeiture

Special Notes: Prem. \$26.00 annually or .50¢ weekly.

THE CUSTODIAN
DEPARTMENT OF THE SECRETARY OF STATE
45A CENTRAL CHAMBERS
OTTAWA, CANADA

THE CUSTODIAN
REGULATIONS RESPECTING
TRADING WITH THE ENEMY (1939)

FORM "D"

Ref. No. Insurance
From the Company
Date of Discovery

Particulars of Life Insurance Policies and Annuity Contracts on Life of an Enemy

N.B. Separate forms should be used for each policy
or annuity contract for each "enemy".

Policy No. 83740244

Life Insured - Name Ieleen Hoita
Born Victoria B.C.
Address Japanese Manning Pool, Hastings Park
Vancouver B.C.

Owner - if third party insurance - Name
- Address

Beneficiaries - Names Robert Hoita
Addresses Japanese Manning Pool (see above)
Relationship to Father
Life Insured

Record of Current Assignments
(other than to Company for
policy loan)

- give names and addresses -

Date of Policy (i.e. due date of first regular premium) Feb. 21, 1938

Plan of Policy 25 Year Endowment

Sum Assured or Amount of Annuity \$117.00 at maturity

Premium - Amount .10%
How Payable Weekly
Due Dates From Feb 21, 1938 to Feb 21 1963 (inc)

Policy Loans (automatic or otherwise) ---

Approximate Cash Value, if any, including dividends, after deducting all policy indebtedness \$10.87 (#)

Nature of Automatic Non-forfeiture Provision Extended Insurance

Approximate Cancellation Date under Automatic Non-forfeiture March 15, 1955

Special Notes:

THESE VALUES WILL CHANGE IF PREMIUM
PAYMENTS ARE DISCONTINUED AND POLICY
PERMITTED TO OPERATE AS EXTENDED IN-
SURANCE.

May 3rd, 1943.

Messrs. P. R. Brown & Sons, Ltd.,
1112 Broad Street,
Victoria, B. C.

Dear Sirs:

Re: 617 Francis Avenue,
Victoria, B. C. -- Rikusa Robert
HOITA.

I understand that property located at the above mentioned address was sold under Agreement for Sale to Herbert and Bertha Broughton. As I understand it has not yet been fully paid for and that the above mentioned Japanese still has an interest.

We have received information that Fire Insurance was placed through your office under Policy No. 25161, (name of Company not given). The policy, I believe, covers to the extent of \$1,000.00 and is written in the name of Rikusa Robert HOITA, Misao HOITA, and Herbert and Bertha Broughton.

If our information is correct, would you kindly change by endorsement the name of the Assured to read: The Secretary of State of Canada, Acting in his Capacity as Custodian, with the loss payable to Mr. and Mrs. Broughton as their interest may appear, also, kindly add Vacancy Permit as requested in our Form Letter No. 102, a copy of which is enclosed herewith.

When these changes have been made, would you kindly send to this office a copy of the policy, and oblige.

Yours truly,

S. M. Gibson,
Insurance Department.

SMG:MAI



INCORPORATED
A.D. 1883.

P. R. BROWN & SONS, LTD.
GENERAL AGENTS
VICTORIA B.C.

BRITISH AMERICA ASSURANCE COMPANY

HEAD OFFICE, 22 WELLINGTON STREET EAST

TORONTO 2, CANADA.

EVACUATION SECTION	
Rec'd	MAY 6 1943
File No.	
Ans.	<i>July 17</i>
Referred	<i>Gibson</i>

Your File No. 479.

May 5th, 1943.

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Hastings & Granville,
Vancouver, B. C.

Dear Sir:

Attention Mr. S. M. Gibson,
Insurance Department:

Re British America Assurance
Company Fire Policy #25161:

In reply to your letter of the 3rd instant
we wish to advise that we have endorsed the above
Policy according to your instructions, and here-
with enclose a copy of same.

Yours very truly,

P. R. BROWN & SONS LTD.,

Per *T. A. Brown*

TAB/EN

Encls.

London, B.C.

April 15th 1943.

Mrs Rutherford
Victoria, B.C.

EVACUATION SECTION	
Rec'd	MAY 12 1943
File No.	479
Referred	Bills

Dear Madame,

I have received your most welcome letter with \$45.00 cheque on 12th April. Sorry as it takes quite a day for letters at Vancouver.

It gives us great news that Mr Rutherford is not very well and was in hospital. Sincerely we hope he is getting better soon. Please give him our best wishes when you see him; I better not write him this time. Please let us know how he is getting on by next mail.

We have family business to leave London on 14th. But Mrs Hilda's teeth started bother her and she has been in hospital Friday with very bad colds and Doctor pulled upper front teeth altogether. So we did not go to Ontario as we waited till she got better the job. We are going over to Greenhouse. But Man take my place has gone from Kato, B.C. So B.C. Security Commission write again for address. it takes about 2 weeks time or more before we go. You know yourself it takes nearly \$10000 to get elsewhere because some

618 Frances Ave
Victoria
B.C.

May 20th 1943

EVACUATION SECTION	
Rec'd	MAY 21 1943
File No.	2-5479
Ans.	
Referred	Dele

To
Japanese Custodians
Vancouver B.C.
Re House of R. Hoita

Dear Sir

As it is so hard to get any satisfaction from the agent who collects the rent for you, I am writing myself to state the case. A year ago April 22nd I rented this house with the understanding that I was to pay \$32.00 a month for the first six months, and then the rent was to have been lowered five dollars (\$5.00) a month but Mr Rutherford has been ill in hospital and every month there is a different excuse for not reducing my rent. I feel I have been very patient as when I rented the house there was quite a bit of repair work to be done, and it was promised to us that the house

would be put in shape, every sash cord on the windows are broken, which means we cant open them, three of four of the window panes in the bedroom's are also broken, I was promised that the whole of the house would be repapered as the wall's were very dirty, but as yet only three bedroom's and the hall's have been done, I myself paid to have the living room & ceiling papered as it was so dirty and water marked. We have in no way damaged the house and have kept the grounds in good condition, and we also have stored all of Mr Hoita's furniture etc, for him which not very many tenants would do, I would also like to mention when I had been here only a month a Lady came to the door and told me she had rented this house from Mrs Hoita for \$18⁰⁰ dollars a month, I notified Mr Rutherford at the

time and asked why I was charged \$32⁰⁰ a month when the Hortas would have been satisfied with \$18⁰⁰. I would very much like you to look into this matter and have my rent reduced the \$5⁰⁰ a month that was promised me, as after all I am a soldier's wife, and have played the game with them, as they asked me not to turn the house into a rooming house, and although I have three rooms we never use I have kept my promise. Please answer me direct if you would, and Thanking you.

I remain
yours truly

Mrs Duncan Hendry

File No 479

EX-100	3 1808
Rec'd JUN 1 1943	
File	
Ass.	
Ref.	Bill

celled at
Victoria
May 31

Dear Sir,

Received your letter of May 25th.
I have been unable to answer it
sooner due to the fact I have been
laid up with "flu".

Now the reason Mrs Hendry pays 32⁰⁰ rent
and only 27⁰⁰ accounted for.

My husband and Mr Hoita agreed between
themselves. Mr Hoita would be satisfied
with 27⁰⁰ per month, if my husband
could rent the house for more he
could have the difference. I might
say I sometimes have to go two or
three times per month to get rent.
However I only have been attending
to this business because my
husband has been, and still is,
in hospital, other than that I
would rather have nothing to do
with it. I would like to state
the house is a fairly decent
house of seven rooms and
partly furnished and a very
nice garden, so I don't think
Mrs Hendry is paying too
much. She knew the rent

would be \$32⁰⁰ when she took the
house all the upstairs has been
reddecorated for her, also all that
plumbing was done.

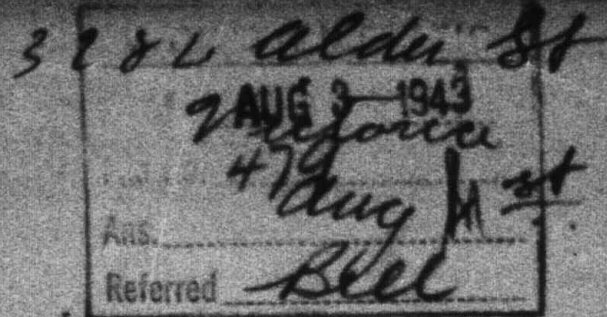
Hoping this meets with your
apoval

yours truly
M J Rutherford

P.S. With being ill. I have
been unable to get out. to
send the bal of money I have
that M^r Hoita wanted.

But I expect to be around
in a day or so now.

FILE 479



Dear Sir:

I received a letter
from you dated July 26th and
I do not think it was for
me but was meant for Tennant
at 618 Francis Ave.

My husband does not understand
why Mrs Hendry seems to be
~~able~~ allowed to send her
rent to Vancouver, when he
was appointed agent to
look after property here for
Mr Hoita.

I would like to hear from
you regarding what has
to be done regarding paying
Mr Hoita's taxes which are
in arrears also his family
insurance which is \$8-20 per

I waiting to hear from
you regarding these matters

Yours Truly
(Mrs) M. Ruthford.

month. There is also eighteen Dollars per month collected from Mrs Broughton. Francis are the payment on house, if Mrs Hendry is to send her rent to you in Vancouver, the other people may as well do the same.

I will enclose letter I recieved from M^r Hoila a few days ago regarding some tools he wants sent to him. M^r Hoila had one room locked with a lot of his personal goods there, but Mrs Hendry has opened room & took every thing out, of course now that Mrs Hendry is sending her rent to Vancouver we have no rights to the house at all.

cp Mr Guigan
cedar spring ont.

Mrs M. Rutherford
Victoria B.C.

AUG 3 1943	
File No.	
Ans.	
Referred	

Dear Madame

I have received your most welcome letter of July 17th safely on July 24th. But we are sorry to think Mr Rutherford not very good yet. We sincerely hope he get better soon.

I received #34. about week ago. through B.C.S.S. and I am sorry to say we have such trouble to you after. one thing we very much to ^{regret} hear Mrs Handley saying very mean to you. because we do not want to say nothing to Mrs Handley people. Because we trust you in this case. so you handle her anyway you like. as I said in last letter Please not send money and keep in your hand to laster after tax and insurance too. I wrote to B.C.S.S. about this week ago.

I wondering you could hire men. and send my Carpenter tools by Dominion Express ^{C.O.D.} soon future. (at franchise up stair Room) because we cant buy no shaw. or square at ont. nowday. Please you to looking

up stair Room aftine Because Hendley
boy might take everything out from
Room.

if You wish ask Mr. Catterall
to help You to Pack up my Carpenter Tools
to send me, and pay him. and ap-
prox. Rent. We are sure suprised to
hear Mr. Hendley. loan Mr. Hendley has
spend our money. Paper up. Burst Water
Pipe down..

