

1660

POWELL STREET, VANCOUVER, B.C.
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO.

1660

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: OTANI, OTOICHI

HOME ADDRESS: Lynn Creek, B.C.

REGISTRATION NUMBER 07700 SEX: Male AGE: 54

OCCUPATION: General laborer (gardener)

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

EMPLOYER: Mr. Frank Brown, Lynn Creek, B.C.

MARRIED? Widower

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: TOSHI (M), KIKUYE (F)

ADDRESS OF CHILDREN: Lynn Creek, B.C.

AGE OF CHILDREN: 14, 10 yrs.

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

1. LOCATION AND DESCRIPTION: Certificate of Title #10809^k, Municipality of North Vancouver, B.C., Subdivisions 7 and 8 of lot 1 Block 10 District Lot 2023, Group 1 New Westminster District Plan #2855, near P.O. of Lynn Creek, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: Four room frame dwelling, wood-shed, two other small buildings

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

none

4. TAXES (Amount and where payable) Taxes owing to Dec. 31st 1941 \$56.90

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

None

6. OCCUPANCY AND LEASES (If vacant so state)

None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: On his own possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: Nothing in crop at present time

STATEMENT OF REAL PROPERTY OCCUPIED

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

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

Kitchen utensils only \$25.00

I have no ^{personal} property which I wish the Custodian to care for.

Signed 'K. Otani

(Miss Kiyoko Otani on behalf of O. Otani

dd. 7th August 1942 witnessed: [Signature]

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None

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

None

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

None8. BANK ACCOUNTS: None9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS

None11. SAFETY DEPOSIT BOX: None**LIABILITIES:**1. PERSONAL DEBTS: None2. TRADE DEBTS: NoneREMARKS: None

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 28th day of March, 1942.

(Signature)

O. Otani

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Dec. 16/42

Full Name OTANI, Otoichi
(Surname in Block Letters)

Registration No. 02700

Male - Female
(check)

Age Nov. 25, 1887

Former Address Lynn Creek, B.C.

Date Evacuated Mar. 3/42 Naturalized - Canadian-Born - National
(check)

Present Address

Slocan, B.C. 25 Martin Avenue,
Guelph, Ont.

WIDOWER
Married - Single
(check)

relatives
Name of Wife (SHINGU) Chieno (Deid)

Name of Husband

Name of Mother SHINGU, Hatsu Name of Father Saburo (Deid)

Names of Children under 16

(Deid) Tashio (M) 19/12/27
Kikuye 14/11/31

Our File No. 1660

Registered with Custodian Yes
(yes or no)

Requested By B. McKim

Additional Information

General Labourer
Owner of 2 lots & 1 house, at above
address

- SUMMARY -

-- REAL ESTATE --

Nov. 6th, 1945

File No. 1660
Reg. No. 07700

Catalogue No.: 428 & 429

Japanese Name: Otoichi OTANI,

Civic Address: 1335 Frederick Street, North Vancouver, B.C.

Legal Description: Subdiv. 7 & 8, Lot 1, Block 10, D.L. 2023, Gp. 1,
N.W.D., Plan 2855.

Classification: 1 Dwelling and 3 sheds

Registered: in the name of Otoichi OTANI

TITLE: Clear

Sold to: Abraham Lawrence Belliveau and Bridget Isabel Belliveau
2402 Lakewood Drive, Vancouver, B.C., for \$925.00 as at
June 13th, 1944.

Title: delivered to Registered Owner on Sept. 19th, 1944, all
adjustments having been made.

Funds: released to the credit of Otoichi OTANI on September 16,
1944.

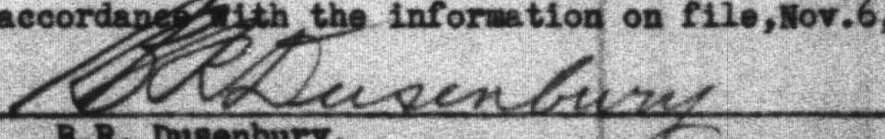
Chattels: Not involved.

Insurance: Transferred to Purchasers July 4, 1944.

Remarks: This property was under rental to Mrs. H. Thompson. H.D. Campbell, Chartered Accountant, had supervision of the property and was successful in improving an arrangement of \$10.00 rental made by OTANI, to \$15.00 per month. The property was in poor condition and necessitated some improvements being made. Taxes were three years in arrears and these were taken care of from revenue, as it accumulated. Some difficulty was had in the collection of rentals, so much so that Campbell notified the tenant that the Custodian might take the property out of his hands if he did not receive payment of arrears. No such action was taken however, and the property was sold as at June 13th, 1944.

OTANI was notified of the sale on Nov. 9, 1944 and statement of account with statement of sale was forwarded to him.

The above Summary is certified to be in
accordance with the information on file, Nov. 6, 1945.


B.R. Dusenbury,
Administration Department.

File No. 1660

SUMMARY

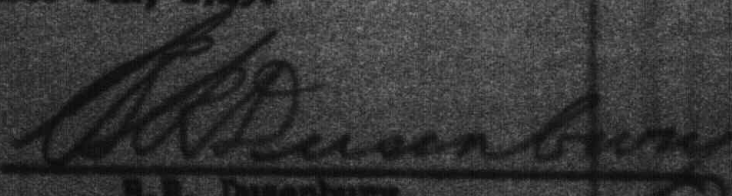
November 6th, 1945.

