

3348



COPY

FILE No. 3348

## OFFICE OF THE CUSTODIAN

## JAPANESE SECTION

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: OYA, Jiro

HOME ADDRESS: 457 Powell St., Vancouver, B.C.

REGISTRATION NUMBER 05441 SEX: Male AGE: 51

OCCUPATION: Clerk in Japanese Consulate

(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: Japanese Consulate, Vancouver, B.C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Shisue

ADDRESS OF WIFE OR HUSBAND: same address as above

NAMES OF ANY LIVING CHILDREN: Naomi (F)

Ida (F)

Rita (F)

ADDRESS OF CHILDREN: Same address as above

AGE OF CHILDREN: 10 years, 7 years, 1 year

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

1. LOCATION AND DESCRIPTION: (a) Dwelling at 457 Powell St., Vancouver, B.C.

Legal Description unknown

(b) Dwelling House at 2792 Courtenay St., Vancouver, B.C.

Legal Description unknown

2. BUILDINGS AND OTHER IMPROVEMENTS: (a) two storey frame building

with store front declarant occupies ten rooms on upper floor

(b) 7 room frame dwelling

3. INSURANCE (Give particulars; state where policies are) (a) \$2100.00 fire insurance carried. Policy number, Company name unknown. Plate Glass insurance by same Company, policy number and Company unknown, above in owner's care (b) \$3000.00 with Royal Agencies, policy number unknown, held by Royal Trust Company, Vancouver, B.C.

4. TAXES (Amount and where payable) (a) Taxes owing for 1940-41 amount \$200.00

(b) Taxes owing for 1941 amount \$99.00 to City of Vancouver, B.C.

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

(b) Approximately 950.00 owing to Royal Trust Co., under agreement for sale, Monthly payments \$40.00 paid to date

6. OCCUPANCY AND LEASES (If vacant so state) (a) 6 rooms at rear of store rented by two tenants, total rent \$31.00 store premises vacant.

(b) Monthly rent \$42.50 paid to date, collected by Losier &amp; Co. Real Estate Agents, Dunbar St. Vancouver, B.C.



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: (a) Title in owner's possession at 457 Powell St., Vancouver, B.C. (b) Title held by Royal Trust Co., Ltd., Vancouver, B.C.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None

9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Lives in dwelling at 457 Powell St. Vancouver, B.C.

2. LANDLORD'S NAME AND ADDRESS: Self

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: About 300 educational books, Japanese & English in owner's possession at 457 Powell St., Vancouver, B.C. One 32 calibre rifle, and one shotgun in custody of police

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: None

5. 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)

\$5.00 in War Savings Certificates in owners possession

at 457 Powell St., Vancouver, B.C.

8. BANK ACCOUNTS: Current Account at Bank of Montreal, Hastings & Main  
Vancouver, B.C. \$150.00

9. LIFE INSURANCE: \$2000.00 Manufacturers Life Insurance Co. Vancouver, B.C.  
Policy number unknown, in owner's possession at 457 Powell St.  
Vancouver, B.C. Beneficiary wife (Shirley)  
Premiums paid to date.

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: Bank of Montreal, Hastings & Main, Vancouver, B.C.  
Key in owners' possession. Number of box unknown.

#### LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS: None

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 8th day of April 1944

W.C. Patterson

Witness

(Signature) J. OYA

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

Date July 16/43

Our File No. 3348

Full Name OYA, Jiro  
(Surname in Block Letters)

Registration No. 05441

<sup>V</sup>  
Male - Female  
(check)

Age Dec. 28, 1890

Former Address 457 Powell St., Vancouver, B. C.

Date Evacuated 28/9/42

<sup>V</sup>  
Naturalized - Canadian-Born - National  
(check)

Present Address

House No. 260, Rosebery, B. C.

*62 new Danes. 153-06  
London, Canada?  
612 Nelson St. S. 18/6/43*

Married - Single  
(check)

<sup>nee</sup>  
Name of Wife (SAKAMOTO) Shizue #05435

Name of Husband - - -

<sup>nee</sup>  
Name of Mother (SHISHIDO) Yo (Dec'd) Name of Father Washiji (Dec'd)

Names of Children under 16 Naomi (F) 5/10/31; Ida (F) 15/7/35; Rita  
Ethel (F) 7/8/40; Nana (F) 20/7/42.

