

996

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 446

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

PERSONAL INFORMATIONNAME: HORI ZenyaHOME ADDRESS: 455 Powell St., Vancouver, B. C.REGISTRATION NUMBER 06837 SEX: (M) AGE: 66OCCUPATION: Grocer (Retired)

(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: SelfMARRIED? YesNAME OF WIFE OR HUSBAND: Harue 7252ADDRESS OF WIFE OR HUSBAND: 453 Powell St., Vancouver, B. C.NAMES OF ANY LIVING CHILDREN: Hiroshi (M) Misao (F)ADDRESS OF CHILDREN: 453 Powell St., Vancouver, B. C.AGE OF CHILDREN: 13, 11**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)1. LOCATION AND DESCRIPTION: 2225. Dundas Street, Vancouver, B.C.

R. Size of land about 120 feet by 50 feet.

Details not available.

XX interest
Block 21 lot 14
D.L. 184

2. BUILDINGS AND OTHER IMPROVEMENTS: Address as above.Wooden Frame two Storey Dwelling House of 6 Rooms.1 Woodshed.

3. INSURANCE (Give particulars; state where policies are)

None.4. TAXES (Amount and where payable) About \$80.00 paid last year at City Hall,Vancouver, B.C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

None.

6. OCCUPANCY AND LEASES (If vacant so state)

Mr. Kanichi Matsubayashi. Monthly tenant. Pays 12.50 per month.

Declarant thinks the Title Certificate is in

the possession of Mr. T. Matkawa,

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: 369, Powell Street, Vancouver.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Mr. T. Matkawa, Mr. R. Tanaka,

Equal Share in land and house.

Mr. R. Bata.

None.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 453, Powell Street, Vancouver, B.C.

Living in dwelling house owned by wife Harue. The building is a

Store with dwelling house at back.

2. LANDLORD'S NAME AND ADDRESS:

Hori Harue (Mrs.) 453, Powell Street, Vancouver.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID.

Rent free.

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:

Bicycle with Basket, 3 Hand Trucks.

Contents of Grocery Store, chiefly Canned Goods. 2 Large Show Cases,
2 small Show Cases, a number of Shelves, 1 Long Counter, 1 Ice Box,
Scales, Stove, 4 Light Fixtures, 3 Boxes with wheels.

Office, 2 Tables attached to wall, 1 Filing Box, 1 Desk, and office supplies.

Dwelling House, 1 Ice Box, 2 Sinks, 1 Sofa, 2 Book Stands and 1 Bookcase,

1 Flower Stand, 1 Heater, Lavatory Fixtures, 1 Bureau, 3 Tables,
15 Chairs, 6 Chests of Drawers, 2 Wardrobes, 1 Gas Stove, 1 Kitchen
Stove, 6 Double Beds, Springs and Mattresses.

The above are all in the house and Store at 453, Powell Street, Vancouver.

1 Radio handed over to the Mounted Police.
2 HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY:

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

A great many Store Accounts but details not available.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

War Savings Certificates, about \$25.00. in name of Hiroshi (child).
ditto about \$25.00. in name of Misao (child).

in possession of their mother, Hori Harue.

8. BANK ACCOUNTS: \$40.00 approx. Royal Bank of Canada, East End Branch.9. LIFE INSURANCE: \$1,000.00. Number of Policy unknown. Policy in own possession. Western Mutual Benefit Association, Vancouver.
Beneficiary, wife, Hori Harue.

10. INTEREST IN ANY ESTATES OR TRUSTS:

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS: None.

2. TRADE DEBTS:	<u>Mr. F. K. Takahashi,</u>	<u>approx.</u>	<u>\$400.00.</u>
	<u>Mr. C. Wakabayashi,</u>	<u>"</u>	<u>\$125.00.</u>
	<u>Mr. J. Tanaka,</u>	<u>"</u>	<u>20.00.</u>
	<u>Mr. N. Matsumiya and Nose, Co.</u>	<u>"</u>	<u>35.00.</u>
	<u>Shon Sang Co.</u>	<u>"</u>	<u>50.00.</u>
	<u>R. Tagashira Co.</u>		<u>375.00.</u>

and many smaller amounts. All the above are in Vancouver, addresses not known.

REMARKS: The Declarant came for Medical Examination and did not intend to register his property, so came without any details.

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 3rd day of April, 1942.

(Signature)

Janza Hori

Bowling M. Chope
 Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Feb 2, 1943

Our File No. 996

Full Name HORI Genya - optional spelling "genya"
(Surname in Block Letters)

Registration No. 016837

Male ☒ - Female
(check)

Age 25, 1878

Former Address 453 Powell St., Vancouver, B.C.

Date Evacuated Feb 15, 1942 Naturalized - Canadian-Born - National
(check)

Present Address 2462 Wallace St., Regina, Sask. S4T 1A7
Penitentiary Extension, B.C.

Married - Single
(check)

Name of Wife nee MATSUBAYASHI, Kame
(Name)
06438

Name of Husband

Name of Mother nee SUMIKAWA, Yumi
(Name)
(decd)

Name of Father HORI
TAKEMURA Genjro (decd)

Names of Children under 16

Requested by E. Sullen

Registered with Custodian yes
(Yes or No)

Additional Information Genya, Radio #67

File No.
996

MEMORANDUM

April 14, 1949

TO: Filing Department,

FROM: Mr. Dusenbury

Re: - Zenya (Jenya) HORI
Reg. No. 06837

This file may be closed.

BRD/DD.

NOTE: Liability Summary - April 18, 1947

REAL PROPERTY SUMMARY

JAPANESE NAMES:	Jenya (Zenya) HORI	Reg. No. 06837	File No. 996 ✓
	Zenya NISHIMURA	Not registered	" Int 1408 ✓
	Tomekichi MAIKAWA	Not registered	" Int 271 ✓
	Ishimatsu EBATA	Reg. No. 06036	" No. 635 ✓
	Arthur Tadao OKAMOTO	Not registered	" Int 1406 ✓
	Rokuya TANAKA	Reg. No. 05794	" No. 5509 ✓
	Mosayemon WAKABAYASHI	Not registered	" Int 1407 ✓
	Hatsujiro MORI	Not registered	" - - - -
Jinya TANAKA	Reg. No. 06286	" No. 3630 ✓	

CATALOGUE NO: 97

PROPERTY ADDRESS: 2225 Dundas Street, Vancouver, B.C.

LEGAL DESCRIPTION: Lot 14, Block 21, District Lot 184, Group 1, New Westminster District, Plan 178.

TITLE: Registered in names of Japanese above. Certificate of Title No. 7008-G absolute.

ENCUMBRANCES: Registered: Filing 35955, Vested in the Custodian March 30, 1943.
Unregistered: No indication.

Vesting Order No. 35955 dated 30th March 1943, Jenya HORI interest.
Vesting Order No. 39031 dated 16th November 1944, 8 other interests.

ASSESSED VALUE: 1943
Land \$600.00
Improvements 650.00 - \$1250.00 Taxes \$49.48

CLASSIFICATION: This is a two storey, frame, shingle roof building, containing six rooms. The house is all modern - woodshed in rear.

HISTORY OF ADMINISTRATION: Premises were leased by Jenya HORI prior to evacuation to Carl W. Hanson, monthly tenure at \$12.50 per month. The Royal Trust Co. was appointed agents by the Custodian on the 16th June 1942, with the approval of HORI on the 17th October 1942. Rents from 3rd November 1942 to the 3rd February 1944 were paid to the Custodian to the credit of a joint account of owners, the total rental so credited being \$337.50.

The title to one-ninth interest is in the name of Hatsujiro MORI, who is not registered. On the 3rd February 1945, the Security Commission was requested to ascertain from Matsujiro MORI (Reg. No. 11185) if he were the party owning an interest in Lot 14, Block 21, District Lot 184. Matsujiro MORI replied on the 16th September 1945, "Yes, I have." Asked for further information on the 8th November 1945 and the 14th January 1946, he replied 11th February 1946 that it was owned by himself and a partner Arakichi NISHII, though he had not declared his ownership as he "would not complicate matters." Arakichi NISHIO owned property in Prince Rupert but there is no record of any MORI interest in it. Further inquiry elicited the statement from M. Mori, "I want to drop the matter - possibly it is some other property." It is clearly

indicated that this Matsujiro MORI is not the owner named in the title as Hatsujiro MORI.

