

1539

Powell Street Branch
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 1539

To be completed by persons of the Japanese race having no property in any protected area.

NAME: **MARUO, Masaaki**

HOME ADDRESS: **504 Alexander St., Vancouver, B. C.**

SEX: **Male**

AGE: **22**

REGISTRATION No. **06234**

OCCUPATION AND EMPLOYER: **Shipper - Union Fish Co.**

MARRIED? **No**

NAME OF WIFE OR HUSBAND: **None**

NAMES OF LIVING CHILDREN: **None**

ADDRESS: **None**

ADDRESS: **None**

ADDRESS: **None**

ADDRESS: **None**

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this **31st.**

day of **March**

1942.

WITNESS:

V. A. Stevenson

(Signature)

M. Maruo

VACATION SECTION

FEB 13 1943

FILE No.

1539

1539

File No.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

Ans.

Z. C.

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 INFORMATION

NAME: MARINO MASAOKI

HOME ADDRESS: Box 18, REVELSTOCK, B.C.

REGISTRATION NUMBER 06234 SEX: MALE AGE: 23

OCCUPATION: NIL

(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:

MARRIED? NO

NAME OF WIFE OR HUSBAND:

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN:

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: BRICK BUILDING ON 504 ALEXANDER ST.

LOT 3 and West 5 feet of LOT 4,

BLOCK 42, DISTRICT LOT 196,

GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 96

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 storey, brick dwelling house

3. INSURANCE (Give particulars; state where policies are) New England Fire Ins. Co. Policy

#6251651, \$6000, Expiring Feb. 25/45. in hand of KER & KER LTD.

4. TAXES (Amount and where payable) 1942 net taxes \$212.41 paid

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

nil

6. OCCUPANCY AND LEASES (If vacant so state)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: IN MY POSSESSION
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: _____
9. IF FARM LAND STATE CROPS SOWN _____
- _____
- _____

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 504 Alexander Street, Vancouver, B.C.
- _____
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: _____
- _____
- _____
- _____
- _____
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)
RENT FROM THE MENTIONED HOUSE

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

8. BANK ACCOUNTS: NIL

9. LIFE INSURANCE: NIL

10. INTEREST IN ANY ESTATES OR TRUSTS:
NIL

11. SAFETY DEPOSIT BOX: NIL

LIABILITIES:

1. PERSONAL DEBTS: NIL

2. TRADE DEBTS: NIL

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

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 19th day of JANUARY

1942 3

(Signature)

M. Marano

Witness

FOR DEPARTMENTAL USE

BD

INFORMATION FROM R.O.M.P.

DATE Aug 9/43

Our File No. 1539

Full Name MARUMO, Masaki
(Surname in Block Letters)

Registration No. 06234

☒ Male - Female
(Check)

Age May 22/1919

Former Address 504 Alexander St. City

Date Evacuated May 25, 1942

Naturalized - Canadian-Born - National
(Check)

Present Address Box 18, Revelstoke, B.C.

Married - Single
(Check)

Name of Wife _____

Name of Husband _____

Name of Mother ^{nee} ONISHI, Yoshiye
dec'd

Name of Father Kichitaro(dec'd)

Names of Children under 16 _____

Requested by "EGT" _____

Registered with Custodian

(Yes or No)

Additional Information Shipper

INFORMATION FROM R.C.M.P.

Date Aug 9/43

Our File No. 1539

Full Name

MARINO

Masaki

(Surname in Block Letters)

Registration No. 06234

☒ Male - Female
(check)

Age

May 22/1919

Former Address

504 Alexander St. City

Date Evacuated

May 25/1942

Naturalized -

☒ Canadian-Born -

National

(check)

Present Address

Box 18, Revelstoke, B.C.

☒ Married - Single
(check)

Name of Wife

Name of Husband

Name of Mother

ONISHI, Yoshiye

Name of Father

Kichitaro (dec'd)

Names of Children under 16

Requested by

COI

Registered with Custodian

(Yes or No)

Additional Information

Shipper

File No. 1539

--- SUMMARY ---

October 8th, 1946

--- REAL ESTATE ---

Reg. No. 06234

Catalogue No: 13

Japanese Name: Masaaki MARUNO,

Civic Address: 504 Alexander Street, Vancouver, B.C.

Legal Description: Lot 3 and West 15 feet of Lot 4, Block 42, District Lot 196, Plan 196, Vancouver, B.C.

Classification: Rooming House (Japanese style).

Registered in the name of: Masaaki MARUNO,

Title: Clear

Sold to: John Zambosky for \$5,000.00 cash as February 16, 1945. Adjustments completed.

Title delivered to: John Zambosky as May 11, 1945: #120862-L.

Funds released to: account of Masaaki MARUNO as April 11, 1945.

Chattels: Not involved.

Fire Insurance: Transferred to the purchaser, John Zambosky as date of sale.

Remarks: These premises were in very bad condition and were the cause of very great difficulty in respect to the various tenancies. The owner of the Realty was not the owner of the chattels at these rooms. The plumbing and electric wiring of the building was the cause of much trouble, as the City authorities were insistent that these as well as other conditions be remedied. The various tenants purchased the preceding tenant's interest in the Chattels, and none of them was able financially to meet the City's requirements. According to a letter of February 24, 1944, there were "six irresponsible tenants" in succession. Finally Peter Hem took over the premises as per ltr. March 13, 1944 and managed by effecting certain repairs, to satisfy the City Departments and "carry on" until such time as the Realty was sold February 16th, 1945. Owing to the condition of the Building and the rapid changing of tenants of the Building, comparatively little revenue was derived from rentals. About the time of sale, Hem was instructed to deliver the Chattels enumerated in ltr. April 18th, 1945 to the last previous owner of Chattels and tenant of the Building. This brought to a close a troublesome management of this property by the Custodian. Very substantial outlays for upkeep were required during administration of this property.

(over)

SUMMARY - REAL ESTATE - continued

File No. 1539 - October 8th, 1946

Assessed Valuation 1944 -

Land \$1120.00
Improvements 6000.00

Appraised value \$4000.00

Sale price \$5,000.00

The above Summary is certified to be in
accordance with the information on file,
October 8th, 1946.

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

Catalogue No. 13.

File No. 1539

MARUNO, Masaaki

Reg. No. 06234

Civic Address: 504 Alexander Street.

Legal Description: Lot 3 and West 15' of Lot 4,
Blk. 42, D.L. 196, Gp. 1,
N. W. D., Plan 196.

Classification: 2-storey Building (Housekeeping rooms)

SOLD

1944

Jan. 21st

Jan. 21st

Memo re Claims (H/L)

Memo re Chattels (H/L)

*Per file
Summary*

REG.
NO.

06234

NAME

MARUNO, Masaaki

FILE
NO.

1539

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
New England Fire Insurance Co.	6251651	\$6,000.	Feb.	25	1945	Lot 3, Blk. 42, D.L. 106, 504 Alexander St., Vancouver, B. C.
Northern Assurance Company Limited	6251651	\$6,000.	Feb.	25	1945	Lt. 3, W. 15' Lt. 4, Blk. 42, D.L. 106, No. 504 Alexander St., Vancouver, B. C.

File No. 1539

SUMMARY

October 8th, 1946

FIRE INSURANCE

Masaaki MARUNO,
Reg. No. 06234

Fire Insurance in the sum of \$6,000.00 was maintained while required and when the property was sold the Insurance was transferred to new owner, John Zambosky. Policy was delivered to him as May 11th, 1945.

A refund of \$29.15 of a Return Premium was allowed Masaaki MARUNO as shown in adjustments.

The above Summary is certified to be in accordance with the information on file, October 8th, 1946.

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

File No. 1539

SUMMARY

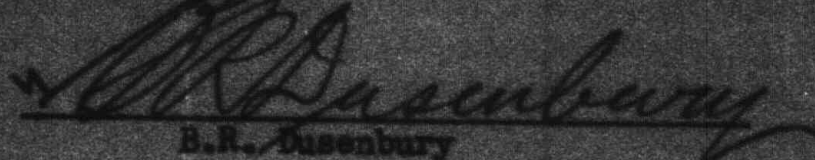
October 8th, 1946

LIABILITIES

Masaki MARUNO,
Reg. No. 06234

See Summary Liabilities as April 10, 1946 this
file.

The above Summary is certified to be
in accordance with the information on file,
October 8th, 1946.


B.R. Dusenbury
Office of the Custodian.

File No. 1539

--- SUMMARY ---

September 8th, 1946

--- PERSONAL PROPERTY ---

Masaaki MARUNO,
Reg. No. 06234

No Chattels are declared by Masaaki MARUNO and none belonging to him are otherwise revealed on the file.

Life Insurance:

A memo is found on file that would indicate that Masaaki MARUNO had a policy #532333 in the Mutual Life. As Life Insurance did not vest with the Custodian, no action was taken by this office.

No other Personal Property is revealed on the file.

The above Summary is certified to be in accordance with the information on file,
October 8th, 1946.

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

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Masaaki Maruno

File No. 1539

Reg. No.

Company Mutual Life

Agency

Policy No. 532333

Premium - \$ 48.09

Payable: Annually, Semi-annually or monthly

Month July Day 24

REMARKS:

SUMMARY OF REAL PROPERTY OR INTEREST THEREIN:

OWNED BY WARUHO, Masaki REG. NO. 06234

(1) Nature of Interest:

(a) Owner: Certificate of Title or unregistered Deed held by Owner

(b) Part owner (joint or in common)

Co-owners

(c) Holder of the right to purchase Equity \$

Vendor

(d) Holder as Mortgage Equity \$

Mortgagor

(2) Cert. of Title No. 71678-L In the name of Owner
62838-L(3) Property address 504 Alexander Street Mun. City of Vancouver(4) Legal description Lot 3 and West 15' of Lot 4, Block 42, D.L. 196, Sp. 1,
N. W. D., Plan 196. (Two storey brick building-- I.R.O.
divided into suites of Japanese rooming house style)(5) Vested in the Custodian #35916 Certificate of Encumbrance

(6) If Agricultural Lands: Type of Farm

Acreage

Crops

S.S.B. No.