Requested by E.C.T.

Registered with Custodian Yes  
(Yes or No)

Additional Information Clerk (Jap Consul, Vancouver)  
House & lot.



| COMPANY                                | POLICY NO. | AMOUNT      | EXPIRATION |     |      | PROPERTY                                                  |
|----------------------------------------|------------|-------------|------------|-----|------|-----------------------------------------------------------|
|                                        |            |             | MONTH      | DAY | YEAR |                                                           |
| London & Scottish Insurance Corp. Ltd. | 72192      | \$1800.00   | Nov.       | 4   | 1943 | No. 457 on the North Side of Powell St., Vancouver, B. C. |
| Palatine Ins. Company                  | 343806     | \$3000.00   | April 6    |     | 1944 | 2792 Courtenay St. Vancouver, B. C.                       |
| B.C. Plate Glass Insurance Company     | 30296      | Plate Glass | Feb.       | 6   | 1944 | 455-457 Powell St. Vancouver, B.C.                        |
| London & Scottish Insurance Corp.      | 73861      | Blind.      | Nov.       | 4   | 1944 | 455-457 Powell St. Vancouver, B.C.                        |
| B.C. Plate Glass Insurance Company     | 32533      | Plate Glass | Feb.       | 6   | 1947 | 455-457 Powell St. Vancouver, B.C.                        |
| London & Scottish Insurance Corp. Ltd. | 73944      | \$1850.     | Nov.       | 4   | 1945 | 455-457 Powell St., Vancouver, B.C.                       |

File No. 3348

— SUMMARY —  
— INSURANCE —

August 30th, 1946

Re: Jiro OYA, Reg. No. 05441

Re: 455-7 Powell Street, Vancouver, B.C.

Fire Insurance on building was maintained while required and was transferred to the purchaser Lim Butt, as of date of Purchase.  
Plate Glass Insurance was maintained while required and was transferred to the Purchaser, Lim Butt, as of date of Purchase. It is noted that one of the panes was broken in Dec. 1943. This was replaced by the Plate Glass Company and an endorsement to policy was made covering same.

A Return Premium of \$31.71 on the Fire and Plate Glass Insurance as above, was allowed Jiro OYA in the adjustments.

Fire Insurance in the sum of \$250.00 was carried on chattels of Jiro OYA while they remained on the premises and was not renewed on removal of same to our warehouse.

Re: 2792 Courtenay St.

Fire Insurance in the sum of \$3,000.00 was maintained while required and was transferred to the new owner as at date of sale. Return Premium of \$3.50 was allowed Jiro OYA in the adjustments.

The above Summary is certified to be in accordance with the information on file,  
August 30th, 1946

*B.R. Dusenbury*  
B.R. Dusenbury,  
Administration Department.



(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Jiro Oya

File No. 3348

Reg. No.

Company Manufactures Life Ins. Co.

Agency Vancouver

Policy No. 606,913

Premium - \$101.50

Payable: Annually, Semi-annually or monthly

Month February

Day 6th

REMARKS:



(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Oya Jiro  
*New Renew, B.C.*  
File No. 3348  
Reg. No. 05441  
Company Monarch Life  
Agency Vancouver  
Policy No. 96966  
Premium - \$ 37.80  
Payable: Annually, Semi-annually or monthly  
Month December Day 17

REMARKS:

*Letter sent P/9/43*



(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Oya Jiro File No. 3348  
*New Haven, B.C.* Reg. No. 05441  
Company Monarch Life Agency Vancouver  
Policy No. 90666  
Premium - \$ 47.30  
Payable: Annually, Semi-annually or monthly  
Month August Day 9

REMARKS:

*Letter sent 8/9/43*



Catalogue No. 93

File No. 3348

Japanese Name:

Jiro OYA

Reg. No. 05241.

Civic Address:

2792 Courtenay Street, Vancouver.

Legal Description:

Subdivision 19 (Except East 16 ft.), and  
all of Subdivision 20, of Lot 4, Blk. 177,  
District Lot 540, Gp. 1, New Westminster  
District, Plan 3740.

Classification:

Dwelling.

-----  
SOLD  
-----

Registered in the name of: North American Lumber Co. Ltd.

Registered Charge: 4032 M. 15/2/37. 2.12. Jiro OYA. Right to  
Purchase for \$3,500.00. Int. 6%. Balance of \$920.95 due paid  
in full Nov. 8/43.