We are very busy to Pick
Peaches about weery time. Mr. McGuigan
has 200 acres of Peaches only. to Pick.
beside 900 acres of other crops too.

Hope You are shot at
Helels and Mr. Rutherford get better
soon.

Yours truly

P. R. Harts

August 20th, 1943.

Mrs. T. Rutherford,
3284 Alder Street,
Victoria, B. C.

Dear Madam:

Re: Rikusa (Robert) HOITA - Reg. 09975.

We have to acknowledge receipt of your letter of the 1st instant, together with Mr. Hoita's undated letter to you from Cedar Spring.

In view of the fact that the Rental Control Board have reduced the rent of 618 Frances Avenue from \$32.00 to \$27.00 and that the tenant is now remitting this rent regularly direct to this office, we propose making all payments connected with this property from the funds that will now accumulate in this account. Please, therefore, forward Tax Notice and advise us of any payments due, or falling due, on this property.

For your information, we might mention that we have obtained and hold completed Deed of Conveyance and the property will be registered in the names of Robert Rikusa HOITA and Masao HOITA as soon as we can bring tax payments up to date.

With regard to the property at 617 Frances Avenue, as Mr. Hoita's friend you may desire to continue to collect the \$18.00 per month payable by H. and B. Broughton under the Agreement for Sale. If you do desire to do so, we would ask you to also continue making the monthly life insurance payments for account of Mr. Hoita out of these funds, advising this office each month of amounts received and paid and showing balance carried forward to next month.

To enable us to check and if necessary correct our records, please advise us the amount received to date under the Agreement for Sale from R. Hoita to H. and B. Broughton together with balance still due from the Purchasers.

The elimination of all work and worry in connection with 618 Frances Avenue will greatly reduce the volume of your work on behalf of your friend, Mr. Hoita, and should prove to be a satisfactory arrangement.

Yours very truly,

RCH/P.

R. G. Ball,
Administration Department.

File 479/09975 3284 Alder St
HOITA, R. Victoria
Payment home

File 479 Re Hoita
Mr R Bell
Department
of State, Office of Custodian
Dear Sir.

EVACUATION SECTION
OCT 28 1943
File No.
Adm.
Referred *see letter*

Sorry I have been
so long sending in a report
but I have had my husband
very ill.

I will send you P.O. for
Eighteen Dollars which I
collected for month of Sept.
The Eighteen dollars I
collected for Oct month
I will be paying Hoita
insurance today, and I
will have to hold the
balance to pay to send

Some goods to Hoiter which:
they have asked me to send.
The articles they have asked
for is a Sewing Machine
a large case of China
+ a Box of Silver ware etc.
They feel now they are
settled they would like
to have these things which
are in storage.

They also asked again
for Box of Carpenters tools
which is at the Hendry
home Francis Ave.

Probably that can be
attended to from your
department.

Trusting this meets with
your approval

Yours truly
Margaret Rutherford.

479.

November 8th, 1943.

Mrs. Margaret Rutherford,
3234 Alder Street,
Victoria, B. C.

Dear Madam:

Re: Rikusa Robert HOITA - Reg. 09975.

We are in receipt of and thank you for your letter of the 22nd ultimo, from which we are sorry to learn that Mr. Rutherford has again been very ill.

It will be in order for you to comply with Mr. Hoita's request to have some of his possessions shipped to him, so long as this is done without expense to this office, and this letter is your authority to apply to the tenants of No. 618 Francis Street for the box of carpenter's tools stored there. Please send us a list of the goods you ship, for our records.

On the subject of Mr. Hoita's finances, please note that it will be in order for you to retain payments collected from the purchasers of 617 Francis Avenue and to disburse these monies for account of Mr. Hoita, but we require a monthly statement of receipts and disbursements for our records.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

*See also
under
Hoita's file*

3284 Alder St

EVACUATION SECTION	
Rec'd	DEC 16 1943
File No.	479
Ans.	
Referred	Bel

FILE NO. 479

Dec 13th

Dear Sir

Sorry I have been so long in sending this report.

I regret to tell you my Husband passed away November 13th at Shaughnessy Hospital, Vancouver.

I have collected for the three months Oct, Nov, Dec, Eighteen Dollars per month total amount Fifty Four Dollars.

October I paid family insurance 5 weeks at 2-05 per week

Cost of money order sent in Sept & postage 10-25

Cost of crating sewing machine 2-00

Insurance paid Nov. 4 weeks 2-50

Insurance paid Dec 5 weeks 8-20

Postage for goods shipped 10-25

to C.P.R. 3-00

Total 34-40

Bal 19-60

I will enclose list of goods shipped to Mr. Hoita.

I have not sent the carpenter's tools yet, as I have not

December 29th, 1943.

Mrs. M. Rutherford,
3284 Alder Street,
Victoria, B. C.

Dear Madam:

Re: Rikusa (Robert) HOITA - Reg. No. 09975.

We are in receipt of your letter of the 13th instant from which we are very sorry to note that Mr. Rutherford passed away on the 13th November, at the Shaughnessy Military Hospital.

We thank you for your statement of receipts and disbursements, which appear to be in order. Please hold the balance of \$19.60 which you have on hand to meet future payments for account of Mr. Hoita, and this will also apply to balance of purchase price of 617 Francis Avenue.

We have taken over the administration of 618 Francis Avenue and will use the rent revenue to bring tax payments on this property up to date, and as soon as this has been done we will have the property registered in the name of Mr. and Mrs. Hoita; but we desire to leave the administration of 617 Francis Avenue in your hands, where Mr. Hoita placed it, and when this work has been completed with the delivery of completed Deed of Conveyance from the Hoitas to the Broughtons, we propose asking Mr. Hoita to confirm that this transaction has been handled and completed by you to his entire satisfaction, thus closing our records so far as 617 Francis Avenue is concerned. Please request the buyers to have prepared the necessary Deed of Conveyance (in duplicate), to be handed to you with their last payment, which we note is due next month. We will forward the document to Mr. Hoita for signature and when received back properly completed we will pass it on to you for delivery to Mr. and Mrs. Broughton. The Certificate of Title is already at the Land Registry Office.

Yours truly,

R. G. Bell,
Administration Department.

RGE/P.

January 14th, 1944.

REGISTERED MAIL.

Mr. Robert Rikman NOITA,
Registration No. 09975,
c/o Mr. McNigan,
Cedar Spring, Ontario.

Dear Sir:

Re: 617 Frances Avenue (E. 45' of L/7, S/A, P/358)

For some time prior to the passing of your old friend and neighbour, Mr. T. Rutherford, your interests in Victoria have been cared for by Mrs. Rutherford, who now writes to report that she has received the final payment (\$28.00) for the above property.

In making this final payment the Purchasers, Herbert and Bertha Broughton, handed Mrs. Rutherford Deed of Conveyance and memorandum of Transfer and Consent. We enclose these documents herewith and would ask you to complete them by signing them, together with Mrs. Noita, before a Notary Public, who should also sign as required. The properly completed documents should be returned to this office by registered mail, for delivery to Mr. and Mrs. Broughton through Mrs. Rutherford.

As this transaction has from the first been handled for you by Mr. and Mrs. Rutherford, we desire to have on record an expression of your satisfaction with the way in which the work has been done, and specifically that you are completely satisfied with the accounting of all funds connected therewith. We have asked Mrs. Rutherford to retain these funds to enable her to make payments on your behalf as long as the money lasts.

We took over the administration of your own home, 618 Frances Avenue, some time ago, and will, from that date, account to you for this property.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.
c.c. to Mrs. M. Rutherford.

Cedar Springs Ont.
Jan. 25 1944

R. G. Bell Esq.
Administration Dept.
Vancouver B.C.

EVACUATION SECTION	
Rec'd	JAN 31 1944
File No.	1345479
Ans.	
Referred	

Dear Sir,

Inclosed Please find The Conveyance
Completed by myself and Mrs Haight before
Notary Public Ontario.

I hope you and Mrs and Mrs.
Broughton will receive it safely.

I and Mrs Haight were very pleased
what the Mr and Mrs Rutherford has done
Great and very honest work to look after
my estate since I left the Victoria on 22nd
April 1942. as we were very satisfied.

I sincerely hope you and Mrs
Rutherford care my car home and
Insurance Payment satisfactory.

Much obliged

Yours truly

Robert R. Haight

479 - 0/59

May 10th, 1944.

The Registrar,
Land Registry Office,
Victoria, B. C.

Dear Sir:

RE: Easterly 45' of Lot 7 of Sec. 4,
Plan 358, Victoria City.

We are informed by Messrs. P.H. Brown and Sons Limited, who have submitted to you a conveyance of the above described land in favour of Herbert Broughton and Bertha Broughton, that you require a formal release from the Custodian of any interest which he may have in the property under the "Revised Regulations Respecting Trading With The Enemy, 1943". I am enclosing a certificate relinquishing such interest in order to permit registration of the conveyance, and trust that this will be satisfactory to you. The specific interests of Robert Hikuro HOITA and Miso HOITA, have not been vested by the Custodian, but the interest of any Japanese is vested under Section 21 of the Revised Regulations, and it is this interest which is being relinquished.

Yours truly,

Ian Macpherson
Title Examiner.

IM:ML
Enc.

EVACUATION SECTION
 Rec'd JUN 24 1944
 File No. 479
 Ans.
 Referred Bell

2 Copies
 1 yellow
 1 Lisama
 Car 896

c/o Mr. John R. Elford,
 R. R. #1,
 Islington, Ontario,
 June 21, 1944.

Mr. R. G. Bell,
 506 Royal Bank Building,
 Hastings and Granville,
 Vancouver, B. C.

Dear Sir:

I must thank you for looking after my
 estate in Victoria B. C. 618 Francis Ave.
 since Mr. Rutherford died.

But I very much regret to say that Mrs.
 Broughton, 617 Francis Avenue wrote me about
 the Custodian trying to sell my house as
 advertised in the papers. I understand that
 my property is exempted from sale. According
 to that I am a First Great War Veteran, 1914-
 1918. This matter has been taken up to Ottawa by
 Canadian Legion B. E. S. L. New Denver, B. C.
 in February 1943.

I beg you to kindly inform me what the idea
 is selling my property without my consent. I
 shall take this matter up to Ottawa if I do not
 get any satisfaction by the Vancouver Custodian.

Yours very truly,

Robert R. Keego, Esq.
 09975

no offer present

GH

29th June, 1944.

Mr. Robert Ribeiro Heita,
Registration #09975,
c/o. Mr. John R. Elford,
Islington, Ontario.

Dear Sir:

Your letter of June 29th addressed to Mr. R.G. Bell has been handed to me for reply.