LIABILITIES

Otoichi OTANI
Reg. No. 07700

There are no claims revealed on the file
against the above named Japanese.

The above Summary is certified
to be in accordance with the information on file,
November 6th, 1945.


B.R. Dusenbury,
Administration Department.

File No. 1660

SUMMARY

November 6th, 1945.

--PERSONAL PROPERTY--

Otoichi OTANI
Reg. No. 07700

CHATELS:

On page 2 of declaration of OTANI there appears an item as follows:-

"Kitchen Utensils only \$25.00".

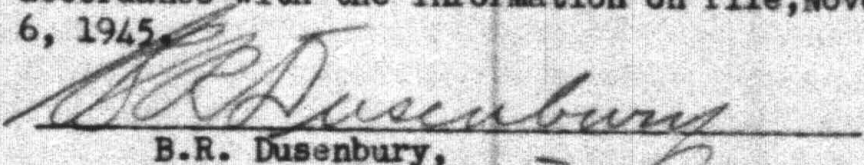
Just below this item his daughter released the Custodian from caring for these. This too is confirmed in Ltr. April 18, 1942 by H.D. Campbell, Chartered Accountant, Investigating Agent for the Custodian, from which is quoted as follows:-

"All household effects have either been sold or contracted for sale" and o'k'd by Mr. Green of Custodian's office.

There are no Cameras, Radios, Fire Arms, vessels or Automobiles revealed on the file.

The file reveals no other personal property of any kind in which this Evacuee had an interest.

The above Summary is certified to be in accordance with the information on file, November 6, 1945.


B.R. Dusenbury,
Administration Department.

1. This property is located as follows:- Certificate of Title No. 10809K, Municipality of North Vancouver, B. C., Sub-division 7 and 8 of Lot 1 Block 10, District Lot No. 2023, Group No. 1, New Westminster District Plan No. 2855, near Lynn Creek P.O., B.C. Street location - Frederick Street, no number.
2. The property is owned by Otoichi Otani, Japanese alien registered No. 01972, who has been removed.
3. The property is apparently free of encumbrances with the exception of three years taxes amounting to approximately \$57.00.
4. The main building on the property is a four room frame house, inside walls unfinished, with no basement or cement foundation; electricity has been installed, running water has also been tapped in but there is only one cold water tap on the porch; toilet facilities are outside. It is not modern but well kept up, clean and the outside appearance is fair. It is rentable from \$10.00 to \$12.50 per month.
5. There are three small buildings or sheds in addition to the dwelling, wood shed, potting shed, etc., all in good state of repair.
6. The land is all cleared and most of it is worked ready for planting but no crops put in.
7. A small tributary of Lynn Creek divides the property from that adjoining.
8. An approximate estimate of the value of the land and buildings would be between \$500.00 and \$600.00. A sale, of course, would bring considerably less.
9. All the household effects have either been sold or contracted for sale.

When making my inspection of the property, I found that an older Son, 18 years old, Keizo Otani is still living on the premises. He advised me that the two younger children, the only ones listed on the Declaration, were now at Hastings Park. Further, that he was under orders to report to the Commission in the Marine Building on April 7, 1942 for instructions. Further, that an attempt is being made by the Principal of his school to arrange for him to be left here until the summer in order that he complete his last year in high school. In addition I found out that there is another daughter, aged 20, Kyoko Otani, who is working but whose whereabouts I was unable to ascertain.

It appears that Otoichi Otani handed the Power of Attorney to deal with his property to a Mr. T. Hustwaite, 3491 Church Street, Lynn Creek, and another neighbour jointly. Otani instructed them to rent the property and apply the rent on the outstanding arrears of taxes. I have not disturbed this arrangement but advised Mr. Hustwaite that if young Otani is removed by the authorities, the control of the property passes into my hands as Custodian and that in regard to rental

RE - OTANI, OTOICHI

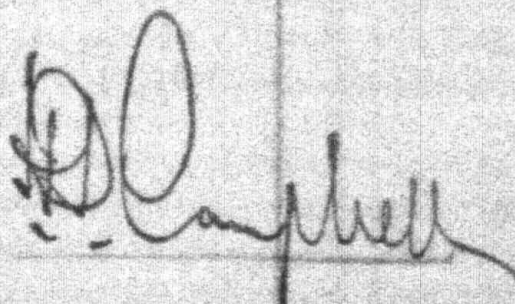
arrangements, if renting is deemed advisable temporarily, any Lessee he may find will have to deal with me in that capacity.

In the event of young Otani being ordered to leave, I have instructed him to advise me immediately and leave the keys of the house with Mr. Hustwaite with a view to showing the property for rent until a buyer can be found.

It should not be difficult to rent due to the demand for any kind of living quarters on the North Shore on account of shipyard activities.

I am today confirming by letter to Otani Jr., and Mr. Hustwaite these instructions and arrangements.

In view of the uncertainty regarding the Government's ultimate plans with regard to the disposal of alien real property I recommend that the premises be rented as planned by Otani, until such time as the official policy in this connection becomes more definite.



Copy for Mrs. McArthur

Wm

1660

June 29th, 1944

*all adjustments
June 13/44*

Harold D. Campbell, Esq.,
Chartered Accountant,
Standard Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 428/9
1335 Frederick Road,
North Vancouver, B.C.