(7) ASSESSED VALUE: LAND \$ \$1,120.00 IMPROVEMENTS \$ \$6,000.00

(8) Appraised value if any: Land \$ Improvements \$

(9) Taxes: Current \$ Arrears \$ 1942-\$221.16 Pd.

(10) Water or other rates: Current \$ Arrears \$

(11) Encumbrance: Dated Amount \$ Matures

Payments: Prin. \$ Due Bal. owing \$

Int. rate Due Total owing \$ (R.2.)

(12) Judgments or other charges

(13) Leased or rented to Amount \$ \$40.00 per mo.

All or part Chattels included

Terms

Total owing \$

(14) Insurance: Agent Company New England Fire Ins. Co.Pol. No. 6251651 Amount \$ 6,000.00 Premium \$ Exp. date Feb. 25/45

(15) If liquidated: Amt. realized \$ Cash \$ Outstanding \$

(16) Agent Ker & Ker Ltd.Dated this 11th day of May, A.D. 1943.

Rec'd. by Accounting Dept.

Compiled by: G. D. M.A.D. 1943. *Curt*

June 15th 1942.

File Number 1539

Registration Number 06254
(according to Hinaye Maruno)

MARUNO, MASAACKI,

504 Alexander Street, Vancouver, B.C.

LOCATION AND NATURE OF PROPERTY:

504 Alexander Street, Vancouver, B. C.
Lot 3, and the West 15 ft. of Lot 4,
Block 42, District Lot 196, Group 1,
New Westminster District.

OWNERSHIP:

MARUNO, MASAACKI.

BUILDING:

This is a two storey brick building with a Patent roof divided up into suites of Japanese rooming-house style. It covers the total area of the Lot and is set slightly back from the street front, running through to the lane. There is a broad entrance and vestibule hall. On the left on the ground floor there is one suite containing living-room, dining-room, kitchen and bedroom, with tile floor in the kitchen. There is a long hallway running from the front to the rear of the premises off which there are four rooms. At the rear on the ground floor there is a general dining-room, kitchen with gas stove, hot water boiler, etc. On the right hand side of this hallway there are two toilets.

Second Floor: There is one suite in front containing living-room, dining-room, kitchen, bedroom and washroom. Hallway runs from front to rear off which there are five rooms. At the rear there is a suite containing living-room, bedroom, kitchen. On the right hand side of hall there are two toilets.

Basement: In the rear of the building there is an excavated basement which contains hot water heating plant and Japanese bath which is heated by means of a stove and also from the furnace.

LAND:

The size of the Lot is 40 x 122.

TAXES:

No arrears:
1942 Taxes, gross \$221.16, rebate \$8.75, nett \$212.41

ASSESSMENT:

Assessment of Land	\$1200.00
Assessment of Building	6000.00
Total Assessed Value	<u>\$7200.00</u>

INSURANCE:

We have on file in this office New England Fire Insurance Policy #6251551, covering the above premises for \$6000.00. The expiry date of the Policy is February 25th 1945. The Policy contains a co-insurance clause. It is written in the name of Eizaburo Maruno and was turned over to us by Hinaye (Alice) Maruno on behalf of Masaaki Maruno. We do not quite understand why this policy is written in the above name and will endeavor to ascertain the reason from Miss Hinaye (Alice) Maruno.

FINANCIAL POSITION:

Miss Hinaye (Alice) Maruno advised us on behalf of Masaaki Maruno, that the above property was clear title.

Regarding Mr. Masaaki Maruno's personal financial position as he has already been evacuated from the City we, of course, cannot Report on this.

REMARKS:

These premises are at the present time occupied by members of the Maruno family and employees of the Union Fish Company. The Maruno family are gradually being evacuated from the City, and the balance will be vacated on or about July 1st. Miss Maruno contacted this office and stated they would all be out with the exception of two Japanese tenants on July 1st, and asking if it would be satisfactory for them to remain in the rooms on the property. We advised her that it would be satisfactory to us provided they paid the rents to this office. She stated that she would instruct them to do so. We will examine the Building on or about July 1st and if there are any tenants we will endeavor to collect the necessary rent from them.

RECOMMENDATIONS:

Immediately upon the evacuation of all the occupants of the building, including the ones remaining after July 1st, we will endeavor to rent the premises to one tenant who can probably turn same into a rooming-house of some description to accommodate shipyard workers in the vicinity.

THE RENTAL VALUE:

A fair rental value for these premises in their present condition would be from \$35.00 to \$45.00 per month.

THE SALE VALUE:

The sale value of this property in its present condition would not be more than \$6500.00 gross. It is extremely difficult to set a sale value in this area, as there has been very little property turned over, to the writer's knowledge, for a considerable time.

This property was inspected on June 15th 1942 by the writer.

KER & KER LTD.

Per

Alan N. Ker

REAL ESTATE · RENTALS



LOANS · INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

May 27th 1942.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

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

Attention Mr. R.P. Alexander,
Assistant Manager.

Dear Sir:-

Re: Maruno, Masaaki - Registration No. 06234
504 Alexander Street, Vancouver, B.C.

We have been requested to report on the property located at 461 Powell Street under the name of Maruno, Haruko, registration number 05654, your file number 9348. We have also been requested to report on property located at 2275 McGill Street under the name of Maruno, Hinaye, registration number 01417, your file number 9347. *Exhibit*

The Maruno family had appointed us Agents prior to receiving the Government Forms. Miss Maruno advised the writer that her brother the above Masaaki Maruno had registered under number 06234 re 504 Alexander Street, which they also own.

May we suggest that it might facilitate matters if we could also have the privilege of reporting on the above property, namely, 504 Alexander Street. Miss Maruno advises that when her brother, who is an enemy alien, registered, he only did so on an ordinary sheet of paper and not on the present day form.

Would you kindly advise us in this connection.

Yours very truly,

KER & KER LTD.

Per. *Alan N. Ka*

ANK.DR

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAY 28 1942

REAL ESTATE • RENTALS



LOANS • INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

**KER & KER
LIMITED**

475 HOWE STREET
VANCOUVER, B. C.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

August 3rd, 1942

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

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 4 1942

Dear Sir: Re: File No. 1539 - MARUNO, Masaki
504 Alexander Street

Further to our letter regarding the above property, Mrs. Hagenbuck made a deposit in good faith covering the rental of this apartment house. She has now found out upon investigation that it would take a very considerable sum of money to do the necessary repairs on this place so that she could sub-rent these apartments.

For your information, there is a crack in the hot water furnace which will mean quite a bit of expense to repair same. Numerous pipes for hot water leading to the different rooms have been removed. Our policy has been to endeavour to rent this apartment at a moderate rent to someone who would undertake these repairs themselves.

As Agents we have, therefore, returned Mrs. Hagenbuck's deposit and will endeavour to find a more suitable tenant.

Yours very truly,

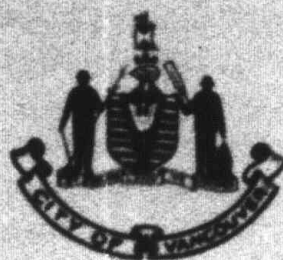
KER & KER LTD.

Jm Anderson
Rental Manager

JMA:HD

CITY ELECTRICIAN'S OFFICE

T. MARTIN
CITY ELECTRICIAN



EVACUATION SECTION

Rec'd JAN 9 1944

File No. 1539

Ans.

Referred to Jan 11

TELEPHONE PATHMONT 2841

VANCOUVER, B.C.

January 8th 1944.

FILE NO. 1440

Masaaki Maruno,
c/o Japanese Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:-

Re:- 504 Alexander Street.

We have made a resurvey of the electric wiring in the above-mentioned building, and find that same does not comply with the requirements of the Electrical By-law of the City of Vancouver.

We should be pleased if you would give this matter your immediate attention.

Yours truly,

T. Martin
CITY ELECTRICIAN.

/MA

NOTE:- It is necessary that a permit be taken for the above-mentioned work and reported to this Department when ready for inspection.

CITY ELECTRICIAN'S OFFICE

T. MARTIN
CITY ELECTRICIAN



VANCOUVER, B.C.

January 27th 1943.

↓
FILE NO. 1440

Japanese Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

ATTENTION MR P DOUET
your file No. 1539

Dear Sir:-

Re:- 504 Alexander Street.

I am in receipt of your letter of January 13th 1943, informing me that the above property had been put into the hands of Ker & Ker Ltd. who would have the defective electrical wiring attended to immediately. To date no application for a permit for this work has been received in this office. I would ask that you kindly inform me at the very earliest possible moment, what you propose to do in this matter.

Your early attention to this matter would be appreciated.

Yours truly,

J. T. Martin
CITY ELECTRICIAN.

/MA

c.c. to Ker & Ker Limited.

EVACUATION SECTION

Rec'd JAN 28 1943

File No. 1539

Ans.

Referred

TELEPHONE

VANCOUVER 2771

HEALTH DEPARTMENT

STEWART MURRAY
M.D. D.P.H.
MEDICAL HEALTH OFFICER



TELEPHONE FAIRMONT 2711

VANCOUVER, B. C.

Feb. 12th, 1943.

EVACUATION SECTION	
Rec'd	FEB 13 1943
File No.	1539
Ans.	
Referred	Doerflinger

R. P. Alexander, Esq.,
Assistant Manager,
Custodian of Alien Property,
506 - 675 West Hastings St.,
Vancouver, B. C.

Dear Sir:-

Re: 504 Alexander St.,
Owner - Masaki Maruno
Agents - Ker & Ker

The District Inspector has made an inspection of the above premises, at present operated by Mrs. G. Anderson as a lodging house.

The premises were found to be in good condition but require one extra bath or shower to accommodate the suites here.

Three gas stoves were found unvented, and this matter will be brought to the attention of the housekeeper. I will also acquaint her of the bathing facilities required.

Respectfully yours,

GAR:EM

CHIEF SANITARY INSPECTOR.

*Phoned
Ker - 19/2/43
WKB*



CITY OF VANCOUVER

OFFICE

CITY HALL

Feb. 13th, 1943.

Mrs. G. Anderson,
504 Alexander St.,
Vancouver, B. C.