Matsujiro MORI (Reg. No. 00342) in a letter to the Department of Labour, 8th August 1945, certified that he had no interest in the property known as 2225 Dundas Street, Vancouver, B. C.

Zenya HORI states in his letter of 5th June 1945 that the Hatsujiro MORI named in connection with this property is in Japan.

Zenya HORI, letter 5th June 1945, states that only four of the persons named as registered owners are entitled to share in the proceeds of this sale, the four being Hori, Maikawa, Ebata and Tanaka. The other five surrendered their claims about ten years previously. No registration was made, as the accumulated taxes suggested that title might be conveyed through tax sale. Evidence of this surrender of interest by the other five owners was requested of Mr. Hori on 1st August 1945. No reply is on file.

APPRAISAL:

By D.W. Reeve, \$700.00, dated 19th July 1943.

OFFERS:

From V.W. Close, through Austin & Company, 4th April 1944, \$750.00
From Mike Kohut and Kathleen Kohut, through Whitaker and
Whitaker, 25th July 1944, 925.00
From P.J. Sovinsky, through Austin & Company, 14th July 1943, 600.00

SOLD:

To: Mike Kohut and Kathleen Kohut, his wife, as joint tenants,
as at 28th August 1944, for \$925.00.
Approved by the Advisory Committee 2nd August 1944.

TITLE:

Certificate of Title No. 111551-L issued 27th November 1944, in names of Mike Kohut and Kathleen Kohut, joint tenants, and receipt acknowledged by Mike Kohut 22nd December 1944.

FUNDS:

Released to the credit of Zenya HORI - sale price \$925.00 plus rentals \$337.50, total \$1262.50; less commission on rent \$16.87, repairs \$26.93, sundries \$39.87, taxes \$157.62, Certificate of Encumbrance \$1.00, appraisal \$5.00, advertising \$4.00, registration \$8.35, commission on sale \$46.25, closing adjustments \$32.72, total \$338.61. Net amount released \$923.89.

OLD TITLE:

Certificate of Title No. 7008-G was requested 1st September 1944 but not received.

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

Jan Macpherson

DATED: April 18th, 1947.

IN:is

NOTE:- Mr. Zenya HORI in a letter dated 27th September 1943, states that Zenya NISHIMURA, Arthur Tadao OKAMOTO, and Monayemon WAKABAYASHI, left for Japan years ago (see file INT 1407). The whereabouts of Hatsujiro MORI is unknown.

FIRE INSURANCE SUMMARY

2225 Dundas Street, Vancouver, B. C.
Kenya BORI Reg. No. 06837 File No. 996

Kenya BORI declared there was no insurance on the
above property, and there is no record of any on file.

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

[Signature]

DATED: April 18th, 1947.

This

LIABILITY SUMMARY

Zenya (Zenya) HORI Reg. No. 06837 File No. 996

The following claims against the above-named Japanese have been filed.

1. Gensya WAKABAYASHI (file 4036) \$126.08
Claim filed by Morris & MacLennan on the 18th July 1942, against J. Hori & Co., and confirmed in HORI's JP declaration as "approximately \$125.00", as a trade debt. Claim unpaid.
2. Kichiro TAKIMACHI (file 9407) 1485.80
Claim filed on the 18th May 1942, and declared by HORI in his JP form as "approximately \$400.00", as a trade debt. Claim unpaid.
3. R. Taguekira & Company (file 5129) 367.89
Claim filed against Mr. and Mrs. J. Hori, 453 Powell Street, by G.E. McGroven, solicitor, on the 18th May 1942, and confirmed by Zenya HORI in his JP declaration as "approximately \$375.00", as a trade debt. Claim unpaid.
4. Gensya EBATA (file 3293) 585.00
Claim filed 2nd May 1942, but not declared by HORI. Mr. Hori advised of this claim 23rd May 1942. Mr. Ebata informed the Custodian on the 15th June 1942 that he would instruct Mr. Young, barrister, to collect. No further record on file.
5. Jubei TANAKA (file 11024) 24.00
Claim filed 20th May 1942, and declared by HORI in his JP form as "approximately \$20.00", as a trade debt. Claim unpaid.
6. S. Matsumiya and Noss, Co. 35.00
Claim declared by HORI but not filed by creditor. Claim unpaid.
7. Shen Sang Company 50.00
Claim declared by HORI but not filed by creditor. Claim unpaid.
8. The Royal Trust Company advised the Custodian on the 11th June 1942 that Zenya Hori was a guarantor of a mortgage given by his wife, Harue Hori (file 7252) to the Royal Trust, covering property at 453 Powell Street, on which mortgage there was due \$2828.26 and taxes \$195.00, total \$3023.26. In view of this liability, and of a notice of condemnation of the

126.08

H00

367.89

0

24.00

0

0

0

promised as unhabitable by the City, 16th December 1942, it was proposed that Maruo Mori grant a Quit Claim of the property, in favor of the mortgagee, on condition that Zenya Mori be released of his liability as guarantor. The Custodian consented to this proposal and obtained a valuation of the property, reported as \$1,000.00. The Royal Trust acknowledged receipt of this Quit Claim on 7th Sept. 1944.

9. A claim for \$12.00 was filed 21st March 1946 by Yosoya OMOTO (file 14658). There is no further reference to this claim on file.

10. Messrs. Davis, Pugh, Hossie, Lett & Marshall on 30th July 1943 advised the Custodian of a judgment obtained by Mr. Hossie of that firm, against Zenya Mori, the judgment being dated 23rd January 1933 for the sum of \$63.15. They were informed on 4th August 1943 that claims amounting to more than \$2700.00 against MORI had been filed and that his account at that date showed a credit balance of only \$1.79. No further action is indicated on file.

Mr. J.D. Mather, in his report of 17th October 1942, re Zenya MORI, states, "His complete stock and trade have been sold. He has paid all creditors other than Japanese." This information appears to have been given by Zenya's son, Hideo Mori.

No debit appears in Zenya Mori's ledger account. His personal account shows a credit at this date of \$131.90.

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

DATED: April 18th, 1947.

IM:ic

File No. 996

-- SUMMARY --

July 8th, 1947

-- PERSONAL PROPERTY --

Re:- Zenya (Jenya) HORI,
Reg. No. 06837

CHATELS: -- See Schedule.

ACCOUNTS

RECEIVABLE: -- Reference is made on Page 3 of Registration dated April 3, 1942 by Zenya Hori to "a great many store accounts but details not available". However the file does not reveal any list of such accounts.

WAR SAVINGS CERTIFICATE: -(Reference is made to these on Page 3 of registration)
dated April 3rd, 1942 by Zenya HORI.

BANK ACCOUNT:
LIFE INSURANCE:

(As they did not come under the control of the Custodian
(no action was taken by this office in respect to same.

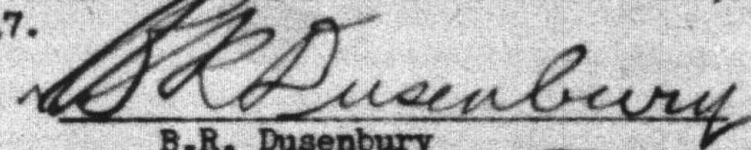
SPECIFIED ARTICLES:

One Radio is declared on Page 2 of Registration dated April 3/42 by Zenya Hori. Later this is received from the R.C.M.P. under date of June 20/44 their Record No. 67. It was sold by the Custodian's office on December 15, 1944 and the net proceeds of \$42.65 were credited to Zenya Hori account on our books. He is now being asked to forward the R.C.M.P. radio receipt covering this radio.

No other Specified Articles are revealed on the file.

No other Personal Property of Zenya HORI is revealed on the file.

The above Summary is certified to be in accordance with the information on file, July 8, 1947.


B.R. Dusenbury
Office of the Custodian.

File No. 996

SUMMARY

July 8th, 1947

GENERAL

Re: Zenya (Jenya) HORI,
Reg. No. 06837

ASSETS: —

REALTY:

It is revealed on the file that Zenya HORI owned an undivided one-ninth interest in property at 2225 Dundas St. known as Lot 14, Block 21, District Lot 184, Plan 178, Vancouver, B.C. Catalogue No. 97. See "Real Estate Summary" on file 996 for particulars regarding this property dated April 18th, 1947. The file indicates that Zenya HORI received as his share, the sum of \$102.65 for credit of his account on February 7th, 1945.