This will acknowledge receipt of your letter of May 20th, written on behalf of your client Mr. A.L. Belliveau enclosing cheque for \$80.03 and offer to purchase the above property for the sum of \$800.00.

We also acknowledge your letter of June 13th, in which you advise that your client is prepared to revise his former bid and now offers to purchase this property for the sum of \$925.00 and enclosing five cheques as follows:

Edgar L. Belliveau	-	\$200.00
Len Belliveau	-	200.00
Bert Belliveau	-	200.00
S. Larsen		82.50
Mrs. M.I. Leach	-	162.50
		<u>\$845.00</u>

This is to advise you that we are prepared to recommend the acceptance of this offer, and if accepted adjustments will be calculated as of June 13th.

We note that the documents are to be made out in the names of Abraham Laurence Belliveau, Harness Maker, and Bridget Isabel Belliveau, Wife, 2402 Lakewood Drive, and that they are both British subjects.

The necessary documents will now 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.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you after which the documents will be submitted for registration.

1660

Harold D. Campbell, Esq.,
Farrar, Catalano & Co.

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

Yours truly,

F.O. Shears,
Director

FOS:lm

Mr. Copping's valuation \$900 to \$950
Committee approved June 21st, 1944

File No. 1660
Catalogue Nos. 428 & 429
Frederick Street
North Vancouver
7 & 8/1/10/2023

September 15, 1944.

MR. and MRS. ABRAHAM LAPOSTOLLE BELLIVEAU

In account with: The Custodian of Energy Property

STATEMENT OF ADJUSTMENTS

(As of June 13, 1944)

	DEBIT	CREDIT
Purchase price	\$925.00	
Cheques received		\$925.00
Registration fees on deed - \$925.00	5.85	
Insurance premium - \$3.15 x \$5.00 (expiry 9/12/46)	4.16	
Water paid to June 30, 1944 - 3 months @ \$3.00 = $\frac{1}{4}$ no.	.50	
201/365 x \$45.82 purchaser's proportion of 1944 taxes pd.	25.23	
Amount owing by purchaser		<u>35.74</u>
	<u>\$960.74</u>	<u>\$960.74</u>

NET AMOUNT OWING BY PURCHASER - \$35.74

45.82
25.23
20.59

925.
5.
41.23

STATEMENT RE SALE OF:

Name: OTANI, Otoichi

Catalogue No: 428-429.

File No: 1660 Reg. No. 07700.

Street Address: Fredrick Street, North Vancouver, B. C.

Legal Description: Subdiv. 7, Lot 1, Blk. 10, D.L. 2023, Op. 1, Plan 2855.
Subdiv. 8, Lot 1, Blk. 10, D.L. 2023, Op. 1, Plan 2855.

Date of Sale and Adjustments June 13th, 1944.

Sale Price		\$925.00
Real Estate Agent's Commission	\$46.25	
Charge for Valuation	10.00	
Charge for Advertising	8.00	
Land Registry Office Transmission Fee	2.50	
Encumbrances:		
Unpaid Vendor		
Mortgages		
Arrears of Taxes		
Other Charges		
Adjustments:		
Fire Insurance		4.16
Taxes		25.23
Water		.50
	\$66.75	\$954.89
Net Proceeds credited to your account		\$ 888.14

Date: November 9th, 1944.

Compiled by: George Peters.

Catalogue No. 428 & 429
File No. 1660
Frederick Street
North Vancouver
8/1/10/2023

Receipt of Certificate of Title No. 107410-L is by us hereby acknowledged
and we agree that all adjustments and incidents in connection with the
sale to us of property covered by the said certificate have been settled.
Receipt is also acknowledged of New England Fire Insurance Company policy
No. 6252474 which has been assigned to us.

Dated at Vancouver, B. C., this 19th day of Sept 1944.

Mrs A L Ballman

897.97

OTANI, Otoichi
1335 Frederick St., North Vancouver, B. C.
Evac. File #1660



Picture Taken May 4, 1943.

April 9, 1948.

Harry Thompson, Esq.,
Lynn Creek P.O., B. C.

Dear Sir:

Mr. Rustwaite of Church Street, Lynn Creek, this afternoon advised me that you have this date partially moved into the premises belonging to Otoichi Otani on Frederick Street, basing your authority to do so on purported agreement with Mr. Otani prior to his leaving the Coast.

This is to advise you that the control of this property is now vested with me by the Office of the Custodian by virtue of Order in Council P.O. 1665 dated 4th of March, 1948, and any contract which Otani may have made is superseded by my authority. However, it is my intention, as far as possible, to follow out Mr. Otani's wishes as long as it is in his best interests to do so. I have absolutely no preference whatsoever as to who rents the property, outside of my natural interest that the lessee should be in a financial position to pay the rent and of the type that will keep the property in good repair.

There is one main point, however, that will have to be discussed. Apparently the property could be rented for considerably more than \$10.00 per month which, I understand you advised Mr. Rustwaite, was the amount you agreed to pay Otani. Any agreement which may be made towards renting the property will have to be approved by the Office of the Custodian and I cannot see how I can justify that I am acting in Otani's best interests if I rent it to you for less money than could be obtained from other equally satisfactory tenants.

I suggest you call in at my office immediately and make definite arrangements before going further with your occupancy of the premises. Please understand that it is definitely necessary to make arrangements with me.