Dear Madam:-

Re: Lodging House,
504 Alexander St.

This is to confirm Inspector Wookey's inspection of the above premises on Feb. 10, 1943, and to advise you that all gas stoves must be vented to the outer air in compliance with the Gas and Lodging House By-laws.

Suite #3 was found over-crowded, a condition which must be remedied.

Your attention is requested in the foregoing. The question of an extra bath or shower has been referred to the Custodian's Office.

Respectfully yours,

GAR:EM

CHIEF SANITARY INSPECTOR.

File 1732

MEMORANDUM

To: Mr. F. G. Shears

September 16th, 1943

From: Mr. G. D. Wilson

Re: WAFUNG, Waseaki
504 Alexander St.

In connection with the article in September 15th's Sun, the owner of this property on his evacuation appointed Messrs. Ker & Ker as agent for his property and suggested to them that owing to the condition of the property that they might be able to find a tenant at \$35.00 per month. They rented the place to a Mrs. Hagenbuck for \$40.00 per month, but owing to its condition, this woman did not go through with the transaction.

Messrs. Ker & Ker then rented the place to a Mr. Anderson with the understanding that he would take care of all repairs. Shortly after Mr. Anderson took possession the City inspected the property and found the wiring defective, and if it was used as a rooming house an additional bath would have to be installed. Mr. Anderson endeavored to comply with these requirements but found that it was beyond his financial resources.

Mr. Anderson then placed an advertisement in the newspapers offering the chattels and goodwill of a rooming house for sale, the chattels being his personal property. He sold the furniture and any interest that he might have in the tenancy of the building to a Mrs. Robert Blair for \$500.00. This transaction was completed without our knowledge, but we found out later that Messrs. Ker & Ker had knowledge of this and pointed out to Mrs. Blair at the time the transaction took place that she would be responsible for all repairs and decorations. When this was brought to my notice, I asked Messrs. Ker & Ker if they had informed Mrs. Blair of the City's requirements in regard to the electrical wiring and plumbing. They stated that they did not but merely informed her that she had to be responsible for all repairs and decorations. I wrote a stiff letter to Messrs.

Mr. P. O. Sheare

September 16th, 1943

Ker & Ker stating that this was contrary to the Custodian's policy and anybody renting a house from us, of which we had knowledge was not meeting the City's requirements, that the tenant must be so informed.

Messrs. Ker & Ker stated that they did not consider it their duty to point out anything of this nature, but I gave them definite instructions that they must never rent any of our places where we had knowledge that the place was not meeting the City's requirements, without pointing it out to the tenant.

Mr. and Mrs. Blair were an elderly couple who had borrowed money from the Household Finance Company to complete this transaction and had no further money to pay for the electrical work, which an estimate showed would cost \$275.00. I took the matter up with the City and they said they would let the situation stand with the hopes that the Blairs would make enough from the rooming house to pay for this work.

The next we heard in regard to this place was from a Mrs. Daniels who called informing us that she had bought some chattels and any goodwill in the tenancy of the house from a Mr. Beretta of whom we had no knowledge. We later discovered that Mr. Beretta was a son-in-law of Mrs. Blair, our tenant.

Mr. Beretta had never informed Mrs. Daniels of the requirements of the City and assured her that the house was in good repair. I told Mrs. Daniels that we could not recognize her tenancy at that time, which was in the month of August, as Mrs. Blair had paid her rent to us to August 1st.

Mrs. Blair then took the matter up with the Police Court Prosecutor and on the evidence submitted to him a warrant was issued for the arrest of Mr. Beretta for obtaining money under false pretences. This is no concern of the Custodian's.

I was served with a Subpoena to appear in Court in regard to the terms under which the Custodian rent the premises. While on the stand Mr. Geo. E. McGrossan criticized the Custodian for renting properties which did

not meet the City's requirements. I pointed out that this place was rented by the Japanese agent upon his evacuation and we confirmed the tenancy with the understanding that the tenant would pay for all repairs and decorations, and in consideration for this work, the rent was set at the low figure of \$40.00 per month.

As usual the report from the Sun is garbled and does not give a true story of the picture.

CH/CH

File No. 1539

September 28th, 1943

Re: 504 Alexander St.

Massaki MARUO signed a "JP" form on January 19th, 1943 and voluntarily turned over to the Custodian all property.

May 27th, 1942 - Ker & Ker advised us that the Maruno family had appointed them as agents for the property.

July 31st, 1942 - Ker & Ker informed us that they had rented 504 Alexander Street to Mrs. Hagenbuck for \$40.00 per month plus all decorations.

August 3rd, 1942 - Ker & Ker advised us that Mrs. Hagenbuck was giving up the property as she could not finance repairs.

On November 16th, 1942 Ker & Ker informed us that the property was rented to Mr. G. J. Anderson at \$40.00 per month as from October 1st, he to take care of all necessary repairs to make the building suitable for the purpose of renting rooms.

January 8th, 1943 - The City of Vancouver, Electrician's Office advised us that the electrical wiring did not comply with the requirements of the Electrical By-law of the City of Vancouver.

January 27th, 1943 - The City of Vancouver informed us that no application had been received for a permit to do this work.

February 2nd, 1943 - Ker & Ker advised us that it was receiving their attention and also the attention of Mr. G. J. Anderson.

February 12th, 1943 - The Health Department of the City of Vancouver informed us that the premises required one extra bath or shower and that three gas stoves were found un-vented.

February 13th, 1943 - We received from the City of Vancouver, Sanitary Inspector, a copy of a letter to Mrs. Anderson advising her that all gas stoves must be vented and Suite 3 was overcrowded, also mentioning that an extra bath or shower would be required.

On March 12th, 1943 we wrote Ker & Ker asking if the tenant, Mr. Anderson, was meeting the requirements of the City in regard to an extra bath and electrical wiring.

March 29th, 1943 - Ker & Ker advised us that Mrs. Anderson had disposed of her interest in the above property to Mrs. Robert Blair and on March 30th we informed Ker & Ker that Mrs. Blair's tenancy was not acceptable to us under the conditions as outlined in their letter of March 29th.

On April 1st they wrote us advising that the conditions as outlined in their letter of March 29th were the terms under which Mrs. Anderson had rented the property to Mrs. Blair.

Mrs. Blair paid her rent to August 30th, 1943.

During the month of August we received a call from a Mr. & Mrs. Daniels who stated that they had purchased the tenancy of the property from a Mr. Beretta for the sum of \$600.00. We informed Mrs. Daniels that Mr. Beretta was unknown to us and that Mrs. Blair was our tenant.

GBM/GH

*order in Council 1665 as amended by
order 2953 of the Privy Council*

File No. 1539

September 29th, 1943

Re: 504 Alexander St.

House Speculator Acquitted Of Fraud Charge In County Court

William Biretta was acquitted on a charge of fraud when he appeared before Judge Harper Tuesday in County Court.

He had bought the tenancy of an eight-suite apartment house at 504 Alexander St., July 30, 1943, for \$450 and sold it Aug. 4, 1943, to Albert Daniels for \$600. Mr. Daniels said that when the deal was made he did not know of the need of some \$265 in electrical repairs or a shower to be installed.

The repairs and shower had been ordered by the City Health Department and the City Electrical Department to conform with city bylaws.

The establishment is in the custody of Enemy-Allen Properties with Ker & Ker Ltd. as agents.

The owner of the tenancy is required to make the repairs, said a witness, John M. Anderson, of the agency.

Mr. Biretta said that he had bought the tenancy for speculation and on learning of the defects in the house, had immediately made negotiations through Louis Paul Fournier, for resale.

He had asked \$750 for it but sold it for \$600 cash.

He said he was a shipyard worker and had no capital with which to make the necessary improvements.

Neither Mr. nor Mrs. Daniels had asked about the wiring in the house and he made no mention of it, said the accused.



ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
October 29, 1943.

File 1539

Catalogue #13.

504 Alexander--SW.15.4/42/196.

This is a brick building used as a rooming house. Has 13 house-keeping rooms. 1 bath and 4 toilets. Good cement basement with hot water heating plant.

Value for sale \$4,000

PEMBERTON REALTY CORPORATION LIMITED.

W G Moore

W. G. Moore.

WGM-JM

EVACUATION SECTION

Rec'd FEB 2 1944

File No. 1539

Ans.

Referred

Milson

Box 18,

Revelstoke, B. C.

January 27th, 1944.

File No. 1539

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

Dear Sir:

Re: 504 Alexander Street,

This is in regard to my premises on 504 Alexander Street,
as per your letter of November 24th, 1943.

Just before the evacuation I was down to see Mr. Anderson
of Ker & Ker Ltd., and unless he misunderstood me I had asked him
to rent this building at \$40.00 per month and the small repairs and
water to be paid by the tenant. Prior to this I had been collecting
\$90.00 per month rent and paying only major repairs and although
it had been through inspections it had never been condemned as unfit
for habitation. The new tenants may cause the damages therefore
after this building has been repaired as required by the City I will
request to Ker & Ker that the house be rented to a more dependable
tenant and with a signed agreement, (a) that he pay the water
(b) " " " " electricity
(c) " " " " repairs.

I wish to have the premises on the above address repaired
but is it necessary to have gas vent pipes in the rooms, as I have
seen many rooming houses without the pipes in all the rooms. If the
building must undergo all these repairs I think a higher rent could
be demanded of the tenant.

According to your letter the taxes and the repairs estimate
to about \$810.00 and my credit balance is \$320.72, leaving me a
debit balance of about \$500.00. Is it possible to have this deduct-
ed from the rents you will be collecting after this is rented?

If you can get anyone to do these repairs I would like
the work started on the building as soon as possible.

Yours truly,

MASAKI MARINO

Cat. 13

EVACUATION SECTION	
Rec'd	FEB 3 1944
File No.	1532
Ans.	THAT
Referred	HARROP.

February 3, 1944.

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

Dear Sirs:

I herewith submit an offer of \$3,200.00 cash for the
property at 504 Alexander Street, your catalogue No. 13.

A. Karps

Alex Karps
1352 East 13th Avenue
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	MAR 17 1944
File No.	1539
Ans.	SKH
Referred	HARRIS P.