We have on file a letter written by the Canadian Legion on April 13th, 1944, and also reference to correspondence which has been sent to the Secretary of State and the Honourable Mr. Ian MacKenzie.

A policy of orderly liquidation of all Japanese property is in effect and we have no definite instructions to omit any particular parcels.

Your residence at 617 Francis Avenue was listed in our catalogue but up to the present time we have not received any tender for same. If an offer is received which is in line with our valuation it would be considered by an Advisory Committee.

In view of the correspondence which has taken place, before final acceptance of any offer is made this matter will be referred to Ottawa for consideration by the Custodian.

Beyond giving you the above assurance that any tender will be reviewed in the manner outlined, I have no advice of your understanding that your property is exempt from sale.

Yours truly,

F. G. Shears,
Director.

174 Spadina Avenue,
Toronto 2B - Ontario

Sept. 27, 1944.

Mr. R. G. Bell,
Office of Custodian of Japanese Property,
506 Royal Bank Building,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	SEP 27 1944
File No.	479
Ans.	
Referred	Bell

Dear Sir :

You may have heard that Mr. Robert
HEITA, Registration #09975, a war veteran of the last war,
who for the last while has been employed at the Greenhouse
of Mr. John Elford, Inlington, Ont, had a stroke some two
or three months ago.

I have just received a letter from
him written with his left hand. In it he makes a request
that you send him his mimeograph machine. It is in his
house at 618 Francis Ave., Victoria. He says it was in
good working shape, all complete, when he left it behind.
He also states that a Mrs. Hendley has been staying in
his house since he left Victoria and she will know all
about the machine. He would like it shipped to him by
express.

Trusting that you will be able to
get one of your staff to attend to this matter.

Yours sincerely,

LET
G. E. Truman
Placement Officer

GR2/DO

cc Mr. Robert Heita,
c-o Mr. John Elford,
Inlington, Ont. ✓

got them yet from 618 Francis Ave
I would like some information
regarding how Mrs Broughton
617 Francis Ave will get
her deed to the property 617
Francis Ave. She has a balance
of Twenty Eight Dollars to
pay in January but she
would like to know about the
deed.

When I go in town I will
get a Money Order & send for
the bal of money \$19-60.^c
Will you kindly let me know
what to do in the matter
of Hoita's family insurance.
Trusting you find
this in order.

Yours truly
(Mrs) M Rutherford

you will observe that
 I have added some of the all
 kinds of the property.

I owe August & September
 which is \$5.00 with the
 bill I have enclosed
 for \$12.00 on September's

and I will send you
 a bill for the same.

Very truly yours

Yours truly

Mrs D. Hendry

1884
 1885
 1886
 1887
 1888
 1889
 1890
 1891
 1892
 1893
 1894
 1895
 1896
 1897
 1898
 1899
 1900

October 3rd, 1944.

Mr. H. G. Hinton,
Bank of Toronto Bldg.,
Victoria, B. C.

Dear Sir:-

Re: Rikuza HOITA

You may in the near future be receiving a request from the B. C. Security Commission for shipment to the above of a mimeograph machine left at 618 Francis Avenue, Victoria.

If you do receive this request, we would ask you at the same time to look into the following matters. We should mention that the writer has not previously seen this file which has been handled by our Administration Department.

The file shows that on August 1st, 1943, Mrs. Rutherford who was acting as rental agent, reported that Mrs. Hendry, the tenant, had opened a locked room containing personal goods and taken these out. There is no reference to a locked room in your report of May 11th or in the Japanese declaration and it may easily be that this statement is incorrect.

You might satisfy yourself at the same time that the furniture is being reasonably well cared for and in this connection, the box of carpenter tools which appears on your inventory, was supposed to have been shipped by Mrs. Rutherford towards the end of 1943. It seems possible that shipment was never actually made and you might look into this at the same time.

Yours truly,

H. F. Green
Protection Department

HFG:IP

GEORGE A. TOUCHE & Co.
CHARTERED ACCOUNTANTS

DONOVAN M. TOUCHE E. JAMES BENNETT
JOHN PANTON GEORGE L. G. TOUCHE
FRANK P. TURVILLE J. HAYDN YOUNG
HAROLD G. HINTON
EDWARD S. READ

CABLE ADDRESS ALL OFFICES "REYMO"
CODES: BENTLEY'S A.B.C. WESTERN UNION

ENGLAND, LONDON AND BIRMINGHAM
CANADA, MONTREAL, TORONTO, WINNIPEG, REGINA, CALGARY,
EDMONTON, VANCOUVER, VICTORIA,
U. S. A., NEW YORK, CHICAGO, CLEVELAND, DETROIT,
ST. LOUIS, MINNEAPOLIS, LOS ANGELES.

**BANK OF TORONTO BUILDING,
VICTORIA, B. C.**

21st November 1944.

H. F. Green, Esq.,
Protection Department,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	NOV 22 1944
File No.	479
Ass.	2/11/44
Returned	<i>Green</i>

out to Gibson

Dear Sir:

Your File No. 479

re Rikuza Hoita - Registration No. 09975

With reference to your letter of the 3rd October last, I wish to report as follows : -

a) As you are probably aware, the Mrs. Rutherford who was acting as rental agent for the premises at 618 Francis Avenue and whom you mention in your letter, is now deceased.

b) There is a compartment under the hall stairs which is stored with some of Hoita's effects. This is no doubt the "locked room" to which you refer. However, the door of this is not locked; but I am assured by the tenant, Mrs. Hendry, that she has removed nothing from this cupboard except certain mattresses which were badly deteriorated and which she considered unsanitary. These she stored in a shed in rear of her house.

Mrs Hendry states that in 1942, Mrs. Rutherford took from this cupboard the following : -

- 1 Carton of Pots and Pans
- 1 Carton of Dishes
- 1 Bag Containing Footwear
- 1 Carton (contents unknown)

c) The furniture left in the house for the use of the tenant appears to be well cared for and is in good condition.

d) There is a box of carpenter tools in the above mentioned shed and these would appear to be the tools which were to

H. F. Green, Esq., - 2.

21st November 1944.

have been shipped by the late Mrs. Rutherford.

e) In connection with the aforementioned shed, I would draw your attention to the fact that it is stored with a large quantity of Hoita's effects. Much of this is unserviceable and of no value. A portion, however, is definitely worth preserving and I would recommend that it be removed to Central Storage, together with certain articles of furniture in the house, which Mrs. Hendry no longer requires. The latter expressed herself as anxious to have these chattels removed as soon as possible.

Your further instructions in the matter are awaited.

Yours faithfully,

H. S. Hinton

BWP:MHK

*Remove everything except stove + heater
in apt by 12/1/44. ? complete.
Use inventory compiled by you - report 11/5/44.
Hand in any valuable items e.g. drapes, curtains*

See later letter 28/11

GEORGE A. TOUCHE & Co.
CHARTERED ACCOUNTANTS

DONOVAN M. TOUCHE E. JAMES BENNETT
JOHN PARTON GEORGE L. G. TOUCHE
FRANK P. TURVILLE J. HAYDEN YOUNG
HAROLD G. HINTON
EDWARD B. HEAD

CABLE ADDRESS: ALL OFFICES "METHUEN"
CODES: BENTLEY & R. C. WESTERN UNION

ENGLAND: LONDON AND BIRMINGHAM
CANADA: MONTREAL, TORONTO, WINNIPEG, REGINA, CALGARY,
EDMONTON, VANCOUVER, VICTORIA
U. S. A.: NEW YORK, CHICAGO, CLEVELAND, DETROIT,
ST. LOUIS, MINNEAPOLIS, LOS ANGELES

**BANK OF TORONTO BUILDING,
VICTORIA, B. C.**

28th November 1944.

H. F. Green, Esq.,
Protection Department,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Your File No. 479

*Appears all
accounted for, in future
use original inventory*

Dear Sir:

re Rikuza Hoita - Registration No. 09975
618 Francis Street, Victoria, B. C.

With reference to this office letter of the 21st instant and in compliance with your subsequent verbal instructions, I wish to report that the personal effects belonging to the above named Japanese and which are listed in the attached inventory were removed to Central Storage at the Willows on the 27th instant.

The following articles were left in the tenant's (Mrs. Hendry) possession: -

- 2 Heaters ✓
- 1 Kitchen Stove ✓
- 1 Kitchen Table ✓
- 1 Small Table ✓
- 4 Kitchen Chairs ✓
- Stair Rubber Matting -
- Book Rack ✓
- Picture King and Queen
- 1 Buffet ✓
- 1 Clothes Rack ✓
- 1 Large Mirror -
- Linoleum throughout the house ✓
- (3 Pair Drapes)
- 1 Lawnmower ✓
- 1 Pair of Shears ✓

A receipt for the above is on file in this office.

A certain quantity of effects were found to be useless and have been destroyed as of no value. These are:

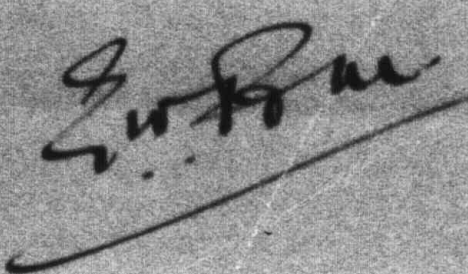
H. F. Green, Esq. - 2.

28th November 1944.

Stair Linoleum
All Curtains
All Mattresses
3 Couches

Stocker's account for transportation will follow
in the course of a few days.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'E. F. Green', written over a horizontal line.

EWP:MHK
Enc. 1.

RIKUZA HOITA - REGISTRATION NO. 09975

EFFECTS MOVED TO WILLOWS FROM 618 FRANCIS STREET

ON THE 27th NOVEMBER 1944

~~4 Bed Springs~~
~~4 Sets Metal Bed Ends~~
~~8 Metal Bed Sides~~
~~7 Dining Chairs~~
1 Settee
1 Kitchen Chair
1 Fire Screen
~~1 Bamboo Book Shelf~~
~~1 Carpet~~
2 Lamp Shades
2 Screens
~~1 Framed Picture~~ S
~~1 Tool Box~~
2 Cartons
~~1 Chiffonier~~
1 Small Table
~~1 Oil Stove Oven~~
6 Cartons Effects
~~2 Cartons Kitchen Utensils~~
~~1 Carton Books~~ S
1 Satchell
~~1 Package Kitchen Utensils~~
1 Wicker Basket
~~1 Small Book Shelf~~
3 Tines of Effects
1 Wash Board
~~1 Package of Pictures~~ S
1 Paper Parcel of Effects
~~1 Dressing Table~~
1 Foot Stool
1 Paper Parcel
1 Lamp Shade
1 Cane
~~1 Violin and Case~~
1 Carton Effects
~~1 Table Boards~~
1 Axe
1 Smoking Stand
~~1 Dresser with Mirror~~
~~1 Clock~~
~~1 Tea Pot~~
~~1 Mantle Clock~~
~~1 Large Circular Table with five legs~~
~~1 Buffet~~

S. Sold by auction 18/12/44
(Victoria) 1.

896

618 Frances Ave
Victoria B.C.

To Japanese Custodian
Vancouver, B.C.
Re. R. Hoita

Rec'd	NOV 26 1944
File No.	479
Ans.	
Referred to	Mr. Shears

Dear Sirs

I would like to put a bid of \$800.00 for the above Japanese property, which I have rented and occupied for the last 2 1/2 years. This length of time and also studying repairs which would have to be done to put the house in shape. Some of the repairs are new foundations, electric wiring in the house which is in very bad shape,

plumbing that needs repairs,
windows all over the house
need new sash cords, so as
to be able to open them,
the back part of the house
needs new roofing as it
leaks in several places.
new guttering all round
the house etc.