NOTE: — Reference is made on File #996 Zenya HORI to property at 453 Powell Street. The title to this, however, was in the name of Harue HORI, his wife, File 7252 and is dealt with on that file more particularly. Zenya HORI's guarantee in respect to the Mortgage against this property was released when Quit Claim deed was given by Harue HORI and the Royal Trust Co. acknowledged receipt of same as Sept. 7, 1944.

PERSONAL PROPERTY: — See "Summary Personal Property" dated July 8th, 1947 this file for particulars.— including "specified articles".

LIABILITIES: — See "Liability Summary" dated April 18th, 1947 this file.

The above Summary is certified to be in accordance with the information on file,
July 8th, 1947

B.R. Dusenbury
B.R. Dusenbury,
Office of the Custodian.

NOTE: — According to account of Zenya HORI as per this date he has a credit of \$131.90 on our books.
In Joint a/c of Zenya HORI and Harue HORI there is a credit balance of \$12.41, as per this date, on our books.

File No. 7252

CHATEL SCHEDULE

July 11th, 1947

Re: Haruo HOHI, (Ar: Zengo)
Ref. No. 00638

Declared List attached to J.P. Form May 1/47	Sold at Auction	Seized	Remarks
4 tables			
12 chairs			
1 Electric toaster			
1 Tea set			
1 silver tea set			
2 Heaters			
1 Couch			
4 Book cases			
2 Ash stands			
3 dressers			
2 clothes closets			
3 beds, single			
4 beds double			
1 desk			
2 drawers			
1 Screen			
1 Victrola record player			
2 Table lamps			
2 Bed tables			
1 Cupboard			
125 Books			
1 Jap. Buddhist Shrine			
2 Guest Carpenter tools			
1 Chesterfield sofa			
1 bed - complete			
763 odd pieces silverware, kitchen utensils, glassware etc.,			

W.D. Davidson

See Memo Mr. Spain
Sept. 14/47 this file.

See Memo Mr. Wilson
Sept. 7/44.

It is almost impossible
to find out what happened
to the chattels of either
Haruo HOHI or Zengo Hori.

The son may have sold some
after they were executed
and not wanted it.

Mr. Wilson's memo Sept 7/4
seems to suggest that
there were chattels left
on the premises at that
time.

No evidence to verify
Mr. Spain's memo of Sept.
14/44.

MEMORANDUM

May 25th, 1943.

To: File 996

From: Specified Articles Department

Re: HORI, Zenva - Reg. 06837

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
RADIO	✓ Mercury Radio Serial #117466.	\$ 10.00

Turned over to Custodian 20/6/44

✓ Sold by auction 15/12/44 - Vancouver 37

ROYAL CANADIAN MOUNTED POLICE

Form 246A

EXHIBIT REPORT

No. 67

HEADQUARTERS File No.

SUB-DIV'N and File No. Vancouver

DIVISION and File No.

DETACHMENT and File No. C.I.B.

J.R. 07302 06837

DATE June 16th, 1944

Re: J. HIRI, 453 Powell St., Vancouver, B.C.
(Name of File)

On March 9th, 1942 I D.E. McLaren, Cst.
(Member's Name)

Came into possession of the following described goods by

Handed over by owner's Proxy Tomaju ISCOAI.
(State Authority from whom seized and place of seizure)

No. OF EXHIBIT	No. OF PACKAGES	CAPACITY OR SIZE	DESCRIPTION OF EXHIBITS
	1		Mercury Radio - Serial No. 117466. 996 <i>Sold Dec 15/44</i>

REMARKS: Handed over to Custodian of Alien Property.

DATE JUN 20 1944

(State briefly disposition)

Lee D. Spence
(Signature of Receiver or Custodian)

CERTIFIED CORRECT
P.R. Jefferson
(Signature of Member)
10559.

RECEIVED
APR 21 1942

Registration Number 06837

HORI, Zenya

453 Powell Street, Vancouver, B. C.

LOCATION AND NATURE OF BUSINESS

This man is operating a Grocery and Green Grocery Store, situated at 453 Powell Street, Vancouver.

REAL PROPERTY

Claims to own a quarter interest in a house situated at 2225 Dundas Street, Vancouver. This is a two storey, frame, shingle roof building, containing 6 rooms. The house is all modern - woodshed in rear. He is unable to produce Certificate of Title, which he believes is with one T. Maikawa, who has been evacuated. He is endeavoring to have this Certificate returned for my inspection.

INSURANCE

There is no insurance on the contents of the store.

FINANCIAL POSITION

I have an inventory prepared by Hori, in which he claims to be carrying the stock at cost, amounting to \$720.91. He has Accounts Receivable considered good, amounting to \$2334.59. A number of the larger accounts included in this account are Japanese who have already been evacuated. He, however, believes he will be able to recover all of them. There are liabilities amounting to \$878.14, all to Japanese Companies or persons, with the exception of a small account to a Chinese Firm, Shon Sang & Co., 222 East Georgia Street. He advises me that this account is for vegetables, that he is still buying from them and is paying as he goes, as well as paying for the account, which will be eliminated before his evacuation.

REMARKS

Hori is to report at Hastings, for evacuation, on April 27th. It is his intention to leave his wife, Mrs. Harue Hori, in charge, to carry on the business, until she is evacuated.

RECOMMENDATIONS

Hori has agreed to arrange to have Mrs. Hori leave with me, the key to the premises, when she is evacuated. In view of the fact that the Creditors are all of Japanese race and are satisfied to permit him to carry on in the above manner, I would recommend that he be left in charge until the final evacuation of the family. This is an interim report.

April 20th, 1942

see file 7252
Reported by Macaulay
Chubbuck
Wardlaw

L. M. Mather

NAME HORI, Zenya
HORI, Haruo (Mrs. Zenya)

REGISTRATION NO. 06837
06838

FILE NO. 996
7252

The following chattels were sold by public
auction at 998 Poveall St., Vancouver on August 23, 1944.

Show case (top gone)	\$ 11.50
Counter Show case	0.35
5 Small cases	2.25
2 Glass Windows	0.40

Total

Less Expenses: (Auctioneer's Fee) \$ 1.45
(Advertising) 0.33
(Moving) 0.71

Net Proceeds Credited:

\$ 14.50
\$ 4.49
\$ 10.01

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 30.

Remarks

*Original mailed to Mr. + Mrs. Horie
on July 19/47*

NAME HORI, Zenya
HORI, Haruo (Mrs. Zenya)

REGISTRATION NO. 06837
06838

FILE NO. 996
7252

The following chattels were sold by public
auction at 992 Powell St., Vancouver, B.C. on September 13, 1944.

Counter

\$0.30

Total

\$ 0.30

Less Expenses: (Auctioneer's Fee: \$0.05
(Advertising: 0.01
(Movings: 0.04

\$ 0.10

Net Proceeds Credited:

\$ 0.10

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 31

Remarks.

*Original mailed to Mr. & Mrs. Horie
on July 19/47*

NAME HORI, Zsuzs

REGISTRATION NO. 06837

FILE NO. 996

The following chattels were sold by public
auction at 992 B. Mill St., Vancouver, B.C. December 15, 1944.

Mercury Mantle Electric Radio

\$ 50.00

*Received
June 20/45*

Total

\$ 50.00

Less Expenses: (Auctioneer's Fee) \$5.00

\$ 7.35

(Advertising) 1.67

(Moving) 0.68

Net Proceeds Credited:

\$ 42.65

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 37

Remarks.

996 & 7252.

July 19th, 1947.

Mr. and Mrs. Zenya HORI,
Registration Nos. 06837 & 06838,
2462 Wallace Street,
Regina, Sask.

Dear Sir and Madam:

Re: Chattels.

In reviewing your files in respect to Chattels declared by you or otherwise revealed we have found the situation rather confusing as your declarations were made some time before you were evacuated. This and the fact that your son, Hideo, was disposing of certain items from time to time makes our record indefinite as to ultimate disposition of all of them. It is thought that some considerable quantity of them was shipped out to you by him without our knowledge and hence of which we would have no record.

However, our records show that certain items that came under our control were sold by Auction Sale for your joint account and so credited to our books. We are enclosing a statement showing this amount, namely, \$12.41, and also copies of 2 auction sheets representing said amount. As this is the full amount in your Joint Account we are attaching our cheque for \$12.41 so that we may close out this amount on our books.

Kindly acknowledge receipt in due course.

Yours truly,


B. R. Dusenbury,
Office of the Custodian.

BRD/P.
Encl.