Yours very truly,

H. D. CAMPBELL.

Per

RCM:JM

HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

808-812 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE
IN BANKRUPTCY

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 10 1942

TELEPHONE
PACIFIC 1357

Hand to

Mr. Brown April 10, 1942.

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

Attention Mr. C. L. Drewry:

Dear Sir:

Re- Otoichi Otani,
Lynn Creek, B. C.
Registration No. 07700

I am attaching herewith memorandum of information received from Mr. Hustwaite and Mr. Barlow, the two parties designated in the Power of Attorney left by Otani in connection with the renting of his property at Lynn Creek.

I am also enclosing herewith a copy of a letter delivered to Mr. Thompson last night by Mr. Hustwaite, as a result of which I understand Mr. Thompson will be coming in to see me this afternoon.

Will you please give me your instructions, after consideration of the information in the attached memorandum, to rent the property and advise whether you wish me to abide by Mr. Otani's purported arrangement with Thompson or whether on Thompson's failure to agree to pay \$15.00 a month for the property I should rent it to Mr. Roach.

I would appreciate you telephoning me your instructions, to be confirmed by letter subsequently, immediately on receipt of this in order that my course will be clear when Mr. Thompson comes in.

From information received from Mr. Hustwaite and Mr. Barlow apparently the property has enhanced greatly in the last few months and it would be possible, if a sale were desired, to obtain in the neighbourhood of \$1000.00 for it.

Yours very truly,

H. D. CAMPBELL

Per *[Signature]*

RCM:JM

Interview
MEMORANDUM of correspondence with Mr. T. Hustwaite and Mr. Frank Barlow -

Re - Otoichi Otani, Lynn Creek, B. C.

- 07700

I am advised that Otani Jr. has received a permit to remain on the Coast until the 2nd of July in order to complete his High School course.

That the older sister, Kyoko Otani, is in domestic service with Mr. A. Donald Lauder, 6688 Marguerite Street, (Phone KE 3651). It is believed this sister has the Deeds to the property.

With regard to Otani's instructions regarding the rental of the property, he apparently gave a Mr. Harry Thompson a verbal refusal of the rental at \$10.00 a month. The gentlemen advise me that Mr. Thompson has already partly moved in without making any contact or arrangement with me, in spite of the fact that Mr. Hustwaite advised him that that would be necessary.

Mr. Hustwaite has received numerous offers of rental, some considerably more than Thompson has presently agreed to pay. Immediate rental of \$15.00 per month is assured. In this connection I have received a call from a Mr. H. Roach of the Union Steamships, living at 2605 East 23rd Avenue, Vancouver, (Phone HI 2419), that his Mother, Mrs. M. E. Roach, an Old Age Pensioner, inspected the property this morning and he made a firm offer of \$15.00 a month and offered to guarantee the rent. Mr. Roach has apparently been with the Union Steamships for 15 years.

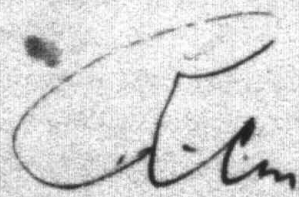
Query: Am I justified in permitting Thompson to move into the premises at a rental apparently agreed to by Otani, but considerably less than can apparently be obtained?

Mr. Hustwaite has handed over to me the tax bills and the statement from the Municipality of North Vancouver.

I am advised that Otoichi Otani is now located at Work Camp No. 5, Grantbrook, B. C., via Red Pass Junction.

I understand that young Otani has fitted up one of the sheds at the back of the property as living quarters and is prepared to stay there until evacuated.

NOTE: Any arrangement made with the prospective tenant will have to include an arrangement permitting young Otani the use of this shed.



April 9, 1942.

COPY for the Office of the Custodian.

HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

808-812 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE
IN BANKRUPTCY

TELEPHONE
PACIFIC 1357

April 11, 1942.

Mr. T. Hustwaite,
2491 Church Street,
Lynn Creek, B. C.

Dear Sir:

Re- Property of Otoichi Otani
Frederick Street,
Lynn Creek, B. C.

I have today rented to Harry Thompson the property of Otoichi Otani on Frederick Street, on a month to month basis at a rental of \$15.00 per month, with the understanding that young Otani is permitted to use the living quarters he has set up in the shed as long as he remains on the Coast.

This arrangement is only tentative and has to receive the approval of the Office of the Custodian to whom I am reporting today.

In view of Mr. Otani's request to you that rental be applied against the outstanding taxes, I am requesting authority from the Custodian so to do.

I will appreciate it if you will keep your eye on the property and advise me as to its general state of repair and any other matters that you think should be brought to my attention.

Yours very truly,

H. D. CAMPBELL,

Per 

RCM:JM

COPY for the Office of the Custodian.

HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

808-812 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE
IN BANKRUPTCY

TELEPHONE
PACIFIC 1357

April 11, 1942.

Harry Thompson, Esq.,
Lynn Creek P.O., B. C.

Dear Sir:

Re- Property of Otoichi Otani,
Frederick Street,
Lynn Creek, B. C.

This is to confirm that the above property has been rented to you by me, acting for the Office of the Custodian, on a month to month basis at a rental of \$15.00 per month.

It is understood that as long as Keizo Otani, the Son, is permitted to remain on the Coast he will have the use of the living quarters he has set up in the shed on the property.

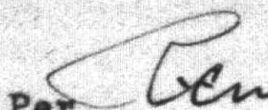
It is further understood that if the Office of the Custodian deems it advisable to sell the property you will be required to move from the premises on receipt of thirty days' notice.