I feel \$800⁰⁰ is a fair
price and am enclosing
\$80⁰⁰ 10/00 deposit on the bid.
I might add the age of
the house is about 50 years.

● Thanking you
Yours truly
Mrs D. Hendry

29th November, 1944.

Mrs. D. Hendry,
618 Francis Avenue,
Victoria, B.C.

Dear Madam:

Re: Catalogue No. 896
618 Francis Avenue,
Victoria, B.C.

We are in receipt of your letter of the 16th instant in which you offer to purchase the above property for the sum of \$800.- and enclose Postal Money Order for \$80.00.

We note the remarks you make in regard to the condition of this property but in reviewing an independent valuation which we have received, the minimum price to which favourable consideration can be given is \$1,150.00.

If you would be prepared to revise your offer to this amount we will be pleased to give the matter further consideration.

We are not in the position to give you an assurance that such an offer would be accepted as the sale of this property will need to be referred to Ottawa.

We are returning herain your Money Order for \$80.00.

Yours truly,

F. G. Shears,
Director.

FCS/PWH

encl.

November 30th, 1944.

Messrs. George A. Touche & Co.,
Bank of Toronto Bldg.,
Victoria, B. C.

Attention Colonel Pope

Dear Sirs:-

Re: Rikuza HOITA

Many thanks for yours of November 21st and November 28th from which we note effects moved and effects left in the care of Mrs. Hendry pending decision whether or not to buy this house or to vacate the premises.

This seems to account for everything as far as we can trace and the only point we would ask you in future is that when moving the contents of a house you should work on the original inventory as this makes checking much simpler in this office. Any items shown on the original inventory and unaccounted for or discarded as valueless could then be commented on and any extra items (such as were found in this case) could be added at the foot of the list.

Yours truly,

H. F. Green
Protection Department

HFG:IF



BRITISH COLUMBIA SECURITY COMMISSION

250 Homer Street,
VANCOUVER, B.C.,
December 2nd, 1944.

Mr. Rikuso HITA,
Reg. No. 00978,
c/o John Elford, Esq.,
KILKIN, Ont.

EVACUATION SECTION	
Rec'd	DEC 4 1944
File No.	479
Ans.	

Dear Sir:

Attached is bill of lading for a mimeograph machine, 60#, shipped you from Victoria Nov. 22nd, as per your request to Mr. Truman and Custodian office here. We are paying the following charges:

Custodian Agent Hinton's fee	\$1.50
Stocker's Transfer materials	1.45
labour	.75
cartage	2.00
freight	5.86
	<u>\$11.56</u>

As per understanding we are asking the Custodian to reimburse us to this amount.

Yours very truly,

BRITISH COLUMBIA SECURITY COMMISSION

CWF:FF
Encl.

c.c. G.E. Truman,
Placement Officer,
174 Spadina Ave. Toronto 2B, Ont.

Mr. Gilmore - office
Files

Custodian of Alien Property,
506 Royal Bank Bldg.,
Vancouver, B.C.

C. W. Fisher
C. W. Fisher
Transportation

Check please

Rec'd DEC 2 1944
File No. 479
Atts.
Referred M. Shears

618 Frances Ave
Victoria

Nov 30th/44 B.C.

F. G. Shears
Director

Re. Catalogue No 896

Dear Sir

Your letter to hand of
Nov 29th/44 re. above property
before making you the
offer, my husband and I
went into the matter, and
we had a house builder
look into it also, and
since making the offer
I had a plumber out to
look at the pipes and also
to give me a price to put
a wash-hand basin in
the bathroom as there
isn't one, also a price
on the repairs of the

windows, I will make a statement and enclose it with this letter.

I would like to thank you for your prompt reply to my letter, but at present I feel I could not go any higher.

Thanking you

Yours truly
Mrs J. Hendry.

Cost of a few repairs

Plumber	\$60.00
Foundation	100.00
Electric Wiring	50.00
Windows	40.00
(This run's a 3 rd window	
Gutter & drain pipes	45.00
	\$295.00

This was just a rough
~~estimate~~ estimate I was given.

Mrs D. Hendry.

2nd December, 1944.

Mrs. D. Hendry,
618 Francis Street,
Victoria, B.C.

Dear Madam:

Re: Catalogue #896
618 Francis Ave.,
Victoria, B.C.

We are in receipt of your letter of November 30th and have carefully read your remarks in regard to the condition of this property.

As mentioned in our previous letter, the general condition of this property, including the fact that there is no basement and that the foundation consists of posts with a rock basis, was taken into consideration by our Appraiser when he arrived at the value of \$1,150.00.

Under our present policy an offer to be acceptable must be in line with the valuation and we regret therefore that we are not in a position to give favourable consideration to your present offer.

Yours truly,

F. G. Shears,
Director

FCS/PMB

Rec'd JAN 12 1945
File No. #79
Attn: H. E. Shears
RECEIVED

618 Frances Ave
Victoria

Jan 11/45

B.C.

Mr F. E. Shears

Director

Re. R. Haila, File #79

Catalogue #896

Dear Sir

Some time ago I wrote
in regard's to above property

I now make another offer
to you of \$1000.00

I will not enclose a
deposit with this letter,
but if it meets with your
approval, my husband
Sergeant Duncan Hendry
will come to Vancouver
next week and pay it
in cash. I have
as I mentioned before

taken into consideration the repairs etc, which would have to be done, and also that I have rented the property for nearly three years, also having paid for part of the repairs which have been done while renting.

Thanking you for your consideration in this matter, and awaiting your reply.

Yours truly

Mrs D. Hendry.

Orig sent
2/6/1945

NAME HOITA, Rikun

REGISTRATION NO. 09975

FILE NO. 479

The following chattels were sold by public
auction at Victoria, B. C. on December 18, 1944.

- Contents of boxes, <i>oven etc.</i>	\$ 4.00
- Kitchenware	5.50
- Box tools	8.00
- 2 Boxes kitchenware	3.00
- Dishes and glassware	15.50
- Table, chairs and buffet	7.00
- Bed, carpet, shelves etc.	4.50
- 2 Clocks	9.00
- Dresser	6.50
- Violin and case	6.50
- Chest drawers	6.00
- Chiffonier	8.50

Total

(Auctioneer's Fee: \$ 8.40
Less Expenses: (Advertising: 0.94
(Movings: 8.23

Net Proceeds Credited:

\$ 84.00
\$ 18.27
\$ 65.73

Members of Custodian Staff Present.

Extracted from Auctioneering List No. Victoria 1.

Remarks.

12th January, 1945.

Mrs. D. Hendry,
618 Frances Avenue,
Victoria, B.C.

Dear Madam:

Re: Catalogue No. 896
618 Frances Ave., Victoria.

I am in receipt of yours of the 11th instant in which you now offer to purchase the above property for the sum of \$1,000.00.

As we previously advised you, the minimum price which can be considered is \$1,150.00. I appreciate that in ordinary cases between buyer and seller offers and counter-offers may be considered, but in regard to properties under our control the minimum at which sales are made is based upon independent valuations.

In regard to this particular property the owner is Mr. Rikusa (Robert) Holta, who was a Veteran of the last war and even if you are prepared to offer the sum of \$1,150.00 I can give you no assurance that Ottawa would approve of a sale. However, if you are willing to submit an offer of \$1,150.00 I will be glad to refer the matter to Ottawa for their consideration and recommendation.

Yours truly,

F. G. Shears,
Director.

FCS/PWH

506 Royal Bank Building,
Vancouver, B.C.

20th January, 1945.

G.W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. McPherson:

Re: Rikun HOITA.

This is the case where the property at Victoria is owned by the above who is a veteran of the last war.

The tenant on the property has made previous offers which have not been equivalent to the valuation and the offers have therefore not been given favourable consideration.

The tenant, Sgt. Duncan Hendry, has now offered the sum of \$1,150.00, which is the amount of the valuation. I submitted this offer to the Rural Advisory Committee on Thursday and acquainted them with a letter received from the Canadian Legion in April 1943 and also referred to the fact that you had requested in your letter of April 1st 1943 that before any final decision was made in regard to the sale of this man's property the advice of the Committee should be referred to Ottawa for the Custodian's consideration.

Mayor Mott mentioned that it was his understanding that Japanese veterans of the last war were entitled to vote and this I believe is correct as according to the Elections Act of B.C. Section 5 of Subsection (a), while Japanese and others are disqualified an exemption to this disqualification can be made in the case of any Japanese who served in the Navy, Militia or Airforce in the Great War.

Mayor Mott simply raised this point not knowing whether the fact of having this right of a citizen should be given consideration.

In view, however, of the general policy of liquidation Mayor Mott and the rest of the Committee are prepared to recommend the completion of this sale unless it should be considered to be counter to the Custodian's policy. Some properties included in the deal with the Veterans' Land Act were owned by veterans of the last war.

2.

G.W. McPherson, Esq.,

The tenderer has paid the full purchase price and this has been acknowledged but no commitment has been made in regard to the acceptance of the offer.

Kindly advise me as soon as possible.

Yours very truly,

F. G. Shears,
Director.

FGS/FMH

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

Rec'd APR 2 1945
File No. 473
10/Shears

ANSWER ALL
CORRESPONDENCE
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

Victoria Building,
7 O'Connor Street,
Ottawa, Ontario.

March 29, 1945.

F. G. Shears, Esq.,
Director,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Mr. Shears:

Re: Rikusa Hoita

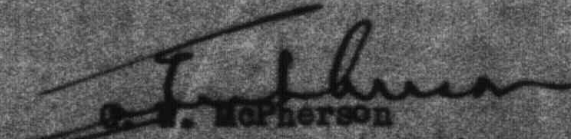
I wired you yesterday as follows:

"Hoita and Migita offers to be rejected stop Custodian considers similar cases of veterans should be delayed writing".