EVACUATION SECTION
Rec'd OCT 10 1947
File No. 996 / 725 ✓
App.
Referred *Mushury*

2402 Wallace Street,
Regina, Saskatchewan,
October 9, 1947

Mr. B. R. Dusenbury,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

File 996

Dear Sir:

Re: File No. 996 & 7252

Your letter of July 18th, was received in which you stated that a credit balance of \$131.90 would be forwarded upon receipt of the R.C.M.P. radio receipt. But up till present after extensive search, we are unable to locate this receipt. Could it be possible to send the balance owing us by return mail.

Your early reply would be very much appreciated.

Yours truly,

Z. Hori
Z. Hori
Zenya Hori
Registration No. 06837

DECLARATION IN REGARD TO LOST RADIO RECEIPT

I, Zenya(Jenya) HORI, formerly of 453 Powell Street, Vancouver, B.C.,
now of 2462 Wallace Street, Regina, Saskatchewan, do hereby declare:-

1. That I owned a certain radio, described as Mercury Radio,
Serial No. 117466.
2. That I delivered this radio to the R.C.M.P. on the 9th
March 1942 at Vancouver, B.C., their No. 67 and obtained a
receipt therefor,
3. That I have made a most diligent search for said receipt.
4. That I have not found same.
5. That the same has been lost or accidentally destroyed and
6. That I, Zenya(Jenya) HORI, the owner, am entitled to the
proceeds of the sale of my said radio.

DATED:

+ Nov 4, 1948

SIGNED:

Regd
X
filed
Jenya Hori

Zenya HORI,
Reg. No. 06837

2462 Wallace St
Regina, Sask
November 8, 1948

EVACUATION SECTION	
Rec'd	NOV 12 1948
File No.	296
Ans.	
Referred	

Mr. D. R. Casenbury
Office of the Custodian
Bob Taylor, Dan & Edg.
Ponca, B.C.

Dear Sir:

Enclosed is being returned to you
fully signed as requested. Please
send us the return mail the credit
balance of \$68.75.

In your letter you stated that
deduction of \$63.15 for judgment filed
to your office. Can you tell me to
whom the judgment has been paid.
You are representing government, and
government is representing group of citizens,
and you citizen, so you're representing me
and I sure would like to know before
hand what my debts are being paid for.
Thanking you for taking such care
of my behalf.

Yours sincerely

Harry
F. H. H. H.

November 12th, 1948

REGISTERED.

Mr. Zenya HORI,
Reg. No. 06837,
2462 Wallace Street,
Regina, Sask.

Dear Sir:-

We are just in receipt of your letter of the 8th instant with enclosure as stated for which we thank you.

We are forwarding to you the amount mentioned in your letter, namely, \$68.75, which is the balance to your credit on the books of the Custodian. We are forwarding this amount to you instead of applying it to the indebtedness showing against you on our records, as is customary, as the amount is too small for distribution.

Regarding the judgment paid of \$63.15 to which you refer and about which you inquire, this is to say that the judgment was obtained by Mr. D.M. Hossie for damage to his automobile by you back in December 1932. You had notice of this indebtedness in our letter of August 4, 1943 and therefore must be aware of the judgment against you. The judgment was obtained in January 1943 by Mr. Hossie.

Kindly acknowledge receipt of the enclosed cheque.

Yours truly,



B.R. Dusenbury,
Office of the Custodian.

BRD/DD.
Enc. 1.

996 & 7252

June 16, 1942

The Royal Trust Company,
626 Pender Street West,
Vancouver, B. C.

Dear Sirs:

Re: Zenya Hori

We observe from your letter dated June 11th that Mr. Hori is guarantor under the terms of the mortgage in respect of the property situate at 453 Powell Street and that said mortgage was taken out in the name of Mrs. Hori.

As you state that there is now due and payable under said mortgage the sum of \$2,828.26 and as the balance of consolidated taxes amounts to \$195. we would appreciate your informing us of the steps you propose to take at this time to protect the interests under said mortgage of the A. E. Snyder estate.

Yours truly,

R. P. Alexander,
Assistant Manager.

RPA/PMH

Registration Number 06837

Your File No. 996

HORI, Zenya

453 Powell Street, Vancouver, B. C.

Souet

I reported on the above Hori on April 20th last and recommended that he be allowed to carry on until evacuated. Hori and his family, with the exception of one son Hideo Hori, Registration No. 07009, were evacuated on October 15th to Slocan, B. C.

His complete stock and trade have been sold over the period from my first report. He has paid all creditors other than Japanese and his Accounts Receivable are entirely from people of the Japanese Race.

Hori's son, Hideo Hori above referred to, is at present working for the B. C. Security Commission and expects to be evacuated in approximately two weeks. In the meantime, he is living in the premises at 453 Powell Street.

The son informs me that it is the wish of his mother, who owns the property at 453 Powell Street and of his father who is a part owner of the house at 2225 Dundas Street, that both of these properties be placed in the hands of the Royal Trust Company for rental. In the meantime, he has promised to hand to me the keys prior to his evacuation. The property at 453 Powell Street, I understand, has been covered in the Form "JP" of Mrs. Harue Hori.

I have today taken inventory and enclose herewith a copy of effects and equipment now on the premises. The son is endeavoring to dispose of 1 Ice-box and 1 set of Scales mentioned the inventory, prior to his evacuation. In addition to the items shown in the inventory, there are a number of packages stored in a rear room, which Hideo Hori states are the property of friends. He was unable to inform me as to what the packages contained or to whom they belonged.

RECOMMENDATIONS

I would recommend that both properties mentioned in the Form "JP" above referred to, be placed with the Royal Trust Company on behalf of the Custodian. I would further recommend that the effects as per inventory, be moved to central storage.

October 17, 1942.

A. Markin

Registration Number 06837

HORI Zenya

INVENTORY

IN STORE

1	Plate Glass Show Case	50.00	
4	only Light Fixtures	25.00	
1	Wood Counter	15.00	
1	" " "	10.00	
1	" " "	5.00	
1	" Set Canada Counter Scales (being sold)	75.00	
1	" " Glass Front Ice-box - { " " }	45.00	
2	Small Glass show cases	2.00	
3	" Paper racks	5.00	
1	Show Table	10.00	
1	" " "	5.00	
1	" " "	2.00	
1	" Step Ladder	1.00	
1	" Warehouse Hand Truck	5.00	
1	" Ice box	5.00	\$260.00

IN DWELLING

10	only Kitchen Chairs	5.00	
1	" Dining table and 3 leaves	5.00	
1	" Wood table	1.00	
1	" 4 Drawer Dresser	5.00	
1	" Cupboard with shelves & drawers	5.00	
1	" Round table & chair	1.00	
1	" Phonograph (Cabinet)	5.00	
1	" Cabin Cook Stove	10.00	
1	" 2 Jet Gas Plate	2.00	
3	" Small wood Kitchen Cabinets (no value)		
1	" Store Heater	5.00	
6	" Iron Beds with springs and mattresses, a clothes cupboard and Bureau, on which they place no value (Junk)		44.00
			\$304.00

In addition to the above, there is an old bicycle, some tubs, baskets and junk generally, which Hideo Hori is endeavoring to give away to some junkman. This is of no value.

S. sold by auction 22/8/44
Kinsman 00.

S. sold by auction 13/9/44
Kinsman 31.

996 and 7252

November 6th, 1942.

The Royal Trust Company,
626 Pender Street West,
Vancouver, B. C.

Dear Sirs:

Re: Zenya HORI

You already have in hand the property of Mrs. Harue Hori, wife of the above, viz. 453 Powell Street, and we are awaiting your news re tenancy etc. Zenya Hori states on his declaration form that he has an interest in 2225 Dundas Street, Vancouver, Lot 21, Block 14, D.L. 184. This is stated to be a wooden frame, two storey dwelling house of six rooms with a wood shed. The title is in the name of Zenya Hori and eight other Japanese.

Hori's son, Hideo Hori, states that it is the wish of his mother and father that both their properties be handled by you, so we shall be glad if you will advise us in due course what can be done respecting the renting of 2225 Dundas Street, and in addition 453 Powell Street. Respecting the latter property, we enclose two copies of Inventory recently received from Mr. J. D. Mather, who investigated these premises and in connection with this inventory he writes as follows:

"I have today taken inventory and enclose herewith a copy of effects and equipment now on the premises. The son is endeavoring to dispose of 1 Ice-box and 1 set of Scales mentioned in the inventory, prior to his evacuation. In addition to the items shown in the inventory, there are a number of packages stored in a rear room, which Hideo Hori states are the property of friends. He was unable to inform me as to what the packages contained or to whom they belonged."