It is, ^{also} therefore, understood that the above agreement is tentative and only entered into because of the urgency of the situation and that I have to obtain the approval of the Office of the Custodian for the arrangement as outlined, which approval I am requesting today.

Will you be good enough to acknowledge receipt of this letter and confirm this tentative agreement.

Yours very truly,

H. D. CAMPBELL.

Per 

RCM:JM

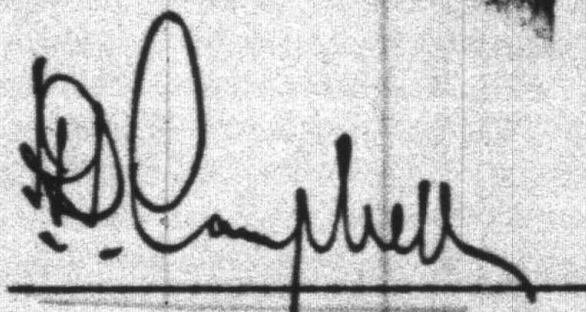
RE - OTANI, OTOICHI
Lynn Creek P.O., B. C.

07700

SUPPLEMENTARY REPORT

Further to my letter and memorandum under date of April 10,
I wish to report the following developments:-

1. As Mr. Thompson was agreeable to paying a rental of \$15.00 a month, which the property commanded, and had already partially moved into the house and was unable to return to his previous residence because of new tenants coming in, I have rented the property to him for that amount on a month to month basis, subject to the approval of your Office, copy of letter to Mr. Thompson attached.
2. As Mr. Hustwaite and Mr. Barlow advised me, for personal reasons, they did not wish to be involved in the matter at all and wanted to be relieved of their responsibility under the Power of Attorney given to them by Otani, I have accepted the first month's rent covering the period from April 10, 1942, to May 10, 1942, from Mr. Thompson giving him a receipt therefor, as Agent for the Office of the Custodian.
3. This money has been deposited in a special trust fund in the Bank of Commerce, Richards & Hastings Streets, set up to take care of such monies.
4. In view of Mr. Otani's request, as outlined in the Power of Attorney, that such monies be applied against the taxes owing on the property, I hereby recommend and request you to authorize me to allocate this money for that purpose.
5. I further recommend that you authorize me to apply future rent to the same purpose until the taxes are current at which time I will report to you for further instructions.



April 11, 1942.

1660.
HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

808-812 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE
IN BANKRUPTCY

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 18 1942

TELEPHONE
PACIFIC 1357

Thompson
April 18, 1942.

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

Attention Mr. C. L. Drewry:

Dear Sirs:

Re- Otsuchi Otani,
Lynn Creek, B. C.
Registration No. 07700

I am in receipt of yours of the 17th inst., referring to my letter of the 10th and asking for further details with regard to the leasing of the premises to Mr. Thompson.

These details requested were outlined in my letter, supplementary report and copy of letter to Mr. Thompson forwarded to you under date of April 11. If your records do not show receipt of these we will be pleased to forward you copies.

With regard to the declared kitchen utensils valued at \$25.00, I would refer you to paragraph No. 9 of my original report under date of April 7, which reads "all the household effects have either been sold or contracted for sale". This covered the kitchen utensils mentioned.

I have been awaiting your approval of the arrangement made with Mr. Thompson and your instructions for the management of the property as requested in my letter of the 11th inst.

Yours very truly,

H. D. CAMPBELL.

Per *Thompson*

RCM:JM

See J.P. addendum 7/8/42

HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

908-812 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE
IN BANKRUPTCY

EVACUATION SECTION	
Recd	DEC 25 1942
File No.	1660
Ans.	JPM
Referred	Milom
TELEPHONE PACIFIC 1357	

Your File No. 1660.

December 23, 1942.

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

Attention Mr. G. D. Milsom:

Dear Sirs:

Re- OTANI, Otoichi
1235 Frederick Road,
Lynn Valley, B. C.

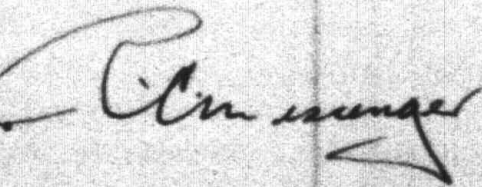
The tenant of the above property has been in to see me several times in the last few months with regard to some improvements in the very primitive plumbing arrangements. The rent that he is paying is considerable for the type of house, which is simply a square frame shack, unfinished inside, divided into four rooms and the only water on the premises at the time he rented it, was a tap on the outside of the house.

I have continually asked him to get an estimate of how much it would cost to install a sink and a hot water heater and other facilities which he felt should be installed. For some reason or other he does not seem to understand what I wish, which is simply something concrete to submit to your Office as to what should be done and the cost of same. Apparently he felt that the Custodian intended to take no action in the matter and has gone ahead and installed the sink at a cost of \$14.75.

I would like you to note in his letter, which I am enclosing herewith, his remarks in connection with the Health Authorities and I recommend that you immediately authorize me to permit Mr. Thompson to deduct the cost of this sink installation from his next month's rent.

Yours very truly,

H. D. CAMPBELL.

Per. 

RED:JM
Encl.