The Deputy Custodian has discussed this matter with the Secretary of State who is of the opinion that outside of the sale of lands to the Director, Veterans Land Act, property belonging to veterans of the last war should not be sold at the present time.

Will you please, therefore, return the bids and endeavour to make the properties coming within this category self-sustaining.

Yours very truly,


G. W. McPherson
Executive Assistant

GWMcP/TC.

File No. 479

EVACUATION SECTION	
Rec'd	APR 3 1945
File	479
Ans.	
Referred	Bell

c/o John R. Elford
R. R. #1
Islington, Ontario
March 31/45.

Hibson
2/896.

Mr. R. G. Bell
Dept. of the Secretary of State
Office of the Custodian
506 Royal Bank Building Hastings St.
VANCOUVER, B. C.

APPLICATION FOR DISPOSAL OF PROPERTY

Dear Sir:

Mrs. Misao Hoita and myself desires to dispose immediately our property at 618 Francis Ave. Victoria B. C. at a suitable price. Including the furniture etc. as registered in the office of the Custodian.

Note: I am one of the crippled veteran of the 2nd C. M. R. C. E. F. 1914-1918 and now I am suffering by a stroke over 8 month. At the same time my oldest son is with the Canadian Intelligence Corp now overseas in this war. However, B. C. Security Commission Placement Officer, Mr. G. E. Trueman, will write you about reason and detail for disposal.

Hope to hear from you soon in the near future.

Yours truly,

09975 Rikugo R. Hoita
09974 Misao Hoita



BRITISH COLUMBIA SECURITY COMMISSION

24 Adelaide St. East,
Toronto 1 - Ontario.

April 2nd, 1945.

The Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Hastings & Granville,
VANCOUVER, B.C.

EVACUATION SECTION	
Rec'd	APR 6 1945
File No.	479
Ans.	
Referred	Bill

you

Dear Sir:

Re: Robert Rikuzo HOITA - Reg. No. 09975

You have, I think, already received a letter from the above mentioned naturalized Canadian citizen in regard to the possible disposal of his property in Victoria.

Mr. Hoita was a veteran in the last war. He is a fine Christian gentleman. His employer, Mr. John Elford of Islington, told me that he never had as good an employee in his life as Mr. Hoita has been.

Unfortunately, Mr. Hoita was taken with a severe paralytic stroke some months ago. At the time, the Doctor gave him only two days to live. He is, however, making a most remarkable recovery. He can now walk around without a cane. His employer has hopes that in the course of the next few months Mr. Hoita may be able to take up work again. As for myself, I doubt if this would be the case.

When Mr. Hoita took employment with Mr. Elford, it was on the understanding that a free house for himself and his family would be furnished in addition to his salary. When the stroke came, a son, Robert, took his place. Later, Robert joined the Canadian Army. When he did so, a son, Tom, came down from the Spruce Falls Power & Paper Company in Kapuskasing to become the key man of the family as far as the house is concerned. Tom, too, is now very anxious to enlist. Mr. Hoita has a small pension which, with the amount assigned to him by his two boys, would enable him to live in comparative comfort were he to own his own house.

Although it is still illegal for Japanese in Ontario to buy homes, we are hoping that this ban will be lifted shortly. I am writing you, therefore, to ask you to do all in your power to dispose of Mr. Hoita's property in Vancouver, placing the money to his credit until

(over)

such time as he will be able to purchase a dwelling for himself.

Yours very truly,

G. E. Grueman
G. E. Grueman,
Placement Officer.

GET/LG

Copy for Mrs. McArthur

W. H. H.

479 & 1545

April 9th, 1945.

Sgt. Duncan Hendry,
618 Francis Avenue,
Victoria, B.C.

Dear Sir:-

Re:- Catalogue No. 896,
618 Francis Avenue, Victoria, B.C.
Lot 16, Sect. 4, Victoria Dist. Map 321.

This will acknowledge your cheque in the amount of \$1150.00 handed to our Mr. Bell, and offer to purchase the above property for this sum.

This is to advise you that we are prepared to recommend the acceptance of this offer.

We note you request that this property be registered in the name of Duncan Hendry, a member of His Majesty's Forces, of 618 Francis Avenue, Victoria, B.C., and also that he is a British subject.

The necessary documents will be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon the documents will be signed and returned.

After the documents have been registered, a statement of adjustment of taxes etc., will then be prepared, including registration fees, and forwarded to you.

We wish to call your attention to a registered charge being #108939-0. Exceptions and reservations contained in the original grant from the Hudson's Bay Company in favour of the Crown. The sale of this property will be subject to this charge.

Yours truly,

W. H. H.

W. H. H. (official receipt)

F. G. Shears
Directors.

506 Royal Bank Building,
Vancouver, B.C.

11th April, 1945

479

G.W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. McPherson:

Re: Property owned by Veterans of the
last war.

Rikusa Hoita.

Your letter of March 29th was received in which you advised that the Custodian was of the opinion that outside of the sale of land to the Director, the Veterans' Land Act, property belonging to Veterans of the last war should not be sold at the present time. This has been noted.

Craw
For your information it so happened that shortly after receiving these instructions we received a letter signed by Mr. & Mrs. Hoita in which they expressed their desire to immediately dispose of their property at a suitable price.

Having received an offer in line with the valuation we are therefore proceeding with this matter, having placed it before the Advisory Committee at their meeting on April 6th and received their approval.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

File No. 479,1545

c/o John R. Elford,
R. R. #1
Islington, Ont.
April 18, 1945.

Mr. George Peters.
Administration Department.

Department of the Secretary of State
Office of the Custodian
506 Royal Bank Bldg.
Hastings & Granville
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	APR 19 1945
File No.	479,1545
Ass.	
Referred	Peters

your file

Gentlemen:

I received your letter of the 12th instant and we understand the valuation of the property as \$1150.00 issued by Ottawa.

Please take note of the following Household Items, left in the house, besides the property.

(We left with Mrs. D. Hendry (when we rented the house to them in 1942) and Mr. Hinton, Victoria Custodian agent man a copy each of the registered Household Items. Mrs. D. Hendry and Mrs. Rutherford, (former caretaker) and we Hoita's also have a copy each of the inventory of the Household Items.)

Enclosed is a copy of the Household Items and will you kindly sell them at a reasonable price.

Thanking you, I remain

Yours very truly,

Enclosure: 1

09975 Rikugo R. Hoita
09974 Misao Hoita

OK
see remarks

List of Household Items:

Upstairs:

South-east: 1 bureau with mirror; 1 chest of drawers;
1 wash stand bureau; 1 table; 1 double bed with spring;
linoleum; 1 pair drapery; 1 pr. curtains; 2 blinds;

North-east: Linoleum; 1 blind; 1 pr. curtains*

North-west: Table; linoleum; 1 pr. curtains; 1 blind.

Hall: 1 wash stand bureau; linoleum; 1 pr. curtains;
1 blind.

Stairway: linoleum; rubber mattings;

Downstairs:

Sitting Room: 1 pr. drapery; 2 pr. curtains; 4 blinds;
love seat; coffee table; book rack; 1 small table;
Dominion circulator heater; smoke stand; linoleum; 3 pictures.

Dining-Room: 6 chairs; 1 table with leaf; 2 blinds;
1 pr. curtains; 1 pr. drapery; buffet; heater; linoleum;
sofa; book stand; mantle clock; fireplace screen;

Kitchen: 3 chairs; clock; table; sofa; buffet; stove;
supply table; clothes rack; 1 blind; 1 pr. curtains;

PANTRY & Kitchen: 2 pr. curtains; 2 blinds.

14 inch lawn mower, and clippers, one.

✓ in c/o hand as per 28/11
x discarded
⊙ shd be left as pictures
s sold at auction 18/12/44

April 21st, 1945.

Mr. G. O. Cumpston,
George A. Touche & Co.,
Bank of Toronto Bldg.,
VICTORIA, B.C.

RE: Cat. 896 - 618 Francis St., Victoria

Dear Sir:

Sale of the above property to Sgt. Duncan Hendry has now been recommended and we have to consider disposal of the remaining effects.

These are set out in your letter of November 28th and we can probably secure permission for their sale to Mr. and Mrs. Hendry if you will have the usual appraisal made.

Turning to the enclosure sent to us with that letter giving particulars of the effects removed to storage at "The Willows" and subsequently sold by auction, we see that quite a number of items were not accounted for in the auction results. We are enclosing a copy of your original inventory with the items sold at auction struck out and a tick against those shipped to us.

At this stage it will, we fear, be quite impossible to trace what happened to the items not accounted for and fortunately it would appear that none of them would have been of any value. It seems likely that they were discarded by the auctioneer, but we should be glad of your comments and your assurance that care was taken to account for everything of value.

Yours truly,

H. F. Green
Protection Department

HFG:LEB
Enclosure.

OFFICE NO. 100 BROAD STREET

PHONE: GARDEN 7171 DATE OCT 28 1948

P. O. BOX 95

EXHIBIT No. 1184 - 4

FILLED BY

P. R. Brown & Sons Limited
Real Estate, Financial and Insurance Agents

LOANS EFFECTED - ESTATES MANAGED
BUSINESS OPPORTUNITIES

AGENTS:
BRITISH AMERICA ASSURANCE CO.
ROYAL INSURANCE COMPANY, LIMITED
OF LIVERPOOL, ENGLAND
INSURANCE CO. OF NORTH AMERICA
THE BRITISH LAW INSURANCE CO. LTD.
UNITED BRITISH INSURANCE CO. LTD.

CABLE ADDRESS: "BIRCHWOOD"
WESTERN UNION CODE (UNIVERSAL EDITION)

BANKERS:
BANK OF MONTREAL

Victoria, B.C. May 22nd 1944.

896
896

Office of the Custodian,
506 Royal Bank Building,
Hastings and Granville Streets,
Vancouver, B. C.

Attention of Mr. F. G. Shears.

Re: Lot 16, Section 4, Victoria District, Plan 358.

Dear Sirs:

As requested in your favour of the 15th ultimo, we have now had an opportunity of inspecting the above mentioned premises which are known as 618 Frances Avenue and have pleasure in reporting as follows.

This parcel has a frontage of 60' on Frances Avenue by an average depth of 120'.

The land is assessed at \$520.00 and the improvements at \$750.00 while the taxes for the year just past amounted to \$42.26.

This is an old two storey dwelling of seven rooms, one piece bathroom and separate toilet off the kitchen. There is no basement, foundation being posts on rock bases, patent roof; the interior is in a very good state of repair but the exterior is badly in need of painting and minor repairs. There is an old barn at the back of the lot being used at the present time for storage purposes and a chicken house to which we attach no value.

It is our considered opinion that the property at the present time is worth \$1150.00.