543 - 10th Avenue East,
Vancouver, B. C.

March 17th, 1944.

Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 13.

I herewith make you an offer of
Four Thousand Two Hundred Dollars (\$4,200.00)
cash for Lot 3 & West 15' of Lot 4, Block 42,
D.L. 196, known as 504 Alexander Street.

Yours truly,

C. N. Abbott

C. N. Abbott

1539

March 25th, 1944

Mr. Masaaki MARUNO,
Reg. No. 06234,
P. O. Box 18,
Revelstoke, B. C.

Dear Sir:

Referring to your letter of January 27th, we have again had trouble with the tenants of 504 Alexander Street. Mr. Daniels, who was our tenant some time in February, transferred the premises to a Mr. Johnson without our knowledge or consent. Mr. Johnson collected all the February rents from the roomers and then disappeared leaving a water bill of \$50.70, and a light bill of \$122.75, and has not paid the February or March rent.

We have now secured a responsible tenant for the premises, and as the building has been placarded by the City as being unfit for lodging-house purposes, it will be necessary for us to have the rooms vented for gas stoves and have an additional bath installed. We plan to postpone the electrical work for the time being.

When this work is done we are advised that we will be unable to obtain more than the present rental of \$40.00 per month as the Rental Control Board will not approve of any increase.

Through no fault of ours we seem to have been most unfortunate in the tenants which occupied these premises, but from now on we do not anticipate any further trouble.

Yours truly,

GDM/GH

G. D. Milsom
Administration Department

STATEMENT RE 504 ALEXANDER STREET.

Placarded as unfit for lodging purposes by
City of Vancouver.

Tenant, Mr. Daniels, absconded leaving roomers
to carry on.

On our instructions Mr. Peter Hem took over
the management, had a new boiler and bath installed and
had the rooms vented for gas stoves.

March Statement:

Rec'd from roomers	\$115.50	Jan. & Feb. light	\$114.32
Refund B.C. Electric deposit	90.00	Gas	8.43
		Coal, wood bought by tenants	43.80
	\$205.50	Janitor	40.00
		March light	43.80
		Total	\$250.35
			205.50
		LOSS	\$ 44.85

April Statement:

Rec'd from roomers	\$ 90.00	Fuel	\$ 40.95
(2 vacancies caused by City placarding)		Light, Gas	32.89
		Janitor	40.00
		Total	\$113.84
			90.00
		LOSS	\$ 23.84

100 In view of the loss of \$68.69 plus Hem's time I
agreed to allow 2 months' free rent at \$40.00 per month
(\$120.00) Rent to start from June 1st at \$40.00 per month
plus water. This prevented the place from being shut down.

The City have now removed their placards as we
have installed a bath and have had the rooms vented for gas
stoves.

OK *[Signature]*

[Signature]

REAL ESTATE • RENTALS

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243



KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

Aug. 8th 1944.

LOANS • INSURANCE

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

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

Dear Sir:-

Attention Mr. F.G. Shears

Re: 504 Alexander Street - Catalogue #13
Lot 3, 4 W.15', Blk.42, D.L. 196

We have received authority and instructions from Mr. R.C. Messenger of Harold D. Campbell, Chartered Accountant, to make an offer to your office for the above property, subject to certain reservations which Mr. Messenger outlined in his letter.

We herewith quote from Mr. Messenger's letter showing the amount of the offer and the said reservations:-

" My client, Mr. Tomljenovich's offer is to purchase this property for the sum of \$5,000.00 cash. However, in view of the fact that there are certain legal complications which may arise, and the situation has not as yet been clearly defined from a legal standpoint, my client reserves the right, with Mr. Shears agreeing, after further investigation, of the legal situation, to withdraw his offer if, in his opinion, the situation is adverse to him and not in his interest to complete the sale.

The two distinct legal situations involved are in brief:-

- (1) The situation on the premises of chattels not owned by the Custodian and/or the Japanese, and apparently no one is in a position to state as to which of the previous tenants actually has legal title to them, which chattels are being used by the sub-tenants.
- (2) There is the question as to whether the present tenant, who does not reside on the premises, is only entitled to Notice under the Landlord and Tenant Act, or whether, in view of the recent decision upheld by the Appeal Court, he can claim indefinite leasehold to the premises under the Rental Control Board regulations."

We are therefore making the offer of \$5000.00 to the Custodian subject to the terms set forth in the quotation from Mr. Messenger's letter.

Yours very truly,
KER & KER LTD.
Per.

Alan N. Ker

ANK.DR

1539

August 23, 1944.

Messrs. Ker & Ker Ltd.,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 13
504 Alexander Street
364/W15/42/196

Your letter of August 8th offering to purchase the above property on behalf of Mr. Toljenovich for the sum of \$5,000.00 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 full amount of the purchase price.

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.

We are enclosing herewith a copy of a letter received by us from the City Electrician's Office which should be called to the attention of the purchaser as the sale of this property is subject to this notice.

Yours truly,

F. G. Shears,
Director.

GP:EB
Enc.

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER CANADA
January 29th, 1945.

Rec'd JAN 30 1945

File No. 1539

Attn.

Permit

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

Catalogue #13,
504 Alexander Street,
3 & W. 15' 4/42/196.

Dear Sirs:

We have today received an offer of \$4,000 on the above property.

Owing to wiring that has been condemned by the City, faulty plumbing, and dry rot in the sills, this is the best offer we could get.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED.

W. G. Moore

W. G. Moore.

WGM-JM

CITY REAL ESTATE

APPRAISALS

PROPERTY MANAGEMENT

MORTGAGES

FARM LANDS

Date February 2, 1945

REAL PROPERTY MEMORANDUM

File No. 1539

Name.....MARUNO, Masaaki

Registration No. 06234

Re: Catalogue No. 13

Address: 504 Alexander St., Vancouver (Apartment house)

Legal Description: Lots 3 & 4W.15', Blk. 42, D.L. 196.

TITLE AND ENCUMBRANCES

✓ A. Certificate of Title No. 71678 L. Indef. Whereabouts; Owner's possession.

✓ Registered owner: Masaaki MARUNO

Reg. No. 06234

✓ Property: Lot 3 and West 15 feet of Lot 4,
Block 42, District Lot 196,
Group 1, New Westminster District,
Plan 196.

✓ B. Charges.

Registered: None

✓ Vesting: 35316 Dec. 2/42.

Unregistered: No evidence.

Taxes: 1943 - \$216.99 NOT PAID
1944 - \$218.61 NOT PAID

Water: Tenant pays

Insurance: \$6000. - New England Fire Ins. Co. - Ex. Feb. 25/45

Assessed Value: Land: \$1120.00

Improvements: \$6000.00

Valuation by Appraiser: \$4000.00

✓ Amount of Bid: \$5000.00

Approved by Advisory Committee: February 1, 1945

✓ Paid as shown in attached letter: \$5000.00 paid in full.

✓ Name of transferee as attached letter: John Zambosky,
520 Richards Street, Vancouver.

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)

Rented to Peter Hem at \$40.00 per mo. plus water. No Lease.
(NOTE letter from City of Vancouver Jan. 8/43 re electrical requirements)

Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)

Chattels: Particulars of those stored on the premises.

Nil

Named Agent: - - - -

Compiled by.....
G. D. Milson

1599

February 16th, 1945.

Henry. Kor & Kor, Ltd.,
475 Howe Street,
Vancouver, B.C.

Dear Sir:-

Re:- Catalogue No. 13,
504 Alexander Street,
Lot 3. 4815' B.L. & D.L. 194

This will acknowledge receipt of your letter of February 8th in which you enclose your certified cheques for \$4,500.00. We have now received a total of \$5,000.00 making the full amount of the purchase price for the above property.

We note that you request this property to be registered in the name of John Zasbosky, Rooming House Proprietor, of 520 Richards Street, Vancouver, B.C., and he is a Ukrainian.

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.

1539

Crawley

10th February, 1945.

The Penberton Realty Corporation Ltd.,
418 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 13
504 Alexander Street

Further to our letter of the 30th January regarding
your offer to purchase the above property for the sum of
\$4,000.00.

This is to advise you that another offer on this
property has been recommended for acceptance and we cannot
therefore accept your offer.

Yours truly,

F. G. Shears,
Director.

PMH

1539

February 19, 1945.

Mr. Masaki MARUO,
Reg. No. 06234,
Box 18,
Revelstoke, B.C.

Dear Sir:

Re: Catalogue No. 13,
504 Alexander Street,
Lot 3, 4 W15, Blk. 4, D.L. 196.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$5000.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

We note from your declaration to the Custodian that you are holding title to this property in your possession and we would request that you forward it to this office by registered mail using the enclosed envelope for this purpose. If however, you have placed the title in the hands of some other person for safe-keeping, kindly advise us in order that we may obtain same.

We will appreciate a reply from you at an early date.

Yours truly,

George Peters,
Administration Department.

GP:AS
encl.

Catalogue No. 13
File No. 1539
504 Alexander Street
Vancouver/3,4 W5/4/196

April 6, 1945.

JOHN ZAMBOSKY
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at February 16, 1945)

	DEBIT	CREDIT
Purchase price	\$5,000.00	
Cheques received		\$5,000.00
Seller's proportion of taxes for 1945 - 46/365 x \$218.61		27.55
<u>Amount of rent collected</u>		
February 16th to February 28th - 13/28 x \$38.00		17.64
March 1st to March 31st		38.00
Registration fees on deed - \$5,000.00	14.50	
Insurance premium - .82% x \$43.20	.35	
Insurance premium - 100% x \$28.80	28.80	
Balance owing to purchaser	39.54	
	<u>\$5,083.19</u>	<u>\$5,083.19</u>

BALANCE OWING TO PURCHASER \$39.54

Catalogue No. 13
File No. 1539
504 Alexander Street,
Vancouver/3,4 W15 1/4/196
Certificate of Title No. 120862-L

Mr. Kulson.

Receipt of
~~Control of property covered by~~ Certificate of Title No. 120862-L 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.

Receipt is also acknowledged of The Northern Assurance Company Limited, Policy
No. 4312228 which has been assigned to me and a cheque for \$39.54 representing
closing adjustments on sale to me of the above property.