If these chattels are left on the premises, you will doubtless obtain a signature for same from the in-coming tenant.

Yours truly,

P. Doust,
Administration Department.

PD:NT

Enclosures 2.

ADDRESS ALL COMMUNICATIONS
TO THE COMPANY

CABLE ADDRESS
ROYALTRUST

The Royal Trust Company

EXECUTORS AND TRUSTEES

626 PENDER STREET WEST

Vancouver, B.C.,

20th. November 1942.

Department of The Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,

Hastings & Granville Sts.,
Vancouver, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVE

NOV 21 1942

Attention Mr. Douet

Re: Z. Hori- File No. 996 and 7252

Dear Sir:-

With reference to your letter of the 8th. inst., we have put up our "For Rent" sign and also your "No Trespassing" sign, on the property at 453 Powell Street.

We have also requested Messrs. Weeks & Company to shut off the water and winter proof the plumbing fixtures.

We have called at 2225 Dundas Street and find that it is occupied by a white family. We have not as yet been able to ascertain their name, the amount of rental, or from whom they originally rented the premises.

We will have this information for you shortly.

Yours faithfully,

S. V. Smith

S. V. Smith,
Manager, Rental Department

HR/FR

ADDRESS ALL COMMUNICATIONS
TO THE COMPANY

Handwritten signature
CABLE ADDRESS
"ROYALTRUST"

The Royal Trust Company

EXECUTORS AND TRUSTEES

626 PENDER STREET WEST

Vancouver, B.C.

23rd November 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 26 1942

ATTENTION MR. DOUET.

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
City.

Handwritten initials

Re: Z. Hori. Account # 996
and 7252.

Dear Sir:

When our representative was last at 453
Powell Street, he picked up two bills of the
B.C.E.R. Co. Ltd. for gas and electricity for a
total of \$ 7.12.

Will you kindly advise if these should be
forwarded to you, as we have as yet no inquiries
about renting this property.

Yours faithfully,

Handwritten signature of S. V. Smith

S. V. Smith.
Manager, Rental Department.

HLR.

ADDRESS ALL COMMUNICATIONS
TO THE COMPANY

Saint
CABLE ADDRESS
ROYALTRUST

The Royal Trust Company

EXECUTORS AND TRUSTEES

626 PENDER STREET WEST

Vancouver, B.C.,

1st December 1942.

OFFICE OF THE COMMISSIONER
JAPANESE SECTION
RECEIVED
DEC 3 1942

ATTENTION MR. DOUET.

The Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
City.

Re: Account # 996 & 7252.
Zenya Hori.

Dear Sir:

With reference to your letter of the 6th November, we have now ascertained that this house is occupied by Carl W. Hansen, who states he rented direct from the above client dated 2nd November. The rental asked by Mr. Hori is said to be \$ 12.50 per month. Mr. Hansen paid \$ 25.00 which we entered in the account as rent for November and December, subject to confirmation. We presume that you will be able to have this verified by Mr. Hori.

The house is 1½ storey frame construction, no basement or central heat. There is no provision for hot water and no bath. The tenant said he is to do all decorating at his own expense and if a hot water tank or bath is wanted he is to instal the equipment at his own expense. This will either be taken over by the owner or removed leaving the house in the original state, any damage by so removing to be put right by tenant.

We shall be pleased if you will let us know Mr. Hori's instructions in due course.

Yours Faithfully,

S. V. Smith
S. V. Smith.

Manager, Rental Department.

HLR.

Dec. 17, 1942.

Mr. Zenya HORI, #06837,
Slocan, B. C.

Dear Sir:

Re: Lot 14, Blk. 21, D.L. 184, G. 1, D.M.W.
Plan 178, known as 2225 Dundas St. Vancouver.

To enable us to check and if necessary correct our records, we would ask you to let us have an early reply to the following questions:

1. On April 3, 1942 you reported having an interest in the above property with three others (T. Maikawa, R. Tanaka, and S. Ebata,) whereas the property appears to be registered in the names of: Zenya HORI, Zenya NISHIMURA, Tomokichi MAIKAWA, Ishimatsu EBATA, Arthur Tadao OKAMOTO, Rokuya TANAKA, Kozayemon WAKABAYASHI, Matsujiro HORI, and Jinyu TANAKA. Which is correct?

2. What is the nature of the interest these individuals have in this property, i.e. is it as members of a society, association or guild (Kai or Kumiai)? If so, what is its full name or title?

3. Where is the Certificate of Title (65/33/7008G)?

We would appreciate having any further information on the subject that would facilitate completing our records.

Yours truly,

R. G. Bell,
Administration Department.

RGB:AS

ADDRESS ALL COMMUNICATIONS
TO THE COMPANY

CABLE ADDRESS
ROYALTRUST

The Royal Trust Company

EXECUTORS AND TRUSTEES

626 PENDER STREET WEST

Vancouver, B.C.

12TH May 1943.

EVACUATION SECTION	
Date	MAY 12 1943
File No.	
Ans.	Yom
Referred	Milson

ATTENTION MR. MILSON.

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
City.

Re: 2225 Dundas Street.
J. Hori et al. Acc't. # 996.

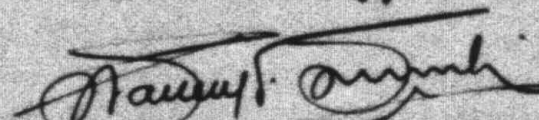
Dear Sir:

Our inspector, Mr. Ray, reports that apparently there is a break in the sewer main immediately to the west side of the house.

There is a large pool of soapy water along the ground level of the house on the west side. While there is no basement, this water must be forming in a pool under the house foundations.

We would recommend that you give us authority to have this main excavated and repaired, the water will do damage to the building and should the weather turn warm the City Health Authorities will insist on the work being done.

Yours faithfully,



S. V. Smith.

Manager, Rental Department.

HLR.

7252
996

April 29th, 1943

The Royal Trust Company,
626 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: London & Scottish
Policy No. 7265A

We wish to acknowledge with thanks receipt of the above numbered policy covering on property located at 453 Powell Street, belonging to Mrs. Harue HORI.

We understand that this insurance was put on to protect your client's interest according to an arrangement made between Mr. Milson of this office and Mr. Smith of your office.

Under these circumstances we are returning herewith the bill from the Royal Agencies covering the premium under the above policy which we take for granted you will pay.

Yours very truly,

S.M. Gibson
Insurance Department

SMG:KT
Encl.

~~996~~, 14074, 14073
& 14180.

June 12th, 1943.

Mr. Isaya HORI,
Registration No. 06837,
Slocan, B. C.

Dear Sir:

Re: Arthur Tadao OKAMOTO,
Masayemon WAKABAYASHI,
& Isaya NISHIMURA.

Will you very kindly notify us of the present
address of Mr. Okamoto, Mr. Wakabayashi and Mr. Nishimura, who
are co-owners with you of property described as Lot 14 in Block
21 in Subdivision of District Lot 184, Group 1, District of
New Westminster, Plan 178, City of Vancouver.

A stamped addressed envelope is enclosed for your
reply.

Yours truly,

D. M. Chope,
Administration Department.

DMC/P.
Encl.

*all left for Japan
years ago
see bill from Hori
Sept 27/42*

CABLE ADDRESS:
AUSTIN VANCOUVER
0008
WESTERN UNION AT

**A.E. AUSTIN
& CO. LTD.**

TELEPHONE
MA RINE 2431
ESTABLISHED 1908

855 HASTINGS STREET WEST
VANCOUVER,
CANADA

July 14, 1943

The Office of The Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

Re: 225 Dundas Street
Catalogue #97 File #996

On behalf of Mr. F. J. Sovinsky,
we hereby make you an offer to purchase the
above property at a price of \$600.00 cash.
We enclose herewith our marked cheque for
\$60.00 being Mr. Sovinsky's deposit in con-
nection with this offer.

The house is practically unin-
habitable, and it is Mr. Sovinsky's intention
if his offer is accepted, to demolish the
house on the property.

We shall be glad to hear from you
in due course.

Yours truly

A. E. AUSTIN & CO. LIMITED

Herbert W. Davidson
Agents.

MD/S
Encs.