EFB/M

Approved by assisting appraiser
Van der Vliet, Cabeldue & May Ltd.

Per *H. W. Blumkins*

Yours very truly,
P. R. BROWN & SONS LIMITED,

Per *P. R. Brown*

GEORGE A. TOUCHE & Co.

CHARTERED ACCOUNTANTS

CABLE ADDRESS: ALL OFFICES "GATCO"
CODES: BENTLEY'S, A. S. C. WESTERN UNION

G. A. TOUCHE
REGISTERED ACCOUNTANT

BRITAIN, LONDON AND BIRMINGHAM
CANADA, MONTREAL, TORONTO, WINNIPEG, REGINA,
CALGARY, EDMONTON, VANCOUVER, VICTORIA
U. S. A., NEW YORK, CHICAGO, CLEVELAND, DETROIT,
ST. LOUIS, MINNEAPOLIS, LOS ANGELES

BANK OF TORONTO BUILDING,
VICTORIA, B. C.

EVACUATION SECTION	
Rec'd	MAY 25 1945 23rd May 1945.
File No.	
Ans.	
Referred	<i>Green</i>

auth Wright
Your File 479

H. F. Green, Esq.,
Protection Department,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

re Cat. 896 - 618 Francis Street, Victoria

With reference to your letter of the 21st ultimo, please find enclosed appraisal made by Messrs. Maynard and Sons of the effects remaining in the residence at 618 Francis Street and which were mentioned in my letter to you of the 28th November last.

I am verbally informed by the purchaser of this property, Mrs. D. Hendry, that she is prepared to purchase these articles at the evaluated prices shown in the attached list.

Will you kindly inform me when authority is granted to proceed with the sale of these chattels.

As regards the last paragraph of your letter under reply I wish to inform you that my representative personally inspected all the articles shown in the list accompanying your letter. The majority of these were of no value whatsoever and were in consequence discarded. You may be assured that all other effects were duly disposed of by auction and that there has been no leakage in this respect.

Yours faithfully,

G. O. Bumpston,
per C. B. Vestine

EWP:MMK
Encs.

MAYNARD & SONS

AUCTIONEERS AND APPRAISERS

731-733 JOHNSON ST.

VICTORIA, B. C. 22nd May 1945

MRS. CLARE HENDRY

618 Francis Street

Circular Heater	\$ 7.00 ✓
Lino	8.00 ✓
Three Pairs Drapes	6.00 ✓
All Congo Upstairs	7.00 ✓
Hall Lino	3.00 ✓
Lin Heater	1.50 ✓
Buffett	12.00 ✓
Shelves	1.25 ✓
Congo in Dining Room	6.00 ✓
Kitchen Table	1.00 ✓
Kitchen and Bathroom Lino	7.00 ✓
Four Kitchen Chairs	2.00 ✓
Range	25.00 ✓
Mirror	1.50 ✓
Clothes Rack	1.00 ✓
Picture of King and Queen	.50 ✓
Round Table	.50 ✓
Lawn Mower	3.00 ✓
Pair Shears	1.50 ✓
	<u>94.75</u>

Maynard & Sons
A. J. Maynard

GEORGE A. TOUCHE & Co.

CHARTERED ACCOUNTANTS

CABLE ADDRESS: ALL OFFICES "BENTLEY"
CODES: BENTLEY, A. B. C. WESTERN UNION

G. O. CAMPBELL
RESIDENT PARTNER

ENGLAND, LONDON AND BIRMINGHAM
CANADA, MONTREAL, TORONTO, WINNIPEG, REGINA,
CALGARY, EDMONTON, VANCOUVER, VICTORIA
U. S. A., NEW YORK, CHICAGO, CLEVELAND, DETROIT,
ST. LOUIS, MINNEAPOLIS, LOS ANGELES

BANK OF TORONTO BUILDING,
VICTORIA, B. C.

28th May 1945.

F. G. Shears, Esq.,
Director,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Your File No. 479

Dear Sir:

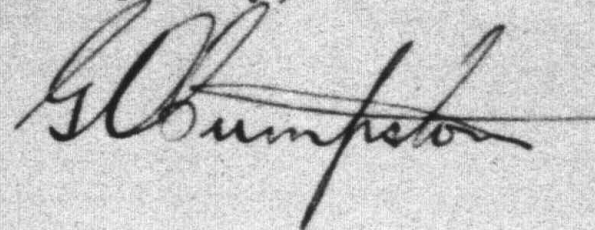
re Catalogue No. 896, 618 Francis Avenue,
Victoria, B. C.

With reference to your letter of the 15th January last,
I am enclosing copy of a letter received from Rikuza Hoita regard-
ing the disposal of the above mentioned property.

We were advised by your letter of the 21st ultimo
(Protection Department) that the sale of this property to Sgt.
Duncan Hendry had been recommended and on the 23rd instant you
were informed of the appraisal made by Messrs. Maynard and Sons
of the effects still remaining in the house and the fact that
Sgt. Hendry was prepared to buy these at the assessed value.

Receipt of Hoita's letter has been acknowledged. He
has been informed that his letter is being referred to the
Office of the Custodian.

Yours faithfully,



ENP:MHK
Enc. 1.

C/O J. R. Elford

R. R. No. 1. Islington Ont.

May 23, 1945

H. G. Hinton Esq.
1405 Douglas St.
Victoria B.C.

Dear Sir:

*See letter from Hoita
May 28th*

According Mr. J. E. Goldring letter May 18th 1945. and I understand that Mrs. D. Hendry (my tenant of House) offered to buy our house 618 Francis Ave. for \$1,000. Of course we do not to accept such offer. The Ottawa Government set price for \$1,150.00 the property only: Beside we have complete furniture. stove. carpet. new in every rooms so on. as you have in list: And Mrs. Hoita my self asking for TOTALE \$1,500.00 one thousand and five hundred dollars. not less:-Cash: possible or \$1,000. cash not less than. Balance in mortgage:

Mrs. Farey 637 Francis Ave. friend mine wrote on May 5th 1945 telling me Mrs. Hendry have taking of my front headge and put new fence up: and Hendry cut our fruit tree down too: I just wondering and did you give or such permission to Mr. D. Hendry before our consideration for settle on price and agreement. between Custodian and 2nd party?

The our house hold furniture list: Each copy have hold by Mrs. D. Hendry-Mrs. T. Rutherford old caretaker: and our self. also I send copy to Mr. Peters Vancouver Custodian too.

Hope to hear soon. Obligated

Yours truly

(signed) R. R. Hoita

09975. file No 479-1545

P.S.

I have been suffering in stroke ever since August 1944. and please excuse poor writing by my left hand: (signed) R.H.

EVACUATION SECTION	
Rec'd	MAY 30 1945
File No.	479
Ans.	
Referred	Bill Green

Go. J. R. Elford
R.R. NO. 1 Islington Ont.
May 28th 1945

R. G. Bell Esq.

Administration Dept.

RE. 618 Francis Ave. Victoria. B.C.

File no 479-Reg-09975

Dear Sir.

I have receipt of your letter of 21st May respect on my Property.
And I am glad to hear Sgt. D. Hendey Purchase my Property \$1150.00 the
Price set by Ottawa. Because I trust you to Set Price on our House -
held items in reasonable Price beside Property Price:

On 22ND May I wrote Mr. H. G. Hinton Victoria Custodian
Branch. and I told them I want to get \$1500.00 total Price. Because Mr. D.
Hendey offered for \$1000.00 in May 18th report: and I refused to the
accept on such cheap Price under Ottawa Price. Now Sir. I hope to
hear good news from you soon:

I had notice to move out from Present Place
on 1st month 2 (Because my stroke condition not fit for work) I ~~had~~ ^{must}
find other House to live: also I need money so badly to get Home.

Yours sincerely

Russell Robert Hoita

1150
3500
1500

MEMORANDUM

File No.: 479

May 30th, 1945.

audit 65 93
9 25
160 21

To: Mr. Shears

From: Mr. Green

Re: Rikuso (Robert) HOITA
Cat. No. 896
618 Frances Ave., Victoria

The contents of this house were removed to auction on November 28th, 1944, as per Colonel Pope's report of that date with the exception of certain items which were in use by the tenant and were left on the premises since these had been rented furnished.

The tenant has now purchased the property and has informed our Victoria agents that she wishes to buy the items left with her. These have been appraised at \$94.75 as per signed appraisal attached to Mr. Cumpston's letter of May 23rd.

I think this is a case where you can give me authority to close the deal at the appraised price and later submit it to the Rural Advisory Committee. Would you please let me know about this?

A memorandum about your remaining Victoria properties will follow in the course of the next few days.

HFG:IF

June 2nd, 1945.

Mr. Rikusa (Robert) HOITA,
 Registration No. 09975,
 c/o Mr. J. B. Elford,
 R. B. No. 1,
 Islington, Ontario.

Dear Sir:

Re: Household Effects at 618 Frances Ave., Victoria.

We are in receipt of your letter of the 28th ultimo and note your remarks regarding the furniture and effects left by you in the care of your tenants.

Our records show that on the 27/11/1944 our Protection (Chattels) Department removed to The Willows a fairly long list of articles not needed by the tenants. Many of these articles had to be discarded as unsaleable, the balance being included in an auction sale held on the 18/12/1944. This auction was well advertised and the prices realized were considered by the auctioneer to be satisfactory. An itemised statement is enclosed showing net proceeds (\$65.73) passed to the credit of your account. Mr. Hinton's office have written as follows with regard to this matter: "I wish to inform you that my representative personally inspected all the articles shown in the list accompanying your letter. The majority of these were of no value whatsoever and were in consequence discarded. You may be assured that all other effects were duly disposed of by auction and that there has been no leakage in this respect."

Your tenants expressed a desire to purchase the remainder of the articles left in the house and to ensure a proper price being paid for these we had everything appraised by a qualified independent appraiser and for your information we enclose a copy of this appraisal, showing a total of \$94.75, which tenants agreed to pay.

These sales liquidate everything of which we have any record, except:

- 1 pkge. Pictures
- 1 carton Books
- 1 framed Picture

which were considered to be purely personal items and have been removed to Vancouver for convenience of storage. While the total sum realized for Chattels

(Over)

Mr. Rikusa (Robert) HOITA,

Page 2.

June 2nd, 1945.

is less than the amount indicated in your letter under reply as being their value we have taken all reasonable steps to obtain the best prices possible.

A complete statement of your account will follow in the near future.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

MAYNARD & SONS

731-733 JOHNSON ST.,

VICTORIA, B. C.

22nd May, 1945.