Dated at Vancouver B. C., this 11 day of May 1945.

Signed

John Zambosky.

Return to the Custodian

STATEMENT RE SALE OF:

Name: **HANINO, Masaki**Catalogue No: **13**File No: **1939**Street Address: **504 Alexander St., Vancouver**Reg. No. **06234**Legal Description: **3 & 4/W.15¹/42/196**Date of Sale and Adjustments **February 16, 1945**Sale Price **\$ 5,000.00**Real Estate Agents Commission **\$ 250.00**Charge for Valuation **7.50**Charge for Advertising **4.00**Land Registry Office Transmission Fee **2.50**

Encumbrances:

~~Unpaid Vendor~~~~Mortgage~~~~Arrears of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance **29.15**Taxes **27.55**~~Water~~

291.55 **\$ 5,029.15**

Net Proceeds credited to your account **\$4,737.60**Date:..... **May 23, 1945**Compiled by:..... **George Peters**

1539

October 8th, 1946

REGISTERED.

Mr. Masaaki MARUNO,
Reg. No. 06234,
Box 18,
Revelstoke, B.C.

Dear Sir:-

We have reviewed your file and affairs that have come under our control preparatory to forwarding to you your remaining balance on our books.

Your principal asset was 504 Alexander Street, which was sold as February 16th, 1945 for the sum of \$5,000.00. This sale was reported to you on May 25, 1945 with detailed statement of same as well as General account to that date.

The file indicates considerable correspondence in respect to the administration and liquidation of your interests here, as the premises required quite large expenditures for upkeep and general repairs. As statements, reports and letters were sent to you from time to time, it would seem that you have been kept advised of the handling of this property and therefore nothing further need be said now.

We are enclosing a statement of your account on our books showing a balance of \$627.23 to your credit and are attaching our cheque for like amount, payable to your order.

It would appear that you have now been advised of the administration and liquidation of your interests that have come under our control and we shall be obliged if you will confirm same when acknowledging receipt of the enclosed cheque.

For your convenience in replying we are enclosing a self-addressed envelope.

Yours truly,

B.R. Dusenbury,
Office of the Custodian.

BRD/DD.
Encs.2.

File No. 1539.
Catalogue No. 13.

March 1st, 1945.

MEMORANDUM

TO: Mr. E.W. Wright
FROM: Mr. D.A. Gruner

Nasaki MARINO - Reg. No. 06234
City of Vancouver
Lot 3, and West 15' of Lot 4, Blk.
42, D.L. 196, Op. 1, N.W.D., Plan 196.
Certificate of Vesting No. 35316.

We attach herewith the following documents in connection with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate.....JOHN RAMOSKY.
4. Copy of letter showing to whom sold and price paid for the property.
5. Memorandum from the Administration Department confirming valuation, and approval of Advisory Committee.
6. Real Property Memorandum from Administration Department.

Certificate of Indefeasible Title No. 71678-1 is in the owner's possession.

D. A. Gruner

DAG:MM
Atch.

March 2nd, 1945

REAL PROPERTY MEMORANDUM

FILE NO: 1539

NAME: Masaki MARUHO

CATALOGUE NO: 13

RE: 504 Alexander Street, Vancouver, B. C.
Apartment House

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 3, and West 15
feet of Lot 4, Block 42, District Lot
196, Group 1, New Westminster District,
Plan 196

Encumbrances: None

Taxes: 1944 taxes of \$218.61 paid.

Vested: No. 35316

VALUATION BY APPRAISER: \$4,000.00

AMOUNT OF BID: \$5,000.00

APPROVED BY ADVISORY COMMITTEE: February 1st, 1945

AMOUNT RECEIVED BY CUSTODIAN: \$5,000.00

NAME OF PURCHASER: John Zambocky

KW/JY
Attach.

K. W. WRIGHT

1539

February 19, 1945.

Mr. Masaki MAHINO,
Reg. No. 06234,
Box 18,
Revelstoke, B.C.

Dear Sir:

Re: Catalogue No. 13,
504 Alexander Street,
Lot 3. A W15'. Blk. 4. D.L. 196.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$5000.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

We note from your declaration to the Custodian that you are holding title to this property in your possession and we would request that you forward it to this office by registered mail using the enclosed envelope for this purpose. If however, you have placed the title in the hands of some other person for safe-keeping, kindly advise us in order that we may obtain same.

We will appreciate a reply from you at an early date.

Yours truly,

George Peters,
Administration Department.

GP:AS
encl.

1539

March 21, 1945.

Mr. John Zambosky,
520 Richards Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 13
504 Alexander St.
3. A. W. 31/4/76

Please be informed that the deed covering sale to you of the above property is in course of registration. You will be informed when the title is received by us from the Land Registry Office.

Attached please find a copy of a letter we have sent to the tenant of this property in order that notice to vacate may be given if desired.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

9347, 9348, 1539

November 13th, 1942.

Miss Minayo Alice Marumo,
Japanese Registration No. 01047,
Box 16,
Revelstoke, B. C.

Dear Madam:

With reference to your letter of the 22nd of October to Mr. Anderson of Ker & Ker Limited, we would advise you that the position of the properties mentioned by you is as follows:

504 Alexander Street. File 1539, in the name of your brother, Masaki Marumo.

Ker and Ker have not yet been successful in renting this property, and if you have a friend who would like to run the place as a rooming house, then please give us the name and address of this lady, that we may get Mr. Anderson to contact her and agree upon a monthly rental.

461/3 Powell Street. File 9348, in the name of Miss Minayo Marumo.

Ker & Ker have rented these premises to a Mr. Joe Priest at \$25.00 per month from the 15th of November, 1942, and they advise us that this figure was fixed on the understanding that Mr. Priest took care of the electric wiring which is in faulty condition, and saw to decorations, interior fixing, and generally cleaning up the premises.

2273 McGill Street. File 9347, in the name of Miss Minayo Marumo.

You are aware that this property is rented to Mrs. Nellie Harrison from March 1st, 1942, for two years at \$20.00 per month. At present, after paying water rates, agent's collecting commission, etc., we have standing to your credit \$56.71, and in view of your request for funds, we enclose cheque for \$30.00. You will appreciate that it will be necessary for us to retain ample funds to take care of 1943 taxes, insurance, water rates, repairs, etc. Two copies of this letter are attached, as you may wish to pass same on to the other two members of your family so as to keep them posted regarding the position of the other two properties referred to above.

Yours truly,

P. Doust,
Administration Department.

PD:BT
Enclosures 2.

C
O for files 1539, 9347, and 9348
P
Y

Box 18, Revelstoke, B. C.

October 22, 1942.

Mr. Anderson,
Ker & Ker Ltd.,
Vancouver, B. C.

Dear Sir:

I have not heard from you as regards to the building on 504 Alexander Street, but I presume it is empty by now.

I have a friend here who would like to run a rooming house and she would like to know the conditions and the rent required for the building. I have already told her that I had suggested thirty-five (\$35.00) dollars to a tenant when I was in Vancouver but now that it is in the hands of the Custodian I could not tell her whether that amount would be correct. 1539

Then, there is the building on 461 Powell Street which would be vacant by now. Were you able to collect any from the tenant? I did not report to the Custodian when leaving town so if they left without payment I would have to do something about it. Of course, this belongs to my sister, so she will take care of it.

Mrs. Harrison wrote me about some pipes that needed repairs and so I would very much appreciate it if you would take care of it right away. She pays her rent regularly, I know, so I would like to have everything in good shape for her.

As for the rent of the above house, could you arrange it with the Custodian to let me have the money because after all, I have to live like everyone. Folds evacuated here with us get a regular monthly report on their property and the rent money which is due to them every month. I should have fixed everything before I left but the time was so short, I could not manage to do so, and so I hope you will try and help me.

Hoping to hear from you soon, I remain,

Yours truly,

(signed) H. Alice Haruno.

EVACUATION SECTION	
Rec'd	FEB 9 1943
File No.	1537
Ans.	D.M.C.
Referred	<i>Meas. Chope</i>

Box 18,
Revelstoke, B. C.
February 8th, 1943

Mr. D.M. Chope,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

I am in receipt of your letter of the 4th instant.

On May 1 sent in full particulars on my property on Alexander Street to a representative, who was then at Maikawa Store, by the name of Mr. Budge. Because I had already given him the report, I thought it unnecessary to send this in again.

I have mailed the Forms to Aer & Aer Ltd., in Vancouver so they could fill the Insurance particulars in for me, as they have my Policy.

I am sorry for this delay, and Hoping that I did not put you into any inconvenience.

Yours truly,

Masaaki Maruno, Reg. No. 06234

per *M. A. Maruno*

REAL ESTATE · RENTALS

LOANS · INSURANCE



KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

April 9th, 1943.

EVALUATION SECTION	
Rec'd	APR 10 1943
File No.	
Ans.	<i>bw</i>
Referred	<i>Milson</i>

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

Attention Mr. G.D. Milson *and*

Dear Sirs:

Re: File #1539 - MARUNO, Masaaki
504 Alexander Street

Subsequent to Mr. Alan Ker's conversation with your office this morning re the above property, Mrs. Anderson, the former tenant in this property advertised and sold her interest in the property for the sum of \$550.00, \$250.00 for the furniture and \$300.00 for the goodwill. Mrs. Anderson carried out this transaction entirely on her own initiative and without any assistance from this office, other than the fact that we knew she was endeavouring to sell her interest.

It is our understanding that she has stated that a commission of \$30.00 was paid to this firm. This is entirely erroneous as this firm acted in no way, either as Agent for Mrs. Anderson, or Agent for Mrs. Blair. We certainly did not receive any monies of any kind from either of these two parties.

Mrs. Anderson brought the buyer, Mrs. Blair to this office and the writer asked Mrs. Blair in the presence of Mrs. Anderson if Mrs. Anderson had made it clear to her the terms under which she was renting the property and that all repairs were paid for by the tenant. Mrs. Blair answered that she was quite satisfied and that she fully understood the arrangement. It is quite true that we went into no details regarding costs and do not feel that this was our responsibility.