North Vancouver B.C.
1335 Frederick Rd.
Dec 17 /42

Dear Sir -

received your letter dated Dec 10th in which you stated that I would have to apply to get the sink inserted. The sink was already inserted when Harry was over so there's nothing to apply for. We got the material little by little and naturally did not save the receipts for the different things; as we did not think it was necessary as we figured it was adding to this house and property which we knew would not be bothered when we left the premises. We are willing to do what we can when we can but if we get no encouragement whatsoever it doesn't give us much faith in things. Even with the sink inserted it doesn't make things any more sanitary as the flies and rats are so thick around here it makes life miserable. Neighbours threatened all summer to report this place to the Health Authorities unless something was done about making it modern; but I kept saying something was going to be done soon. We have done away with that filthy sink so surely the government could try and improve some other things. Our door steps & open drains are not very sanitary in the hot summer for people with children around ones premises.

The government insists on chlorinating the water but I think the water is much more pure than the conditions we are living under here at fifteen dollars per month. As near as I can calculate the expenses are.

Inserting ^(trap) Sink \$6.00 One elbow 75¢
 One goose neck \$1.75 Straight pipe 75¢
 One Sink \$4.00 Nails 25¢ Putty 25¢
 Lumber for drain board & frame \$1.00
 \$6.00

75
 1.75
 75
 4.00
 25
 25
1.00
 14.75 total.

Harry Thompson.

Lynn Luck R8.

1660

December 28, 1942

H. D. Campbell, Esq.,
808 Standard Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: OTANI, Otoichi

Referring to your letter of December 23rd,
will you please instruct Mr. Harry Thompson to deduct
the amount of \$14.75 representing cost of a sink,
from his next month's rent.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

806-812 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE
IN BANKRUPTCY

EVACUATION SECTION	
Rec'd	MAY 11 1943
File No.	
Ans.	<i>Yes</i>
Referred	<i>Milson</i>

May 10, 1943.

Your File No. 1660.

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

Attention Mr. G. D. Milson:

Dear Sirs:

Re- OTANI, Otoichi
Property - 1335 Frederick Road,
Lynn Creek, North Vancouver, B. C.

This is to confirm the writer's telephone conversation with Mr. Milson that a deduction of \$5.00 from the next rent, due by the tenant Mr. Thompson, for his services in digging a 25 ft. ditch, sinking a drain pipe and a covered stone pit for drainage disposal, has your approval. This information was passed on to Mrs. Thompson when she called at my Office on Saturday the 8th inst., to pay the current rent.

Yours very truly,

H. D. CAMPBELL.

Per. *RCM*

RCM:JM

File No. 1660

November 30th, 1943

Memo for File.

Re: Chattels.

EXTRACT from H. D. Campbell's report of April 9th/42:

"All the household effects have either
been sold or contracted for sale."

GH

HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

808-812 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE
IN BANKRUPTCY

TELEPHONE
PACIFIC 1357

March 15, 1944.

Your File No. 1660.

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

Attention Mr. G. D. Wilson:

Dear Sirs:

Re- Otoichi OTANI,
1235 Frederick Road,
North Vancouver, B. C.

EVACUATION SECTION	
Rec'd	MAR 16 1944
File No.	1660
Ans.	<i>RA</i>
Referred	<i>Wilson</i>

You will note from my Rental Statement dated March 7, that Mrs. Thompson, tenant of the above property, is four months in arrears in rent. I recently wrote Mrs. Thompson, who promised, some months ago, to catch up the arrears which have been outstanding, advising her that I was disappointed that she had not done so and asking her for some payment on the arrears. I have now received a letter from her, copy of which I am enclosing herewith.

I might say, in all fairness to Mrs. Thompson, that she has had a great deal of sickness which she attributes to the unsanitary condition of the property. I wrote you quite some time ago in this connection and under the circumstances I do not personally think it advisable to press Mrs. Thompson any harder for the arrears of rent than I have already done.

If your opinion is contrary to this, will you kindly advise me and I will act accordingly.

Yours very truly,

H. D. CAMPBELL.

Per *H. D. Campbell*

RCM:JM
Encl.

COPY..

North Vancouver,
1335 Frederick Road,
March 8, 1944.

Dear Sir:-

I received your letter dated some time in February concerning my being back in rent. Yes Mr. Campbell I am back in rent and it was the condition of this place that put me back. I have had more sickness and ill health in my family since living here than ever before. The few warm days we had in February we were swarmed with huge blue flies and have had to put out all kinds of money for lime to try and control both flies and odour. This house has no foundation its just over a cyst pool without rocks. When I saw my way I payed two months together and until I see my way clear to do that I just can't do better. Thanking you kindly.

Mrs. H. Thompson. (Sgd.)
Lynn Creek P.O.
North Vancouver,
B. C.

HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

808-812 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE
IN BANKRUPTCY

TELEPHONE
PACIFIC 1357

March 27, 1944.

Your File No. 1660.

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

Attention Mr. G. D. Milson:

Dear Sirs:

Re- Otoichi OTANI,
1235 Frederick Road,
North Vancouver, B. C.

Further to the writer's telephone conversation with Mr. Milson I have today instructed Mr. George Slinn, Plumber, to proceed with the installation of a small sump for the kitchen sink outlet and to vent the kitchen sink itself, as required by the Health Inspector for the District of North Vancouver.

This is to confirm that Mr. Slinn's tender for doing this work is \$29.00 which was approved by yourselves.