996
7252

July 15th, 1943

Mr. & Mrs. Zenya HORI,
Reg. Nos. 06837 & 06838,
Slocan Extension, B. C.

Dear Sir and Madam:-

As you are aware, the property belonging to Mrs. Zenya Hori at 453 Powell Street, Vancouver, has been condemned by the City Authorities and it will, therefore, be necessary for us to remove therefrom the contents.

Together with other premises in this neighbourhood, we have had great difficulty in preventing house-breaking by local bad characters, and we regret that the office records, books, and papers stored in the small room on the lane at the extreme North end of the building have been rummaged around and disarranged. We are of the opinion that these records are not worth moving to storage and unless we hear from you promptly, they will be destroyed.

Yours truly,

H. F. Green
Protection Department

HFG:IF

G.B.S.

Please advise D.A.S.
if no answer on action
file by 4/8/43

July 30th, 1943

Messrs. A. E. Austin
& Co. Ltd.,
833 West Hastings St.,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 97.

Your letter of the 14th instant written on behalf of Mr. F. J. Sovinsky enclosing cheque for \$60.00 and offer to purchase 2225 Dundas Street for the sum of \$600.00 has been received and considered.

We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$700.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

F. G. Shears
Director.

FOS/GH

Enc.

MEMBERS OF VANCOUVER REAL ESTATE EXCHANGE

CABLE ADDRESS:
AUSTIN, VANCOUVER
CODES:
WESTERN UNION AI

**A. E. AUSTIN
& CO. LTD.**

833 HASTINGS STREET WEST
VANCOUVER,
CANADA

Rec'd	7/2/44
File No.	996
By	THH
Checked	MA R. H. P.
ESTABLISHED 1906	

March 6th, 1944.

The Japanese Custodian,
Evacuation Section,
Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Re: Lot 6, Block 12, D.L. 184
2225 Dundas Street - Cat. #97, File #996

We have received an offer to purchase
the above property from Mr. V. W. Close at a
price of \$700.00 cash.

We enclose herewith our cheque for \$70.00
as a deposit in this connection.

Mr. Close is a British Subject.

We trust this sale will be confirmed and
we shall be glad to hear from you in due course.

Yours truly,

A. E. AUSTIN & CO. LIMITED.

Per *Matthew Davidson*
Agents.

Enc.
MD/F.

(Over)

Dear Sir:

Re: HORI, Harue (Mrs. Zenya)
Registration No. 06838.

At the present time there is over \$3,000.00 owing on the Mortgage and the arrears of taxes amount to over \$250.00. We have taken up the matter of the Mortgage with the Royal Trust Company, who are agents for the Snyder Estate, the holders of the Mortgage, and the Trust Company have intimated to us that they would release Mrs. HORI from the personal covenant if she would grant them a Quit Claim Deed. In this connection we would also point out that Mrs. HORI's husband, Zenya HORI, is the guarantor and he would also be released from his guaranty.

The only other alternative was to give the Royal Trust Co. permission to foreclose, which we have already done, and if the Court gives them possession of the property they can advertise it for sale and the difference between any amount they receive and that owing on the property can be held against Mrs. HORI and her husband. As Mr. HORI also has an interest in property at 2225 Dundas Street, the Royal Trust Co. can sue him under his guaranty and tie up any interest that he may have in this property.

From the above you can see that if Mrs. HORI would be willing to give this Quit Claim Deed she and her husband would be released from a liability of about \$2,200.00.



EVACUATION SECTION	
Rec'd	MAR 16 1944
File No.	7252, 916
Ans.	
Referred	21-1-44

BRITISH COLUMBIA SECURITY COMMISSION

Slocan City, B. C.,
March 13/44.

G. D. Milson,
Administration Department,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Your File No. 7252 & 996.
Re: HORI. Harue (Mrs. Zenya) #06838.

We have interviewed the parties interested and
they are willing to sign a Quit Claim Deed.

Kindly arrange to have this made up, forward
to us and we will have it signed, witnessed and
returned to you.

Yours truly,

BRITISH COLUMBIA SECURITY COMMISSION

SUPERVISOR

F. G. Skinner
F. G. SKINNER.

FGS/MH.

Requested by Welfare Manager, Slocan
STATEMENT OF ASSETS

From (Mr. K. L. Brown)
To Custodian's Office

March 23rd, 1944

British Columbia Security Commission.

File No.: 996 & 7252

Name: HORI, Zenya
HORI, HAYUO
Address: SLOCAN, B. C.
Reg. No. 06837
06838

Special Enquiry: We shall be glad to know what assets are
registered with your office.

Credit with Custodian: Dr. \$15.44

Credit in Bank:

Life Insurance: \$1,000.00, payable to Haysu HORI, Western Mutual
Benefit Assoc.

Net Revenue

Real Property: Zenya HORI has 1/9 interest in house at
2225 Dundas Street; appraised at \$700.00, rented at
\$12.50 per month.

Negotiable Assets:

Remarks: Wife owned property at 453 Powell Street. This is being
quitclaimed to the Royal Trust Co., Agents; valued at \$1,000.00.
Mortgage - \$3,000.00; Taxes \$250.00.
Claims against Zenya HORI - \$2,736.92.

Date: Mar. 27th, 1944

Compiled by:

G. D. Milsom

April 4th 1944
Vancouver B.C.

Rec'd	APR 10 1944
File No.	996
Ans.	H. H.
Returned	HARRIS

The Custodian of Enemy Property
675 West Hastings St.
Vancouver B.C.

Catalogue 97

Dear Sir,-

I wish to make an offer on a piece of Japanese property, located at 2225 Dundas St. in Vancouver, and am prepared to pay the sum of Seven Hundred and Fifty Dollars (\$750⁰⁰) Cash if accepted.

Yours truly,
Vernon W. Close.

V. W. Close
2090 Turner St.
Vancouver B.C.

12th April, 1944.

Vernon W. Glose Esq.,
2090 Turner Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 97
2225 Dundas Street

Your letter of the 4th instant in which you submit an offer to purchase the above property for the sum of \$750.00 has been received and considered.

We are not able to accept this tender and as no acceptable tender has been received on this property we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$900.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

Yours truly,

F. G. Shears,
Director.

7252

196

April 29th, 1944

The Royal Trust Company,
626 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Policy No. 72803

The above numbered policy has been issued by you covering building at 453 Powell Street to protect your client's interest as per our letter of April 6th.

We are returning herewith the bill of Royal Agencies for \$31.50 covering the premium of this policy which we presume you will attend to the same as arranged twelve months ago.

Yours truly,

S.M.Gibson
Insurance Department

SMG:KT
Encl.

ADDRESS ALL COMMUNICATIONS
TO THE COMPANY

CABLE ADDRESS
"ROYALTRUST"

The Royal Trust Company

EVACUATION SECRETARIES AND TRUSTEES

Rec'd JUN 7 1944

626 PENDER STREET WEST

File No. 996

Ans. 105

Referred *Mulson*

Vancouver, B.C.

6th June, 1944.

L.2472

Department of the Secretary of State,
Office of the Custodian,
Administration Department,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Hastings & Granville Sts.,
Vancouver, B. C.

Dear Sirs:-

RE: 453 POWELL STREET -
MRS. HORI MORTGAGE -
YOUR FILE NO. 996.

Replying to your letter of the
5th June, 1944, we have so far been unable to
obtain the approval of our client to the accept-
ance of a Quit Claim from Mrs. Hori, and until
we have this we are unable to forward you the
document for execution by Mrs. Hori.

We might mention that the offer
of \$750.00 cash, which was received for the pro-
perty has been withdrawn.

Yours faithfully,

G. R. SOMERVILLE

G. R. SOMERVILLE,
Manager Mortgage Department.

GRS/MC

ADVISORY COMMITTEE ON JAPANESE PROPERTIES
IN
GREATER VANCOUVER

Committee:
THE HONORABLE MR. JUSTICE SIDNEY SMITH
CHAIRMAN
ALDERMAN CHARLES JONES
KISHIZO KIMURA
A. E. McMASTER, EXECUTIVE ASSISTANT

TELEPHONE PACIFIC 4682

1012 ROYAL BANK BUILDING
VANCOUVER, B.C.

August 2nd, 1944

File 996

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

Dear Mr. Shears:

Re: Catalogue No. 97.

The offer of \$925.00 made by Mike Kohut
and Kathleen Haigh, which was submitted in your letter of
the 31st ultimo, was approved at this morning's meeting of
the Committee.