The following day the writer was interviewed by Mr. Thomas Hurley, Barrister for Mrs. Blair, regarding this transaction and he stated quite frankly that the responsibility was entirely Mrs. Blair's.

We trust you will find this explanation satisfactory.

Yours very truly,

KER & KER LTD.

Jim Anderson
Rental Manager

JMA:HD

File No. 1379

MEMORANDUM

Date	SEP 22 1943
File No.	
Att.	
Referred	

To: Mr. K. W. Wright

September 22nd, 1943

From: Mr. G. D. Milson

Re: MARINO, Massaki

In connection with the property at 504 Alexander Street as you are aware there was an action in the Police Court The King vs. Wm. Beretta for obtaining money under false pretences. The Custodian has no interest in this action.

I was subpoenaed to appear to give evidence in regard to the rental arrangements of the premises which are vested in the Custodian. The Magistrate committed the Defendant for a preliminary hearing in the County Court.

I have been subpoenaed to appear at the Court House on Tuesday, September 28th. I understand that it is your wish that the Custodian has counsel there. Will you kindly arrange this.

GDM/GH

G. D. Milson

9347, 9348 & 1539

November 24th, 1943

Miss Hinayo A. MARUMO,
Reg. No. 01047,
P. O. Box 18,
Revelstoke, B. C.

Dear Madam:

Re: 504 Alexander Street,
461 Powell Street &
2275 McGill Street.

Referring to your letter of October 7th addressed to Mr. Anderson of Messrs. Ker & Ker Ltd., enclosed find statements of the accounts covering the property at 504 Alexander Street, 461-6 Powell Street and 2275 McGill Street.

As you are aware, we have had considerable difficulty with the premises at 504 Alexander Street. The City have condemned the electrical wiring and we have received an estimate of \$275.00 to do this work. In addition, the Health Department have demanded an extra bath and repairs to the plumbing and that gas vent pipes be installed in all the rooms at an estimated cost of \$317.50, making a total cost altogether of \$592.50 to bring the building up to the standard of the City so that it may be occupied as a rooming house. As you are aware, we have no money to do this work.

As you will see by the statement under File No. 1539, we have 320.72 credit in this account, but we have not paid the taxes amounting to \$217.00 as we were in the position of being called upon to either have these premises repaired or have the place condemned by the City. We would appreciate your comments as to the best policy to be pursued and if you would be able to advance the additional funds to have this work done. This property is rented at \$40.00 per month.

In regard to the property at 463 Powell Street, this place was condemned by the City as unfit for habitation but we found a tenant who would go in and make the repairs

(Over)

demanded by the City at his own expense and we have now rented this place to this party at \$25.00 per month.

In connection with the property at 2275 McGill Street, we beg to advise that this has been sold and you will be receiving full particulars of the sale shortly.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

Enc.

REAL ESTATE • RENTALS



LOANS • INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

February 2nd, 1944

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

File # 1539
Attention Mr. G.D. Milsom

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

Re: 504 Alexander St.

Dear Sir:

Following our conversation re the above property, we have interviewed Mrs. Molly Geisler, regarding possible rental of same. Mrs. Geisler made a deposit on the above premises, and has made the following proposal:

She will occupy the premises as from March 1st, 1944 at a monthly rental of \$40.00, rent to be due and payable on the first day of each and every month, in advance. She will pay all charges such as light, telephone, water, gas, heat and licences.

With regard to the demands of the City of Vancouver Health Department, Plumbing Department and Electric Department; she is fully aware of the demands of these departments regarding this building.

In this connection, she is prepared to place with the Custodian a Certified cheque in the amount of \$500.00, which you will find enclosed herewith. This cheque is to be held for payment of the various bills in connection with the work as outlined above. It is understood, of course, that if the expenses of these repairs are less than the sum of \$500.00, the balance will be returned to Mrs. Geisler.

On the understanding that Mrs. Geisler fulfills these obligations regarding the repairs, she will be granted a two years tenancy in this building. It is also fully understood by Mrs. Geisler that she will take care of all repairs and decoration of the interior of these premises, at her own expense, during her tenancy.

In the event of the building being sold, it will be sold subject to the existing tenancy. When the two years lease expires, it is understood that if this building is not sold, that Mrs. Geisler will be given the option of renewing her lease, if the building is still for rent. In the meantime, Mrs. Geisler has stated that she will occupy

To The Custodian

-2-

February 2, 1944

the building on a month to month basis, until the work of repairs is completed, at which time of course, she will be granted the two year lease.

We have made it clear to Mrs. Geisler that the Custodian will only be called upon to spend such moneys on the exterior repairs of this building, as he deems necessary in the interest of the owner.

Yours truly,

KER & KER LTD.

JMA:EC
Enc.

Per *JM Anderson*

417¹²
File No. 1539

MEMORANDUM

To: Mrs. A. G. McArthur February 4th, 1944
From: Mr. G. D. Milson

Re: Masaaki MARUHO,
504 Alexander St.

(26-27)
In connection with the attached offer from Messrs. Ker & Ker Ltd., this covers the property in connection with which we have had considerable trouble as per my memo on file of September 16th, 1943.

These premises were originally rented at \$40.00 per month, the tenant to make all repairs demanded by the City and decorations. The place has changed hands half a dozen times and we are now informed that a Mr. Johnson is our tenant without our knowledge or consent.

If the present tenant will give quiet possession to Mrs. Molly Geisler, I would recommend that a lease be granted for a period of two years after she has brought the property up to the City's requirements. In this connection we would be protected by holding her certified cheque for \$500.00.

This property has been advertised for sale and no tenders were received, but yesterday a bid came in from a Mr. Abbott for \$3,200.00, which I understand is below the appraised price of the building.

You will also note Masaaki MARUHO's letter of January 27th on file in which he asked us to make an agreement along the lines as outlined in Ker & Ker's letter of February 2nd.

GDM/GH

*Offered to lease
refused by Advisory
Committee*

File 133

18th February, 1944.

File

MEMORANDUM.

To: Mr. G.D. Wilson

From: Mr. F.G. Shears

Re: Catalogue No. 13
504 Alexander Street

The Advisory Committee on Japanese Properties in Greater Vancouver have informed us that they are not in favour of leasing Evacuee properties and therefore cannot approve of Mrs. Geisler's offer as outlined in your Memorandum of the 4th February.

F.G. Shears

F.G. Shears.
Director.

FOS/PMH

File No. 1539

MEMORANDUM

To: Mrs. A. G. McArthur

February 21st, 1944

From: Mr. G. D. Milson

Re: Masaaki MARUNO,
504 Alexander Street.

We had a call the other day from a Mr. Johnson who informed us that he was our new tenant on the above premises and that he had paid Mr. Daniels the sum of \$600.00 for the tenancy of the building and that he did not know about the arrangement made between the Custodian and the original tenant, in which the tenant was responsible for all repairs and alterations.

The City are demanding that the defective wiring be renewed, a new bath be installed and the rooms vented for gas stoves. We have called for estimates for this work and it would run over \$500.00, and Mr. Johnson states that he has no money to do this work.

We have refused for the present to recognize Mr. Johnson's tenancy.

In view of the fact that we have had six tenants in this place, all of whom were irresponsible and would not carry out the City's demands, I would recommend that we instruct our agents to apply to the Rental Control Board to shut the place down temporarily in order to make structural repairs, which we could arrange to have done from the \$417.00 we have in the account. We could then apply to the Rental Control Board for a fixation of the rent and find a responsible tenant to take the place over.

GDM/GH

Since writing the above we have received an offer of \$3,200.00 for this property which was refused by the Advisory Committee, who set a price of \$5,500.00 on it. I understand that the appraisal price is around \$4,000.00 and I am quite confident that I can find a purchaser at this price, and in view of the trouble that we have had with this place, I would suggest that you discuss it with the Committee.

G. D. Milson

File No. 1539

MEMORANDUM

To: Mrs. A. G. McArthur

February 24th, 1944

From: Mr. G. D. Milsom

Re: Masaaki MARUNO,
504 Alexander Street.

In connection with the premises at 504 Alexander Street our tenant, Mr. Daniels, sold the supposed goodwill of the tenancy to a Mr. Johnson for \$600.00. Both parties called at this office a few days ago, Mr. Johnson alleging fraud and misrepresentation in connection with his purchase and stated that he would not take possession of the building but would seek legal recourse for the return of his money. This transfer from Mr. Daniels to Mr. Johnson was made without knowledge or consent of the Custodian. The City Health Official phoned me this morning stating that Mr. Daniels has left the premises and there is no garbage collection, no hot water and the bathrooms are not being cleaned.

The City Health Official also advised me that the City have placarded the building as unfit for lodging-house purposes and we will be receiving a letter to this effect in due course.

Would it be possible for the Custodian to take possession of this building on the grounds that our tenant has quit the premises and has not paid his February rent, taking into consideration that a Mr. Johnson holds a Bill of Sale covering a certain amount of furniture owned by our former tenant, Mr. Daniels, which also covers the latter party's tenancy in the building? If we could obtain possession, it would be possible to find a person who would take the building over and comply with the City's regulations.

As you are aware, we have had six irresponsible tenants in this place in the last year.

GDM/GH

G. Milsom

1539
Evacuation Section

509 Royal Bank Building,
Vancouver, B. C.
February 25th, 1944

Messrs. Locke, Lane, Guild & Sheppard,
705 Rogers Building,
470 Granville Street,
Vancouver, B. C.

Attention: Mr. Sheppard

Re: Masaki MAKINO

Gentlemen:

We send you herewith the above numbered file, and would direct your attention to the memorandum addressed to Mrs. McArthur by Mr. Wilson under date of February 24th, 1944.

I have advised Mrs. McArthur that it would be necessary to take proceedings under the Landlord and Tenant Act to obtain possession, and that you would be asked to deal with the matter as speedily as possible.

We have this morning obtained from Messrs. Ker & Ker a copy of a letter, sent by registered mail, to Mr. Daniels, February 17th, 1944, demanding payment.

Our Mr. Geoffrey Dale Wilson will make the Affidavit relative to abandonment and non payment.

Will you be good enough to give this matter your immediate attention.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTOMER

KWW/JF
Encl.