618 Francis Street

Circular Heater	\$ 7.00
Lino	8.00
Three Pairs Drapes	6.00
All Congo Upstairs	7.00
Hall Lino	3.00
Lino Heater	1.50
Buffet	12.00
Shelves	1.25
Congo in Dining Room	6.00
Kitchen Table	1.00
Kitchen and Bathroom Lino	7.00
Four Kitchen Chairs	2.00
Range	25.00
Mirror	1.50
Clothes Rack	1.00
Picture of King and Queen	.50
Round Table	.50
Lawn Mower	3.00
Pair Shears	1.50

\$ 94.75

Maynard & Sons

Catalogue No. 896
Files Nos. 479 & 1545
618 Francis Avenue, Victoria
26/4/Victoria Dist./358

June 11, 1945.

DUNCAN HENDRY
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at April 9, 1945)

	<u>debit</u>	<u>credit</u>
Purchase price	\$1,150.00	
Cheques received		\$1,150.00
Seller's proportion of taxes for 1945 - 28/365 x \$42.26		11.35
Registration fees on deed - \$1,150.00	6.55	
Insurance premium - 9/4/45 - 26/5/45 - \$8.00	.33	
Insurance premium - 26/5/45 - 26/5/45 - \$8.00	8.00	
Rent owing - due on Dec. 1944 rent	12.00	
December 18th to January 17th)		
January 18th to February 17th)		
February 18th to March 17th) 3 mo. @ \$27.00	81.00	
March 18th to April 8th - 21/30 x \$27.00	19.80	
Balance owing by purchaser		116.33
	<u>\$1,277.68</u>	<u>\$1,277.68</u>

BALANCE OWING BY PURCHASER

\$116.33

STATEMENT RE SALE OF:

Catalogue No: 896

Street Address: 618 Francis Avenue

Victoria, B. C.

Legal Description: 16/4/358

Name: HOITA, Rikuso

HOITA, Misao

File No: 479 and 1545

Reg. Nos. 09975 and 09974

Date of Sale and Adjustments April 9, 1945.....

Sale Price

\$ 1,150.00

Real Estate Agents Commission

\$ 57.50

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

Encumbrances:

~~Unpaid taxes~~

~~Mortgage~~

~~Insurance of taxes~~

~~Other charges~~

Adjustments:

Fire Insurance

8.33

Taxes

11.35

~~Water~~

80.35

\$ 1,158.33

1,077.98

Net Proceeds credited to your account

Date:..... October 2, 1945.....

Compiled by:..... *SP*.....

Catalogue No. 896
File Nos. 479 & 1545
618 Francis Avenue
Victoria/16/4/358

/09975 + 09974

Horta Rukwya Robert
Misao

Control of the above described property is by me hereby acknowledged and
I agree that all adjustments and incidents connected with the sale to me
of this property have been settled.

Dated at Victoria this 3 day of August 1945.

Signed

Robert Horta

Return to the Custodian

479 & 1545

REGISTERED A/R

August 7, 1945.

Sgt. Duncan Hendry,
618 Francis Avenue,
Victoria, B. C.

Dear Sir:

Re: Catalogue No. 896
618 Francis Avenue
Victoria/16/A/358

This will acknowledge receipt of your letter of August 3rd in which you enclosed your cheque for \$116.33 representing closing adjustments on sale to you of the above property.

We are enclosing herewith Certificate of Title No. 151881-I, together with Federal Fire Insurance Co. of Canada, Policy No. 728293 which has been assigned to you.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

POST OFFICE DEPARTMENT
ADMINISTRATION DES POSTES
CANADA

This side to be filled in by office of origin
Ce côté est à remplir par le bureau d'origine

REGISTERED ARTICLE
Paquet recommandé

ENTERED AT THE OFFICE OF
Enregistré au bureau de poste de

DATE _____ UNDER NO _____

ADDRESSED TO
Adressé à
885 Duncan Hendry
618 Francis Ave.

AT VICTORIA, B. C.

202-200-000-12-4-44

ACKNOWLEDGMENT OF RECEIPT
AVIS DE RÉCEPTION

Date stamp of office of origin
Timbre du bureau d'origine



To be filled in by one
indicate below his full

A remplir par l'expéditeur
inscrire ci-dessous son
nom complet.

RETURN TO Office of the Custodian,
Retourner à

506 Royal Bank Bldg.,

Vancouver, B. C. (479-1545-EB)

STREET AND NUMBER
Rue et numéro

(1) VANCOUVER, B. C.

PLACE OF ORIGIN OF REGISTERED ARTICLE
Lieu d'origine de l'objet recommandé

(1) IN PRINTED CHARACTERS
En lettres moullées

CANADA

1545 & 479.

February 13th, 1946.

Mr. and Mrs. Rikuso HOITA,
Registration Nos. 09975 & 09974,
39 Henry Street,
Toronto, Ontario.

Dear Sir and Madam:

Re: Claims.

References in your files to an outstanding balance of account due to MacDonald's Ltd. of Victoria, being incomplete we asked this firm if their account had been paid in full, and we have now received the following reply:

"Acknowledging your letter of Feb. 6th we are to advise that this account was contracted on Sept. 19, 1941, being the purchase of 1 set of Avondale China \$20.70 and set of Silverware \$7.95 or a total of \$28.65.

"A down payment of \$1.00 was made at the time of purchase and subsequent payments reduced the amount to \$7.65 as at Feb. 3, 1942. No further payment was made and the amount was reported to you Dec. 9th, 1942, and finally written off December 31, 1942.

"There is no evidence of this amount being recovered through our Bad Debts Recovery account and the outstanding amount is therefore assumed to be correct and still outstanding."

If this statement is correct do you wish us to pay the \$7.65 from your Joint Account. If it is not correct will you please supply the information needed to enable us to reply to MacDonald's Ltd.

Yours truly,

R. G. Ball,
Administration Department.

RGB/P.

File NO. 1549-479.

39 Henry Street.
Toronto, Ontario.
Feb. 20th 1946.

R. G. Bell, Esq.,
Administration Department.
Vancouver, B.C.

EVACUATION SECTION	
Date	FEB 25 1946
File No.	479/1545
Ass.	R.G.B.
Referred	W.H.

Re: MacDonald's Ltd.

Dear Sir,

I wish to reply in your letter of Feb. 13th. 1946 regarding of account unpaid to MacDonald Ltd. Balance \$7.65

All my payment of those Debts has given full power to Mr. Rutherford. That time. Looking after. However I shall very pleased you to pay off \$7.65 to MacDonald Ltd. to keep our good names.

According on your letter of February 5th. 1946 Mr. Duncan Hendry. 618 Francis Ave. still over-due payment on property. \$44.75.

I sincerely hope Mr. Hendry could paid it in full by now. Because Mr. Hendry never paid rent over a year since the agreement has made. as he are held everything back. both between the Department of cutodian. and us.

I hope this is final trouble.

I remain Yours Sincerely.

Robert R. Hoita

Robert. R. Hoita.
09975- 09774.

Ps.

My elder Son. Bob. Hoita Returned from India. (Interlligent) Feb. 4th 1946. Of course we do not knew when he gett discharge from Army. We must purchase the house very soon. and we can't ford paying \$38. rent every month.

R.H.

82.11

479 & 1545.

Mailed June 8/46

June 5th, 1946.

REGISTERED MAIL

Mr. and Mrs. Robert Rikuso HOITA,
Registration Nos. 09975 & 09974,
39 Henry Street,
Toronto, Ontario.

Dear Sir and Madam:

We have to acknowledge receipt of Mr. Hoita's letter of the 24th April, from which we note that you wish to receive the balance of your funds in Custodian's hands.

In compliance with your request we enclose our cheque for \$1,012.30 in favour of Robert Rikuso and Misao HOITA, leaving no balance in your Joint Account, which will therefore be closed.

This remittance has necessitated a complete review of your files and we take advantage of this opportunity to give you a brief resume of our administration of your affairs.

Real Property: In your declaration of assets (Custodian "JP" form) dated 27th March, 1942, you declared ownership of: (A) 617 Francis Avenue (East 45' of Lot 7, Victoria District, Plan 358), which you had sold (for \$712.00 to Herbert and Bertha Broughton) under an Agreement for Sale, leaving the collection of the monthly payment thereunder (\$18.00) in the hands of your neighbour and fellow-veteran, Mr. T. Rutherford.

Our records show that Mr. Rutherford passed on before payments were completed, his widow taking over and completing the task to your entire satisfaction, to which you gave expression in your letter of the 25th January, 1944.

(B) 618 Francis Avenue (Lot 16 of Section 4, Victoria District, Plan 358), which you had purchased (for \$1200.00 from Theresa Bromley) under an Agreement for Sale calling for payments (commencing February 18th, 1939) at the rate of \$25.00 per month.

You rented this property to Sgt. Maj. Duncan Hendry, leaving the collection of rent and payments under your Agreement for Sale to your friend, Mr. Rutherford, as in the case of (A).

The administration of this property was taken over from Mr. Rutherford's widow, as from the 20th August, 1943, and with the completion of payments under the Agreement for Sale a Deed of Conveyance was obtained, and registered as soon as taxes could be brought up to date.

(Over)

June 5th, 1946.

This property was sold (for \$1,150.00 to the tenant, Duncan Hendry), a complete statement of the transaction being forwarded to you on the 2nd October, 1945, at which time we also sent you a statement of your (joint) account showing net proceeds (\$1,077.98) placed to your credit.

Personal Property: You declared (March 27th, 1942) ownership of: "Contents of 8-room 2-storey house (618 Francis Ave.), including pedal sewing machine, good cook stove, 2 heater stoves, box of carpenter tools."

Our agent (Mr. H. G. Hinton) made a careful inventory of everything at 618 Francis Avenue on May 11th, 1942. On November 27th, 1944, the same agent moved a large part of these chattels to Custodian Central Storage at The Willows. Subsequently, all (December 18th, 1944) saleable articles were sold at a large Custodian Auction held there. Auction sheets were sent you with our explanatory letter of June 2nd, 1945. As advised you therein 3 packages of articles of a purely personal nature (books and pictures) were shipped to Vancouver for convenience of storage here, the remainder, as listed, being taken over by the tenant-purchaser at appraised values.

Life Insurance: You declared a Dominion of Canada Returned Soldier's policy for \$1,000.00, which remained in your possession, and family policies totalling \$500.00 with the Metropolitan Life Insurance Company. Premium payments against the latter were taken over from Mrs. Rutherford in May, 1944, and converted from a weekly to a lump-sum basis, the compounded premium Receipt Book thus created being mailed to you, at your request, on October 16th, 1945.

Liabilities: Small claims filed against you both were dealt with in correspondence and have been liquidated, our records showing no outstanding liabilities at the present time.

Funds: On October 2nd, 1945, we sent you a statement of account showing a balance of \$937.84 standing at your credit at that time. The following extract brings the position up to date.