Yours truly,

H. S. Durkee

H. S. Durkee
Executive Assistant

MS

*If not already done
Send memo to Mrs. McArthur
acknowledges*

File this one Gov. to 216

August 11, 1944.

Messrs. Whitaker & Whitaker,
942 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 77
2225 Dundas Street
14/21/84

Your letter of July 25th, enclosing cheque for \$92.50 and offer to purchase the above property for the sum of \$925.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$832.50.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser is a British Subject.

The necessary documents will then 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 adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and you will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,
Director.

GP:EB

NORTH SHORE AND
COAST SPECIALISTS

WATERFRONTAGE
AT
GOWER POINT
WHITAKER'S BEACH
ROBERTS CREEK
WILSON CREEK
BELMA PARK
SECHelt

AND OTHER SEASIDE
RESORTS ON THE
MAINLAND SHORE OF
THE GULF OF GEORGIA
NEAR VANCOUVER

TELEPHONE PACIFIC 8755

WHITAKER & WHITAKER LIMITED.

ESTABLISHED 1912

REAL ESTATE, INSURANCE AND MORTGAGE AGENTS

VALUATORS AND CONVEYANCERS

NOTARY PUBLIC

942 WEST PENDER STREET

VANCOUVER, B.C.

August 15th, 1944.

INSURANCE
FIRE
MARINE
BURGLARY
AND
AUTOMOBILE

ESTATES MANAGED
RENTS COLLECTED

BANKERS:
BANK OF MONTREAL

FILE NO. 996.

Mr. F.G. Shears,
Director,
Dept. of Secretary of State,
Office of the Custodian,
Vancouver, B.C.

Dear Sir:

RE. CATALOGUE NO. 97.
2225 DUNDAS street.
14/21/1944.

Kindly find enclosed a certified cheque covering
the balance of the purchase price, namely, \$832.00.

The property to be registered in the name of
Mike Kohut and Kathleen Haigh.

OCCUPATION - Rooming House Operators.
Residence - 318 Main St., Vancouver, B.C.
Purchaser - Remarks -
" (Kathleen Haigh) British subject
(maiden name) wife of Mike Kohut

REMARKS - Mr. Mike Kohut applied for naturalization papers
three years ago, but same has not been received
yet. His nationality is Czecho-Slovakian.

With sincere thanks,

Yours respectfully,

A/AP.

Albert Paguin

Price 925⁰⁰
Deposit 925⁰⁰
832⁰⁰
\$ 9245⁰⁰

*Pat on adjustment
sheet*

50 + 450

2462 Wallace Street,
Regina, Sask.,
June 5, 1945.

Mr. G. D. Milson,
Administration Department,
Office of the Custodian,
Vancouver, B. C.

*Re Tanaka
and his family
His file.*

EVACUATION SECTION	
Rec'd	JUN 8 1945
File No.	996
Ans.	<i>[Signature]</i>

Dear Mr. Milson:

Your File #996.

Your letter of February 8th has been forwarded to me at above address and wish to acknowledge the contents stated re sale of property at 2225 Dundas Street, Vancouver, B. C.

The nine registered owners as mentioned in the statement, I wish to inform you that out of these only four, namely Hori, Maikawa, Ebata, Tanaka, are the rightful owner as the others five have surrender their claim against this said property about 10 years ago. Since then the above four were responsible for its affairs of this property and were looking after the payment of taxes, and disbursements. Therefore in dividing the net result of this sale should be made to above four instead of nine stated in your letter.

This matter of re-registering to four owners should have been made at that time when others have discharge their claims but regret to say that at that time city taxes has accumulated, and it was in doubtful state, causing negligence of re-writing of this property to rightful owner without going into further expenses. At that time there has been a suggestion to buy over this said property by city tax sale by these four persons because some members of the original owner have deceased and it was felt the difficulty in adjusting. I donot know if this is the opportune time to bring this kind of matter at this date but in sharing of the net result of sale it should be divided to the persons who have still kept their interest in the property and not to those who have discharge their ownership. Regarding the matter I shall leave up to you to decide which way it is right in disbursing its result of sale.

As you inquire about whereabouts of Matsujiro Meri, this person is in Japan for many years and you might have some one by the same name but the real person in question is not residing in Canada.

Re Your File #7252

Your letter of May 26th in connection with the property at 453 Powell Street, Vancouver, B. C., owned by My wife and myself, as also been forwarded to me recently and I note the expenses incurred upon this property amounting to \$15.40 which you asked me to remit.

(2)

I hereby authorize you to deduct this \$15.40 from my credit balance of \$145.30 which I am inform by your letter.

May I ask you to give me detailed statement of how this credit balance have accounted and if this amount ed is exclusive of credit I am suppose to have from sale of 2225 Dundas Street property which I have mention in the beginning of my letter.

The property of 453 Powell Street is quitclaimed to Royal Trust Company is understood and may I enquire if this property is sold.

As regarding my credit balance I would appreciate hearing from you whether I can draw out against my credit in order to defray my living expenses as I have no income since moving out here. I hope you will give me instruction how this can be done.

I thank you for your earnest effort in the matter of above affairs and am waiting your reply. May I remind you of my new address.

Yours very truly.

Zenya Hori.

per Tom Hori
son.

4-7-45
996 and 7252
Bal. 12410

996 P/ae
\$145.30

Discussed with
rights who advised
that Heofter five would
require to withdraw their
interest in the property
before any change could be
made in the present
distribution
Accountant

996-271-
635-2209

August 1st, 1945.

Mr. Zenya HORI,
Reg. No. 06837,
Slocan Extension, B.C.

Dear Sir:- Re:- 2225 Dundas Street, Vancouver, B.C.
 Lot 14, Block 21, D.L. 184.

Your letter of the 5th of June last was received sometime ago, but owing to some changes in office staff, and also the absence of the writer on holiday, there has been a delay in answering.

In your letter under reply you refer to nine registered owners, as mentioned in our letter of the 8th of February last, and indicate that only four of these are the rightful owners of this property, namely Zenya HORI (yourself) Tomekichi MAIKAWA, Ishimatsu EBATA, and Rokuya TANAKA, and you state that these four are accordingly the only ones entitled to the proceeds arising from the sale of this property.

In order that our records may be complete we require some written evidence on file from each of the other five stating clearly that they have no interest in this property, nor in any funds arising from same. It will be necessary therefore for you to produce to us a release of this nature before we can disturb the distribution already made.

We shall be obliged if you will let us hear from you at an early date as to your action in the matter.

Yours truly,

BRD/DD.

B.R. Eusebury,
Administration Department.

August 1st, 1945.

Mr. Zenya HORI,
Reg. No. 06837,
Slocan Extension, B.C.

Dear Sir:-

Referring again to your letter of the 5th June last regarding detailed statement making up the credit balance of \$145.30 mentioned by us, we may say that this is made up as follows:-

From Dundas St. property -1/9 Int.	\$102.65
From sale of radio - net	42.65
	<u>\$145.30</u>

Re: 453 Powell Street

As you state in your letter there was a quit claim deed given by you and Mrs. HORI to the Royal Trust Company, covering this property, and therefore you and she have no further interest in same. You and Mrs. HORI were released from all liability in connection with 453 Powell Street.

In regard to withdrawing the balance to your credit here we wish to advise you that a number of claims are on file against you. Some of these you declared and others have been lodged by the creditors. We enclose to you herewith a copy of our letter to you of the 4th of August 1943 listing these claims. We do not seem to have received any reply from you to that letter.

We shall be obliged therefore, if you will let us know if any of these accounts have been settled and if not what you propose doing regarding the payment of same.

You will understand of course, that we cannot forward you any of the funds to your credit here while these accounts remain on file against you.

We shall appreciate an early reply from you.

Yours truly,

B.R. Osenbury,
Administration Department.

BRD/DD.
Enc.

July 18th, 1947.

REGISTERED MAIL.

Mr. Zanya HORI,
Registration No. 06637,
2462 Wallace Street,
Regina, Sask.

Dear Sir:

As indicated in our letter of the 5th instant, in which we asked that you forward the Royal Canadian Mounted Police radio receipt, we are now reviewing your file and account so that we may make a brief report of your affairs that have come under our control.

It is noted that you had a one-ninth interest in property at 2225 Dundas Street, Vancouver, B. C., known as Lot 14, Block 21, District Lot 184, Plan 178. This property was sold as at August 28th, 1944, yielding for your share \$102.65, which amount was credited to your personal account. You were later advised of this sale and given a statement of the account.