LOCKE, LANE, GUILD & SHEPPARD

Barristers & Solicitors

C. H. LOCKE, K.C.
W. S. LANE C. R. GUILD, K.C. (MAN)
F. A. SHEPPARD, K.C. (BANK) K. L. YULE
J. R. YOUNG S. C. LANE
C. C. LOCKE

703 Rogers Building

Vancouver, B.C.

March 6th, 1944.

CABLE ADDRESS: "MAYERS"
TELEPHONE: PACIFIC 7137

ENEMY SECTION

Rec'd MAR 7 1944

File No:

Ans'd

Refer'd

Office of the Custodian,
509 Royal Bank Bldg.,
675 West Hastings Street,
VANCOUVER, B.C.

Attention Mr. Wright.

Dear Sir:-

Re Masaaki MARUNO
FILE No. 1539 Evacuation Section

11
We have discussed this matter with Mr. Milson and are of the opinion that under the circumstances, that is, that the property has been abandoned, it would be better to get in touch with the former tenants and obtain their permission as they will not be opposed to your taking possession and will have no objection to your proposed re-entry. By this means you would be proceeding more cheaply and more quickly.

Yours truly,

LOCKE, LANE, GUILD & SHEPPARD,

Per :-

E. B.

FAS/EB.

File #1539

MEMORANDUM

March 7th, 1944.

TO: MR. G. D. MILSON

Re: Masaki MARUNO.

FROM: MR. K. W. WRIGHT

We have a letter from Messrs. Locke, Lane, Guild & Sheppard today as follows:

"We have discussed this matter with Mr. Milson and are of the opinion that under the circumstances, that is, that the property has been abandoned, it would be better to get in touch with the former tenants and obtain their permission as they will not be opposed to your taking possession and will have no objection to your proposed re-entry. By this means you would be proceeding more cheaply and more quickly."

We understood that the whereabouts of the former tenants were unknown but if it is possible for you to now contact them, please do so and obtain consent as suggested by Mr. Sheppard.

KWW/W

EVACUATION SECTION	
Rec'd	MAR 7 1944
File No.	1539
Ans.	to
Referred	Milson

K. W. WRIGHT

File No. 1539

March 11th, 1944

MEMORANDUM

FOR FILE

Re: 504 Alexander St.

Today a delegation of the tenants called at the office and stated that the gas, light and water were being shut off. The water bill amounts to \$45.00 and the gas and light bill amounts to \$114.00. *1227E*

Our tenant, Mr. Daniels, cannot be found and the Mr. Johnson whom we heard was supposed to have taken over the place from Mr. Daniels also cannot be found. The tenants advised us that Mr. Johnson collected the rents from the roomers for the month of February and then abandoned the premises and they have not seen Daniels or Johnson for some time.

They have paid fuel and other necessities to keep the building going to the amount of \$26.65. In consultation with Mr. Wright and Mr. Sheppard of Locke, Lane, Guild & Sheppard, Mr. Sheppard stated that we can take possession and it was agreed with Mr. Wright that we would rent the premises to Peter Hem on a weekly basis.

GDM/GH

L. Sullivan

P. S. Our tenant, Mr. Daniels, is two months in arrears of rent.

LOCKE, LANE, GUILD & SHEPPARD
Barristers & Solicitors

C.H. LOCKE, K.C.
W.S. LANE C.K. GUILD, K.C. (MAN)
F.A. SHEPPARD, K.C. (BANK) K.L. YULE
J.R. YOUNG S.C. LANE
G.C. LOCKE

703 Rogers Building

CABLE ADDRESS "MAYERS"
TELEPHONE PACIFIC 7137

Vancouver, B.C.
ENEMY SECTION
March 13 1944
Rec'd MAR 22 1944
File No. 1539
Ans'd
Refer'd MR Milsom

Office of the Custodian,
509 Royal Bank Bldg.,
675 West Hastings Street,
VANCOUVER, B.C.

Dear Sir:-

Attention Mr. Wright.

Re - Masaaki MARUNO
File No. 1539 Evacuation Section

You have now instructed us that Mr. Milsom has endeavoured to get in touch with this tenant and that the tenant is not in possession of the property, the rents have not been collected and the position is such as to require immediate attention otherwise there will be deterioration. It appears to us that this tenant has abandoned the tenancy and has in fact gone out of possession. This may be taken as an offer to terminate the lease and we would suggest that you re-enter. Re-entry is necessary for preservation of the property and you being in possession might as well retain possession of the premises.

Yours truly,

LOCKE, LANE, GUILD & SHEPPARD,

FAS/EB.

Per :

File No. 1539

March 25th, 1944

Memo for File.

Re: Masaaki MARUNO,
504 Alexander Street.

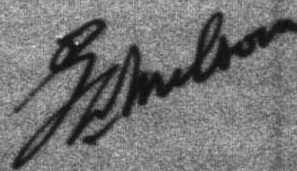
It was anticipated that the premises at 504 Alexander Street would be sold to Mr. Abbott for \$4,200.00 in view of the appraisal of \$4,000.00 and the fact that the premises were placarded by the City as being unfit for lodging-house accommodation unless extensive repairs were done.

The matter was discussed with Mr. Shears and Mr. Wright and it was agreed to rent the place to Peter Hem at \$40.00 per month plus water.

We ascertained last week that the hot water tank had burst and we ordered a new one installed.

I have taken up with Mr. Rogers of the City Health Department the matter of taking the placards off the house and he informs me that if we have the rooms vented for gas stoves and have an additional bath installed, he will take the signs down, and as soon as we are able to we will attend to the electrical work.

GDM/GH



P.S. See letter from Masaaki MARUNO dated January 27th authorizing us to bring the premises up to the standards demanded by the City.

1539

March 27th, 1944

Mr. Peter Hem,
243 D. Powell St.,
Vancouver, B. C.

Dear Sir:

Re: Masaaki MARUNO,
504 Alexander St.

In connection with the premises at 504 Alexander Street which were rented to you on a weekly basis pending a possible sale of this property, as this sale did not go through, we are now willing to rent you these premises on a monthly basis of \$40.00 per month plus water.

We are informed that the hot water tank is burst and understand that you are having a new one installed. Kindly render vouchers for this as soon as possible.

We wish you would also send us a statement in regard to the rent that you have been able to collect from the roomers covering the period before you took over so that proper adjustments can be made.

Please note that the agents of the building are Messrs. Ker & Ker Ltd. to whom rentals should be paid.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

File No. 1539

MEMORANDUM

To: Mrs. A. G. McArthur May 24th, 1944
From: Mr. G. D. Wilson

Re: 504 Alexander St.

In connection with the premises at 504 Alexander Street the City demanded an extra bath installed and the rooms vented for gas stoves. Messrs. Ker & Ker Ltd. obtained an estimate of \$317.00 for this work. I was able to arrange with Peter Hem to have the work done much cheaper and he has enclosed his statement for \$180.00 representing the cost of this work, but in addition there has been a new toilet installed and the sump for the drain has been fixed, also the savestrough.

You will note a letter from the Health Department of the City of Vancouver stating that the work required by their Department has now been satisfactorily completed.

GDM/GH

G. D. Wilson

*Electrical work
not done*

GH

1539

August 10th, 1944

The Advisory Committee on
Japanese Properties in Greater Vancouver,
315 Royal Bank Building,
Vancouver, B.C.

Re: Catalogue No. 13
504 Alexander Street

Dear Sirs:

The assessment on this property is \$7120.00.
It was appraised by Mr. Moore at \$4000.00, and your committee has
set a minimum price of not less than \$5000.00.

This is the property on which we have had con-
siderable trouble with tenants, and at the present time, it is
rented by us on a month to month basis to Mr. Peter Hen.

We have now received an offer from Messrs.
Ker and Ker on behalf of Mr. Tomljenovich for the sum of \$5000.00.
The offer is made with the following provisos:

"There is the question as to whether the present tenant, who
does not reside on the premises, is only entitled to Notice
under the Landlord and Tenant Act, or whether, in view of
the recent decision upheld by the Appeal Court, he can
claim indefinite leasehold to the premises under the Rental
Control Board regulations."

We are prepared to recommend the acceptance
of this offer.

Yours truly,

F. G. Shears,
Director.

FOS/mic

Date..... August 15th, 1944

REAL PROPERTY MEMORANDUM

File No. 1539

Name..... Masaaki MARUNO Registration No. 06234

Re: Catalogue No. 13

Address: 504 Alexander St., Vancouver (Apartment house)

Legal Description: Lots 3 & 4 W.15', Blk. 42, D.L. 196.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 71678 L. Indef. Whereabouts: Owner's possession

Registered owner: Masaaki MARUNO Reg. No. 06234

Property: Lot 3 and West 15 feet of Lot 4,
Block 42, District Lot 196,
Group 1, New Westminster District,
Plan 196.

B. Charges.

Registered: None

Vesting: 35316 Dec. 2/42.

Unregistered: No evidence.

Taxes: 1943 - \$216.99 Not paid
1944 - \$218.61 Not paid.

Water: Tenant pays.

Insurance: \$6000.00 - New England Fire Ins. Co. - Ex. Feb. 25/45.

Assessed Value: Land: \$1120.00 Improvements: \$6000.00

Valuation by Appraiser: \$4000.00

Amount of Bid: \$5000.00

Approved by Advisory Committee: August 11th, 1944 *7/21/45*

Paid as shown in attached letter:

Name of transferee as attached letter:

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)

Rented to Peter Hem at \$40.00 per month plus water.
No Lease. (NOTE letter from City of Vancouver Jan. 8
re electrical requirements needed. * See below.

Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)

Chattels: Particulars of those stored on the premises.

Nil

Named Agent: - - - - -

* Please note the conditions under which the purchaser is to acquire this property

Compiled by G. D. Mills

File No. 1539

November 25, 1944

MEMORANDUM
FOR FILE

Re: 504 Alexander Street.