Oct. 2, 1945	Balance as per last statement		\$937.84
Jan. 31, 1946	Chattels--instalment payment		\$ 50.00
Feb. 12, 1946	Claim paid (M. Furuya Company)	\$ 12.64	
Feb. 12, 1946	Chattels--balance payment		\$ 44.75
Mar. 2, 1946	Claim paid (McDonald's Ltd.)	\$ 7.65	
Today	Free balance	<u>\$1012.30</u>	
		\$1032.59	\$1032.59

As advised you at the beginning of this letter we enclose our cheque for the full amount of this balance (\$1,012.30).

(Over)

Mr. and Mrs. Rikuso HOITA.

Page 3.

June 5th, 1946.

This would appear to account for all property of every kind left by you in the protected area which vested in the Custodian, and in order that you may confirm this, we enclose a stamped addressed envelope for your convenience.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

Toronto, Ont.
Oct. 28, 1948.DEFENCE BRIEF

Rikuso HOITA, Reg. No. 09975 (deceased July 24/48)
 Misao HOITA (Mrs. Rikuso), Reg. No. 09974
 Files 479 & 1545
 Case 1183

REAL PROPERTY CLAIM
 (All claims shown are gross)

(1) <u>Real Property</u> , Victoria (Cat. 896 - Lot 16 of Section 4, Victoria District, Plan 358):	<u>Sold for</u>
\$2,500.00 as per Original and amended Claim (Exh. 1183-1)	\$1,150.00
Net amount of Claim:	\$1,350.00

Evidence: This property was purchased by Robert Rikuso HOITA and his wife, Misao HOITA, as Joint Tenants, under an Agreement for Sale dated January 18th, 1939, with a down payment of \$150.00, balance of purchase price of \$1200.00 being payable at the rate of \$25.00 per month. These payments were duly completed by the Custodian from rental revenue.

Amended claim (Exh. 1183-1) shows that following purchase the sum of \$400.00 was spent on re-roofing (see also Transcript p.5, line 21) and \$50.00 on fencing. Claimant indicates \$2,500.00 as estimated value of the property at date of sale (Apr. 9/45). It was sold with some difficulty for its appraised value of \$1,150.00. Assessed value (1944) was \$1,270.00. On which taxes amounted to \$42.26. Appraised value (1944) was \$1,150.00. Monthly rental to June, 1943 was \$32.00. From June, 1943, to date of sale (to tenant) this rent was reduced to \$27.00 as the result of an appeal by tenant to Rental Control Board.

Witness: E. F. Brown (Appraiser).

<u>\$2,500.00</u>	Gross total.	Net amount of Claim	<u>\$1,350.00</u>	<u>\$1,150.00</u>
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VANCOUVER, B. C.
 10th MARCH, 1949



(SEE OVER FOR INDEX)

RGB/P.

17

IN THE MATTER OF THE "INQUIRIES ACT"

PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 22.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

HIS HONOUR, JUDGE D.A. MILLER, HER COMMISSIONER.

Toronto, Ontario,

October 22, 1945.

IN THE MATTER OF THE CLAIM OF

MRS. HISAO HOTA

PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C., appearing for the
Dominion Government,

F.A. HIRKIN, ESQ., appearing for the
Claimant.

A. SMITH, ESQ., Secretary,

G.H.R. JUPON, ESQ., Official Interpreter,

A.G. VITCH, ESQ., Official Reporter.

M. Heits,
S.D. No. 1.

MRS. MARGARET HEITS, the claimant herein,
being first duly sworn,
testified as follows:

DIRECT EXAMINATION BY MR. BREWSTER:

Q. Mrs. Heits, you are claiming in respect to
the property known as 618 Francis Avenue, Victoria,
B.C.? A. Yes.

Q. The property was originally owned jointly
by yourself and your husband? A. Yes.

Q. And your husband has died since the claim
was made? A. Yes.

Q. When did he die? A. He died on
July 24.

Q. Of this year? A. Of this year.

Q. Is this your signature on the document
entitled Real Estate Other than Farm?

A. Yes.

Q. Is that your signature? A. Yes.

Q. And are the facts stated there correct?

A. Yes.

MR. BREWSTER: I tender that as Exhibit 1.

(PARTICULARS OF REAL ESTATE OTHER THAN FARM,
MARKED EXHIBIT NO. 1)

Q. I notice that you bought this property for
\$1,200. You bought it from a Mrs. Bramley?

A. Yes.

Q. And, was she a friend of yours?

A. Yes.

Q. And I see that you state although you bought
it at \$1,200, you estimated the value at the time you
bought it in 1935 at \$1,200. How did it come about

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M. Halls,
Hir. 22.

that you were able to buy the property you estimated
at \$1,500., for \$1,300.?

A. At the time I bought that property I
bought it under the valuation. It was a low price
at the time I bought it.

Q. Have you any explanation of how you were
able to buy it at a low price?

A. Mrs. Crowley was negotiating for the purchase
of another house and she was extremely anxious to get
rid of her house immediately for cash.

Q. I see there is a reference in this form to
two offers both for \$1,500., being received. Can
you give us any details about those offers?

A. It was in 1939.

Q. The offers which you received?

A. Yes.

Q. Maybe you do not understand me. It was
1939 when you bought the property. This refers to
two offers which were made, buy the property from you.

A. I repeat that I received the offer in 1939.

Q. Then, it is a mistake here on this form, be-
cause it says that two offers were received in 1942.

A. That former reply was a mistake. It
should have been 1942.

Q. Can you tell us anything about the offers,
who made them and so on? A. I do not recollect
the name - Henderson.

Q. Who was a tenant of the house when you
moved out? A. Yes.

Q. He was one of the people who made the
effort? A. Yes.

Q. And, did he make it to you or to your
husband? A. He made it to me.

Q. He did not put it in writing?

A. It was purely oral.

Q. I see you refer to a policy of insurance on
the house for \$1,500. Have you got that policy with
you? A. It is at my house.

Q. That is all, thank you.

EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form dated March 27,
1944. Whose signature is that?

A. That is my husband's.

Q. Your husband's? A. Yes.

MR. CHRISTIE: I tender the J.P. Form signed
by the husband of the claimant as Exhibit 2.

(J.P. FORM, MARKED EXHIBIT 20.2)

Q. Is there any basement in this house?

A. No basement.

Q. No basement. And, on what does the foundation
rest? A. Cement foundations.

Q. Are there any cedar posts in the foundation?

A. Yes.

Q. Now, it says in the appraisal here, which
I will tender as Exhibit 3, and which is the appraisal
of P. H. Brown and Sons Limited, dated, May 22, 1944:

H. Halls,
C.P.M.

1 The exterior is badly in need of painting. What do
2 you say in regard to that?

3 A. At the time when I left the paint was in
4 good condition.

5 Q. It says: There is an old barn at the back
6 of the lot. Of what was that constructed?

7 A. That was made of cedar. There was an
8 upstairs to the barn, too, an upper floor.

9 (APPRAISAL, MARKED EXHIBIT NO. 3)

10 Q. Of what was the roof made?

11 A. Before I left I had the roof removed.
12 It was a green roof.

13 Q. It says a patent roof. I do not know
14 what you mean unless it was of composition.

15 A. It was this new material that they use for
16 roofing. I think it is made of some sort of rubber
17 composition. I know it is quite prevalent out there.

18 Q. Was this roof just repaired in 1939?

19 A. It was all removed. It was shingled
20 before and I removed it with this new material.

21 Q. You say here "roof repaired." Do you
22 mean it was an entirely new roof?

23 A. It was absolutely removed.

24 Q. The whole roof? A. The whole roof,
25 sir.

26 Q. And who did the work? A. A contractor.
27 It was done by a contractor.

28 Q. And you paid \$400. for this roof?

29 A. Yes. I paid \$400.

30 THE SUB-COMMISSIONER: Q. It is not shingled?

W. Smith,
Ct. Cl. & Ex. Cl.

A. No. I think they call it submold, or something like that.

Q. The rolled stuff? A. No. It is in squares. It is quite prevalent out there. I do not know what they call it now.

MR. SMITH: I have some further exhibits.

As Exhibit 4 I have a certificate of ownership to file.

(CERTIFICATE OF OWNERSHIP, MARKED EXHIBIT NO. 4)

Exhibit 5 will be the Notice of Assessment for the year 1943. It is marked there.

(NOTICE OF ASSESSMENT, 1944, MARKED EXHIBIT NO. 5)

The value of the land is \$2500., value of improvements \$700.

I will file as Exhibit 6 the Real Property Summary.

(REAL PROPERTY SUMMARY, MARKED EXHIBIT NO. 6)

MR. SMITH: This was sold as of April 9, 1945; title was delivered on August 7, 1945.

There is one question I might ask the witness, your honor.

RE-EXAMINATION BY MR. SMITH:

Q. There is a statement here on this file that the property was rented to Sergeant-Major Herman Hender. You told us before that the tenant who offered to buy the property was named Henderson. Would this perhaps be the correct name of the person who made

1 the offer to you, Sergeant-Major Duncan Hendry?

2 A. It was a man in the army and I think Hendry
3 is the name.

4 Q. Apparently he eventually purchased the
5 property? A. Yes.

6
7 RE-CROSS-EXAMINATION BY MR. CHRISTIE:

8 Q. This house was situated in a working-class
9 district? A. Yes.

10 Q. Thank you.

11
12 MR. CHRISTIE: It is submitted, your honour,
13 that this real property was sold at its fair market
14 value.

15
16 (PROCEEDINGS ADJOURNED SINCE LATE)

17
18 I hereby certify the foregoing to be a true
19 and accurate transcript of the proceedings
20 herein.

21 *A.L.G. Veitch*

22 "A.L.G. VEITCH"
23 Official Reporter.

24 I, H.A. Miller, Deputy Commissioner, appointed
25 to hear a Commission to investigate claims
26 of Japanese Canadians for property loss, do
27 certify the foregoing is a true copy of the
28 evidence heard on the within claim.

29 *H.A. Miller*

30 H.A. Miller,
Deputy Commissioner.

Name of Claimant **NOITA, Robert Mikase**
 Custodian File **Misce
 479 & 1848**

Case **1108**

<u>REAL PROPERTY</u>											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total			
		1150		57.50							185.00
			115.00	12.50							
<u>PERSONAL PROPERTY</u>											
Motor Vehicles		Boats and Boat Gear									
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column				
<u>NETS</u>											
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>											
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
TOTAL RECOMMENDATION											185.00

November 28th, 1950.

Mrs. Misao HOITA,
1 Parkview Ave.,
Toronto, Ontario.

Dear Sir,

Re: Japanese Property Claims Commission

Case No. 1183

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$185.00.

Cheque in your favour is enclosed for \$185.00
and we have paid the Co-Operative Committee .. Nil
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.