Yours very truly,

H. D. CAMPBELL.

Per. *C. McEwen*

RCM:JM

EVACUATION SECTION	
Rec'd	MAR 28 1944
File No.	1660
Ans.	<i>Ans</i>
Referred	<i>Milson</i>

70 65

HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

808-812 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE
IN BANKRUPTCYTELEPHONE
PACIFIC 1357

Rec'd	JUN 13 1944
File No.	1660
Attn.	
Referred	HAROLD

June 13, 1944.

Your File 1660:

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

Attention Mr. F. G. Shears:

Dear Sirs:

Re- Catalogue No. 428/9
1235 Frederick Road,
North Vancouver, B. C.
(OTANI, Otoichi)

Further to your verbal advice that my offer under date of May 20, on behalf of Mr. A. L. Belliveau, was not accepted but that you were prepared to accept an offer of \$925.00, I have now to advise you that Mr. Belliveau is prepared to pay your asking price.

As you already have a certified cheque in amount of \$80.00, forwarded to you with the above-mentioned offer, I am enclosing herewith five certified cheques, listed hereunder, payable to your order, totalling \$845.00 which makes up the full purchase price of \$925.00.

<u>Drawer</u>	<u>Bank & Branch</u>	<u>Amount</u>
Edgar L. Belliveau	Canadian Bank of Commerce North Vancouver Branch	\$ 200.00
Len Belliveau	Royal Bank of Canada North Vancouver Branch	200.00
Bert Belliveau	Royal Bank of Canada North Vancouver Branch	200.00
S. Larsen	Royal Bank of Canada Hastings & Nanaimo Branch	82.50
Mrs. M. I. Leech	Canadian Bank of Commerce Kitsilano Branch	162.50
		<u>\$ 845.00</u>

June 13, 1944.

Office of the Custodian, (Continued)

The reason for the different cheques is that Mr. Belliveau is a war veteran, now retired, and three sons and two daughters are making up the purchase price for their parents.

Mr. Belliveau has requested that the property be registered in the joint names of himself and his wife, as follows:

Abraham Lawrence Belliveau, Harness Maker - and
Bridget Isabel Belliveau, Housewife
both of 2402 Lakewood Drive.
both British Subjects.

They wish the title registered so that in the event of the death of either one, the survivor automatically holds title to the property.

Will you be good enough to acknowledge receipt of the enclosed cheques and confirm your verbal advice that you are prepared to accept the purchase price of \$925.00 for recommendation to the Custodian at Ottawa.

Yours very truly,

H. D. CAMPBELL.

Per. *R. C. Messenger*

RCM:JM
Encl.

HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

808-812 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE
IN BANKRUPTCY

TELEPHONE
PACIFIC 1267

May 25, 1944.

Your File No. 1660.

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

Attention Mr. F. G. Shears:

Dear Sirs:

Re- Catalogue Nos. 428-9
1335 Frederick Road,
North Vancouver, B. C.
OTANI, Otoichi

As your records will show, the above property has been managed by me since the filing of the JP Declaration, approximately two years ago.

At the time your Catalogue No. 1 of real property for sale by tender was issued, I requested, at your invitation, that the properties under my control be listed, for catalogue purposes, with Messrs. Campbell & Pemberton, Real Estate Agents, with whom I have close contact.

This property, because of its remote location, has been an expensive one to administer and it has certainly not paid either Campbell & Pemberton or myself to do so. In the last six months both Campbell & Pemberton and myself have had to deal with prospective purchasers of this property and I now find, prior to submitting a concrete offer for the purchase of this property, that for some reason it has been listed in your Catalogue with Jack Loutet & Co. as your Registered Agent. I can only presume that this has been an oversight in that Loutet, at no time, has had any connection with the administration of this property, and while the matter of commission on a property of this size is relatively small, it certainly seems only reasonable that any commission accruing from a sale effected by me, should accrue entirely to Campbell & Pemberton.

For your information there have been several other properties which I felt should have been listed with Campbell & Pemberton, where another Agent was registered, probably with some justification. However, in this case, where I have had all the trouble of looking after this remote property there is no vestige of excuse for the inclusion of Jack Loutet & Co. in the picture.

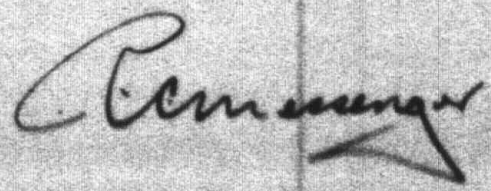
May 25, 1944.

Office of the Custodian, (Continued)

I am deferring the submission of the offer in my hands until I am advised that the property is reregistered in the name of Campbell & Pemberton.

Yours very truly,

H. D. CAMPBELL.

Per. 

RCM: JM

HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

808 B12 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE
IN BANKRUPTCY

TELEPHONE
PACIFIC 1357

May 20th 1944.

Your File No. 1660

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

Attention Mr. F. G. Shears

Dear Sirs:-

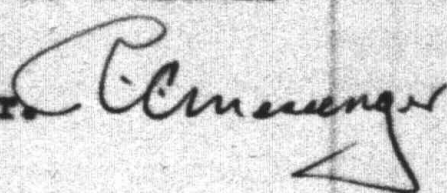
Re- Catalogue No. 428/9
1335 Frederick Road,
North Vancouver, B.C.
(OTANI, Otoichi)

I have been requested by Mr. A. L. Belliveau, of 2402 Lakewood Drive, to offer to purchase the above property on his behalf for the sum of Eight Hundred Dollars (\$800.00) In support of this offer, Mr. Belliveau has tendered me a certified cheque for \$80.03 drawn on the Royal Bank of Canada, Hastings & Nanaimo Branch, by D. Larsen drawn in favor of Mr. Belliveau and endorsed by him to the order of the Custodian of Enemy Property.