As advised you, your radio was sold netting \$42.65 which amount was placed to your credit.

A refund from B. C. Electric Railway Co. of \$2.00 in respect to 453 Powell Street was received in re gas and electric light deposit and was credited to your personal account although this property was in the name of your wife.

A charge of \$15.40 was made against your personal account in respect to 453 Powell Street, the amount being made up as indicated in our letter of May 26th, 1945, and authorized by you.

We are enclosing herewith a statement of your personal account showing a credit balance of \$131.90 which amount we shall consider forwarding to you on receipt of the R.C.M.P. radio receipt above referred to.

It is therefore to your interest to forward the receipt so that we can take action as above noted.

Awaiting an early reply, we are,

Yours truly,


B. R. Dusenbury,
Office of the Custodian.

BRD/P.
Encl.

Catalogue No. 97
File No. 996
2225 Dundas Street, Vancouver
14/21/184

December 19, 1944.

MIKE KOHUT AND KATHLEEN KOHUT
(purchasers)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at August 28, 1944)

	DEBIT	CREDIT
Purchase price	\$925.00	
Cheques received		\$924.50
<u>Amount of rent collected</u>		
August 18th to September 2nd - $5/31 \times \$11.67$		1.88
September 3rd to October 2nd)		
October 3rd to November 2nd)		
November 3rd to December 2nd)		
December 3rd to January 2nd)		
January 3rd to February 2nd) $5 \times \$11.67$		58.35
Registration fees on deed - \$925.00	5.85	
Water paid to December 31, 1944 - $125/184 \times \$7.75$	5.26	
Purchaser's proportion of 1944 taxes -		
$125/365 \times \$47.88$	16.40	
Amount owing to purchaser	32.22	
	<u>\$984.73</u>	<u>\$984.73</u>

AMOUNT OWING TO PURCHASER \$32.22

996

August 28, 1944.

Messrs. Whitaker & Whitaker,
942 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 97
2225 Dundas Street
11/21/184

This will acknowledge receipt of your letter of August 15th in which you enclosed your certified cheque for \$832.00. We have now received \$924.50, 50¢ short of the full purchase price for the above property. The shortage of 50¢ will be taken care of in the adjustments.

We note that you wish this property to be registered in the name of Mike Kohut, Rooming House Operator, of 318 Main Street, Vancouver, B. C. Czech-Slovakian, and Kathleen Haigh, wife of Mike Kohut, Rooming House Operator, of 318 Main Street, Vancouver, B. C., and that she is a British Subject. This is to be a Joint Tenancy.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

F. G. Shears,
Director.

GP:EB

December 20, 1944.

Messrs Whitaker & Whitaker, Ltd.,
942 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 97
2225 Dundas Street
11/21/184

Title to the above described property has now been received
in the names of Mike Kohut and Kathleen Kohut, 850 East 15th Avenue and is
ready for delivery.

Adjustments as of August 28th as shown on the enclosed sheet
have been calculated and a balance of \$32.22 appears to the credit of the
purchasers.

Will you please telephone this office for an appointment to
conclude this matter. It would be desirable for the purchasers to attend in
order that statement of adjustments may be approved and certain releases signed
by them prior to delivery of title.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

cc to Mr. & Mrs. Mike Kohut

August 31, 1944.

The Royal Trust Company,
626 W. Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 97,
2225 Dundas Street,
11/21/184.

This property, the rents for which you are collecting, is the subject of an expected sale through Messrs. Whitaker & Whitaker, 942 W. Pender Street, Vancouver, the effective date of which should be August 28, 1944.

Will you be good enough to continue collecting rents and reporting to this office pending completion of current arrangements. It will be appreciated, however, if you will report as promptly as possible and at the same time will keep us up to date on all charges against the property which are disbursed through your office.

No further extraordinary charges should be incurred without consultation but current levies usually payable on behalf of the landlord (such as water, for example) may be continued.

You will be further notified when the sale is finally completed so that whatever arrangements are desired may be made with the prospective transferee.

Yours truly,

George Peters,
Administration Department.

GP:AS

DOUGLAS W. REEVE, F. S. I.
CHARTERED SURVEYOR AND VALUER
GEORGE A. WATSON

TELEPHONE MARINE 8264
CABLE ADDRESS "JOHREE" VANCOUVER

JOHNSON, REEVE AND WATSON
ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
802 WEST HASTINGS STREET
VANCOUVER, B.C.

19th July, 1943.

The Custodian's Office,
Vancouver, B.C.

File No. 996

Dear Sir:

Catalogue No. 97
Lot 14 Block 21 D. L. 184
2225 Dundas Street.

We have inspected this property and beg to report as follows:-

Location Working class residential district in the East End.
Land 50' x 120'. Fences, wood walks and shed dilapidated.
Building 1½ storey frame house 28' x 26' with lean-to additions at back.
Wood post foundation siding walls. Duroid roof. 1st floor, 4 rooms
and pantry, bathroom with old wood tub. 2nd floor, 4 rooms and
w.c. No basement.

Condition Very badly depreciated and dilapidated. Roof is new but gutters
and downpipes poor. Foundations are giving way and the house has
subsided. Chimneys are on brackets.

Rent \$12.50
City

Assessment \$1,250 (Land \$650 Building \$600)
Taxes \$47.50

Appraisal We are of the opinion that the market value of this property
is \$700.

Yours faithfully,

JOHNSON, REEVE & WATSON

per *D. W. Reeve*

HORI, Zenya, et al
2225 Dundas St., Vancouver, B. C.
Evac. File 996



Picture Taken April 9, 1943

Catalogue No. 97
File No. 996
2225 Dandas Street,
Vancouver/14/21/184

Receipt of Certificate of Title No. 111551-L is by us hereby acknowledged
and we agree that all adjustments and incidents connected with the sale to
us of property covered by the said certificate have been settled.

Receipt is also acknowledged of cheque for \$32.22 representing closing of
adjustments on sale to us of the above property.

Dated at Vancouver, B. C., this 22nd day of December 1944.

Mike Kohut.

February 6, 1945

Mr. Zenya MORI,
Reg. No. 06837,
Slocan Extension, B. C.

Dear Sir:

Re: Catalogue No. 97
2225 Dundas Street -
Lot 14, Blk. 21, D.L. 184.

Please be informed that the above property has been sold as of August 28, 1944 for the sum of \$925.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, have been credited to your joint account and adjustments of unearned taxes and any insurance premiums have also been credited.

The net result of this sale appears on an attached statement, and the proceeds have been credited to your joint account. We are also enclosing a general statement of the account up to date which includes the net figure to which reference has already been made.

In addition, there is the sum of \$34.98, representing rentals received, less disbursements such as taxes, insurance, repairs, etc. This makes a total of \$923.89 (\$888.91 plus \$34.98) to be divided equally among the nine registered owners, of which your share is \$102.65.

We note that a one-ninth interest is registered in the name of Hatsujiro MORI, whom we are unable to trace; would you be kind enough to give us any information you might have as to his whereabouts.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH
Enc.

c.c. B. C. Security Commission.

STATEMENT RE SALE OF:

Catalogue No: 97

Street Address: 2225 Dundas

Legal Description: 14/21/184

Date of Sale and Adjustments ... Aug. 28/44

Sale Price

Real Estate Agent's Commission

Charge for Valuation

Charge for Advertising

Land Registry Office Transmission Fee

Encumbrances:

~~Unpaid vendor~~

~~Mortgages~~

~~Arrears of Taxes~~

~~Other charges~~

Adjustments:

~~Fire Insurance~~

Taxes

Water

MORI, Senya
NICKIMURA, Senya
NAIKAWA, Tomokichi,
NABATA, Ishimatsu,
OKAMOTO, Arthur Tadao,
MORI, Hatsujiro,
TANAKA, Jinya

Name: TANAKA, Hokejye,
WALABAYANHI, Moseyee-n,
File No: 995- Reg. 06877

Int 1408 N/R
Int 271 N/R
635 06036
Int 1406 N/R
5509 05794
Int 14073 N/R
20366 00342
3630 06286

\$ 925.00

\$ 46.25

5.00

4.00

2.50

16.40

5.26

57.75

\$ 915.66

Net Proceeds credited to your account

888.91

Date: February 5th, 1945

Compiled by: Mr. George Peters