1652-205

We had a visit today from a Mrs. Johnson, wife of the Mr. Johnson who purchased some chattels and the goodwill of the tenancy of 504 Alexander Street from Mr. Daniels. Under the Bill of Sale the following articles were sold by Mr. Daniels to Mr. Johnson:-

Metal coil in furnace and all water pipes leading to hot water tanks

3 new garbage cans

1 Shovel

Suite A, 1st floor - 2 Window Blinds

Suite 6, 2nd floor - Double Bed (complete)

1 Dresser

1 Table

2 Chairs

Floor Linoleum

1 Cabinet

Radio

2 Set Lace Curtains

All Globes in Hall, Basement, Toilet and Bathroom

1 only Wire Clothes Line

Mr. Peter Hem informed me that all these articles are on the premises with the exception of the lace curtains, and outside of the metal coil and water pipes which are fixtures, the value of these chattels would not exceed \$10.00.

GEM/GH

Emulsion

REAL ESTATE · RENTALS



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MEMBERS
VANCOUVER REAL ESTATE
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VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

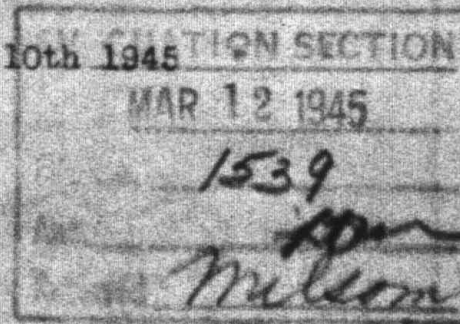
AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

March 10th 1945



AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

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

Attention Mr. Wilson!

Dear Sirs:-

Re: 504 Alexander Street - File #1539.

For your information and confirming our conversation
of today's date, Mr. Peter Hem owes rental arrears on the above
premises for the months of December, January, February and March
in the total amount of \$160.00.

We have written to Mr. Hem regarding this matter.

Yours very truly,

KER & KER LTD.

Per

RENTAL MANAGER

JMA:ER

*largely 12/44
from my wife's pay at
once. LMA*

*Paid \$120 to
Hem*

185 1/2 Beverly St.
Toronto 28, Ontario
April 4th, 1945.

Office of the Custodian
506 Royal Bank Building
Hastings & Granville Sts.
Vancouver B.C.

EVACUATION SECTION	
Rec'd	APR 9 1945
File No.	1539
Ans.	OK
Referred	Cramer

Peter

Dear Sir:

I am forwarding title to the
building on 504 Alexander for
Masaaki Maruno, Registration No. 06234
File 1539.

Please mail particulars to me
at the above address.

1000/

Yours truly

H. A. Maruno

#01047

1539

April 11, 1945.

Mr. John Zambosky,
520 Richards Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 13
504 Alexander St.
3.4 E 151/4/136

Deed to the above described property has now been registered in your name and we are ready to deliver control to you. When the title has been received by us from the Land Registry Office it will be sent by registered mail to you or to any person designated by you.

Adjustments as of February 16th, 1945, as shown on the enclosed sheet, have been calculated and a balance of \$39.54 appears to your credit. A cheque for this amount, together with relevant insurance policy which has been assigned to you, is enclosed herewith.

Please return to us the attached control receipt, duly signed.

Yours truly,

George Peters,
Administration Department.

GP:ED
Enc.

cc to Ker & Ker, Ltd.

1539

April 18, 1945

Mr. Peter Hem,
243 D. Powell Street,
Vancouver, B. C.

Dear Sir:

In connection with the premises at 504 Alexander Street, Mr. Edward Johnson purchased from Mr. Daniels certain chattels under a Bill of Sale. You informed us some time ago that these were on the premises. As these articles do not appear to be Japanese-owned, the Custodian will have no objection to your delivering to Mr. Johnson the following articles:-

- 3 Garbage Cans
- Double Bed (complete)
- 1 Dresser
- 1 Table
- 2 Chairs
- 1 Cabinet
- 1 Radio
- 1 Wire Clothes Line

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

c.c. Mr. Edward Johnson

May 30/45
Box 18
Revelstoke, B.C.

EVACUATION SECTION	
Rec'd.	JUN 2 1945
File No.	1539
Ans.	AGM/B
Refered	McGowan

Mr. C. D. Milson,
Administration Dept.,
Office of the Custodian.

Dear Sir:

File No. 1539

I have received your communication of April 25
in which you refer to a sum of \$30.00 which was
the deposit for the electrical service for our
former house at 804 Alexander St.

Would you kindly remit that sum to my brother,
Eizaburo Maruno at Minto Mines, B. C.; or comm-
unicate with him to that effect. He has been the
responsible person for the affairs after my
father's death.

Yours truly,

Mike M. Maruno

M. Maruno

*Transd. to acct
Credit to acct
& advise*

Rec'd	APR 8 1946
File No.	1539
Am.	
Ref'd	W. Shears

April 5, 1946
Revelstoke, B.C.

1539

Custodian Of Enemy Property,
Royal Bank Building,
Vancouver, B. C.

Re Catalogue No. 13
504 Alexander St Vancouver
Lots 3 & 4 W15' of Lot 4, Blk 42
D.L. 196, Cp. 1, N.W.D. Plan 196

Dear Sir:

I have a credit sum of \$4,646.58 which was the balance after the sale of the above mentioned house.

462723

This house and property was sold Feb. 16, 1945 and that sum, since then, has been sitting idle. I believe that I can make better use of it now, some manner in which I can derive some interest from it. At the least I can get what little interest the bank pays.

Will you please transfer that sum direct to me at the Canadian Bank of Commerce, Revelstoke; or better still if you can remit that money to my brother, Eizaburo Maruno, Minto City, B.C., I will appreciate it very much.

Thank you for this service, and awaiting your reply,

[Handwritten signature]

Yours truly,

M. Maruno

M. Maruno
File No. 1539
Reg. No. 06234

Box 18
REVELSTOKE, B. C.

april 10/46

1925 Gerrard St., E.,
Toronto 8, Ontario.
August 21st, 1946.

EVACUATION SECTION	
Rec'd. AUG 26 1946	File No. 1539
Ans. <i>[Signature]</i>	Ref. <i>[Signature]</i>

Mr. Wilson,
Administration Dept.
506 Royal Bank Bldg.
Vancouver, B. C.

Dear Sir:

File: No. 1539

I requested a statement on premises on
504 Alexander Street, Vancouver, B. C. on
behalf of my brother, Masaaki Maruno, Reg.
No. 06234, resident of Revelstoke, B. C.
As yet I have had no answer to my letter.

Will you kindly forward a statement to
date at your earliest convenience.

Yours truly,

H. A. Maruno

(Miss H.A. Maruno

Reg.#
01047)

File No. 1539
Reg. No. 06234

Nasaki MARUHO

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 July 31	Balance brought forward	\$	\$ 320.72	
November 8	Pemberton's appraisal fee Cat # 13	7.50		
November 19	Rents collected Commission - Ker & Ker	2.00	40.00	
December 16	Rents collected Commission	2.00	40.00	
1944 January 14	Rents collected Commission Sundry	2.00 4.35	40.00	
February 16	City of Vancouver - water rates to June 3/43	5.75		
February 16	Rents collected Commission	2.00	40.00	
May 5	City of Vancouver - water rates - scavenging charges	52.30 5.70		
May 20	Peter Hem - installing boiler & water tank (old boiler burst)	53.20		
May 25	Peter Hem - repairs to property (installing bath & toilet, venting rooms for gas)	180.00		
June 21	Jas. Baxter - repairing roof	15.00		
July 3	Peter Hem - rooming house license Jan 1-May 31/44 (when operated by the Custodian)	6.25		
July 14	Rents collected Commission Repairs	2.00 30.00	40.00	
August 22	Advertising Cat # 13	4.00		
September 14	Rents collected Commission	4.00	80.00	

CR \$ 222.67

Indoor

Masaaki MARINO

File 1539
Reg. 06234

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942				
September 14	Rent collected		10.00	
	Water Rates	5.95		
	Incinerator Charge	1.90		
	Commission	1.00		
October 15	Rent Collected - Mrs. Inouye		5.00	
	Commission	2.00		
	Rent Collected - Mrs. Nakamoto		10.00	
	City of Vancouver -- Water Rates	13.00		
November 14	Rent Collected		40.00	
	Commission	10.00		
	Sundry	30.00		
December 12	Rent Collected		40.00	
	Commission	2.00		
	Repairs	3.90		
1943	Sundry Disbursements	11.48		
January 13	Rent Collected		40.00	
	Commission	2.00		
	Sundry Disbursements	5.70		
January 27	Certificate of Encumbrance	1.00		
February 12	Rent Collected		40.00	
	Commission	2.00		
	Sundry Disbursements	9.25		
March 12	Rent Collected		40.00	
	Commission	2.00		
	Sundry	3.60		
April 7	Mrs. R. Blair - Rent for April		40.00	
April 13	Rent Collected		40.00	
	Commission	2.00		
April 30	Mrs. R. Blair - Rent for May		40.00	
June 2	" " " for June		40.00	
June 30	" " " for July		40.00	
July 13	R. Grose, repairs & stoppage to sewer	35.50		
July 31	Mrs. R. Blair - Rent for August		40.00	

GR. \$320.72

*All entries in
file for check*

File No. 1599
Reg. No. 06234

3

Basanki - 24-10-1944

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 September 14	Balance as per statement sent			
	Cancel entry of 8 Nov./43 re appraisal fee		\$ 272.67	
	Cancel entry of 22 Aug./44 re advertising		7.50	
	(both now included in property sale statement)		4.00	
December 15	Rents collected		120.00	
	Agent's commission	6.00		
	Repairs	53.75		
1945 February 16	Insurance premium	28.80		
	Balance rents to date (nett)		96.36	
	Taxes 1943 & 1944	453.00		
	Credit re Sale of Property		4,737.50	
		<u>541.55</u>	<u>5,188.13</u>	
				<u>CR 3 4,646.58</u>

K

Masaaki MAJINO

File No. 1539
Reg. No. 06234

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945 April 13	Balance as per statement sent		\$4,646.58	
July 4	Plumbing repairs	19.35		
1946 April 14	Cheque to you	4,000.00		
		<u>\$4,019.35</u>	<u>\$4,646.58</u>	

CR \$ 627.23

Not permitted
5/19/46
Jg