Would you be good enough to advise me as soon as possible if this offer is acceptable and if not what price you would be prepared to recommend to the Custodian at Ottawa as satisfactory.

Yours truly,

H. D. CAMPBELL

Per. 

RCM/-
Encl. Cheque

HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

808-812 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE
BANKRUPTCY

TELEPHONE
PACIFIC 1257

May 20th 1944.

Your File No. 1660

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

Attention Mr. F. G. Shears

Dear Sirs:-

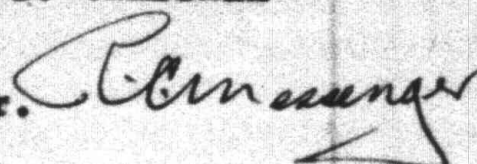
Re- Catalogue No. 428/9
1335 Frederick Road,
North Vancouver, B.C.
(OTANI, Otoichi)

I have been requested by Mr. A. L. Belliveau, of 2402 Lakewood Drive, to offer to purchase the above property on his behalf for the sum of Eight Hundred Dollars (\$800.00). In support of this offer, Mr. Belliveau has tendered me a certified cheque for \$80.03 drawn on the Royal Bank of Canada, Hastings & Nanaimo Branch, by D. Larsen drawn in favor of Mr. Belliveau and endorsed by him to the order of the Custodian of Enemy Property.

Would you be good enough to advise me as soon as possible if this offer is acceptable and if not what price you would be prepared to recommend to the Custodian at Ottawa as satisfactory.

Yours truly,

H. D. CAMPBELL

Per. 

RCM/-
Encl. Cheque

File No. 1660

MEMORANDUM

To: Mr. Peters

September 14th, 1944

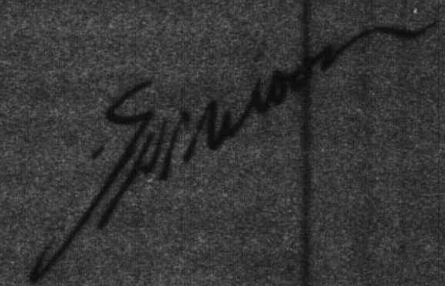
From: Mr. Wilson

Re: Catalogue No. 428 & 429
1335 Frederick Street,
North Vancouver, B. C.

In connection with the above property in North Vancouver, the tenant is 4 months and 4 days in arrears of rent at \$15.00 per month up to the effective date of sale June 13th.

H. D. Campbell collected \$15.00 on July 12th, 1944 which they state that they are holding on account of the new purchaser. I told them that this was agreeable to us provided that they obtained a letter from the purchaser stating that we would not be responsible for the rent from June 13th and Mr. Messenger informed us that he would obtain such a letter.

GDM/GH



1660

November 6th, 1945.

REGISTERED

Mr. Otoichi OTANI,
Reg.No. 07700,
25 Martin Avenue,
Guelph, Ontario.

Dear Sir:-

We have received your request that we forward to you all funds on hand with the Custodian to your credit. Preparatory to doing so, we have reviewed your file and the business transacted by this office in your behalf, and below give you a brief summary.

When making your declaration in March 1942 you indicated that you owned certain Real Estate in the Municipality of the District of North Vancouver. This is described as Lots 7 & 8, Lot 1, Block 10, D.L. 2023, Gp. 1, N.W.D., Plan 2855, and known as 1335 Frederick Street, Lynn Valley, North Vancouver, B.C. Just before being evacuated you had made an arrangement with a Mr. Thompson to occupy these premises at \$10.00 per month. On taking over, the Custodian, through its representative, Mr. H.D. Campbell was able to better this arrangement and the rent was raised to \$15.00 per month. As the property was in poor physical condition and location, we had considerable trouble in maintaining it in a habitable state of repair. Taxes were in arrears. However by giving watchful attention, rents were collected, sometimes with difficulty, repairs were made, and revenue applied to these and to taxes.

The property was sold as of June 13th, 1944 and a statement of your account with statement showing particulars of sale, was forwarded to you on November 9th, 1944. Fire insurance had been placed on the buildings December 9th, 1943 in the sum of \$500.00 and maintained until the property was sold, when it was transferred to the new owners and return premium credited to your account.

The few kitchen utensils mentioned in your Declaration above referred to, were taken care of by your daughter as per her signed statement, and we did not take charge of them at any time.

In our general statement forwarded to you in our letter of November 9th, 1944 the amount at your credit was shown as \$829.35. There has been no change in this amount since. Our cheque for \$829.35 is accordingly enclosed herewith and represents your entire credit balance on our books.

In the foregoing we have endeavoured to give you a brief concluding report of the transactions involved to this date. It would appear that we have accounted for everything left by you in the Protected Area of British Columbia which vested in the Custodian.

- 2 -

Otoichi OTANI -cont'd

In order that you may confirm this and acknowledge the cheque, we
enclose a stamped addressed envelope for your convenience in replying.

Yours truly,



B.R. Disenbury,
Administration Department.

BRD/DD.
Encs. 2.