Deed from North American Lumber Co. to Jiro OYA - (Dated Nov. 29/42)

SOLD to Daisy Yewdall for \$3,000.00 Cash as at Sept. 29/43 (Bid of  
\$3,150.00 - but refund of \$150.00 given because of valueless furnace)

Title delivered to Mrs. Yewdall on Dec. 17/43.

1943

Oct. 28th

Memo re chattels at above address (Nil)

1944

Apr. 11th

Memo re Claims



Catalogue No. 199

File No. 3348

Japanese Name:

Jiro OYA

Reg. No. 05441

Civic Address:

455-57 Powell Street, Vancouver.

Legal Description:

Lot 21, Block 41, D.L. 196,  
Group 1, New Westminster District,  
Plan 196.

Classification:

Dwelling with store front.

**SOLD**

Registered in the name of Jiro OYA

Clear Title.

SOLD to Lim Butt for \$1,500.00 Cash as at January 18, 1945.

Title delivered to Lim Butt on March 22, 1945.

*apex-1945 R/m*

1942

Dec. 30

1944

Mar. 18th

Apr. 11th

Memo re Chattels sent to Storage

Memo re chattels sent to storage

Memo re Claims



File No. 3348

SUMMARY

August 30th, 1946

REAL ESTATE

Reg. No. 05441 / *18*

EXHIBIT NO. *1811*

DATE *NOV 4 - 1946*

FILLED BY

*K. A. B. Smith*

Catalogue No:

199

Japanese Name:

Jiro OYA

Civic Address:

455 and 457 Powell Street, Vancouver, B.C.

Legal Description:

Lot 21, Block 41, District lot 196, Plan 196, City of Vancouver, B.C.

Classification:

Dwelling and store.

Registered in the name of:

Jiro OYA

Title:

Clear

Sold to:

Lim Butt for \$1500.00 Cash as January 18, 1945.

Title delivered to:

Lim Butt per registered letter April 2, 1945, Certificate of Title No. 118544-L. Adjustments completed.

Funds released to:

account of Jiro OYA, February 8th, 1945.

Chattels:

Not involved.

Insurance:

Fire and Plate Glass Insurance transferred to Purchaser Lim Butt. Policies surrendered to him March 22nd, 1945.

Remarks:

These premises were placed in charge of Chas. Wrinch of 1652 E. Broadway by Jiro OYA before his evacuation and was allowed to remain so by the Custodian. Property in poor condition and considerable was spent in repairs and renewals. In August 1943 the City complained of defective sink waste and that the front cabin was infested with cockroaches. These conditions were remedied.

|                                  |            |
|----------------------------------|------------|
| Assessed Valuation - City - 1944 |            |
| Improvements                     | \$1,750.00 |
| Land                             | 935.00     |

|                     |          |
|---------------------|----------|
| Valuation by Reeve- | 1,000.00 |
| Sale price          | 1,500.00 |

(over)



SUMMARY-  
REAL ESTATE — continued.

Considerable attention by this office was required during administration of this property, due largely to the physical condition of same.

The above Summary is certified to be in accordance with the information on file, August 30th, 1946.

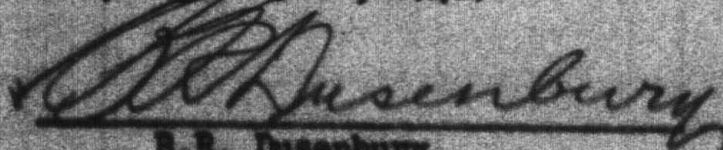
  
B.R. Dusenbury,  
Administration Department.



EXHIBIT No. 1211-64  
DATE NOV 4 - 1948  
FILLED BY R. O. B. Smith  
August 30th, 1948

File No. 3348

-- SUMMARY --

-- REAL ESTATE --

Reg. No. 05441

Catalogue No: 93  
Japanese Name: Jiro OYA  
Civic Address: 2792 Courtenay Street, Vancouver, B.C.  
Legal Description: Subdivision 19, (except East 16 feet) and all of Subdivision 20, of Lot 4, Block 177, District Lot 540, Plan 3740 City of Vancouver, B.C.  
Classification: Dwelling

Registered in the name of: North American Lumber Co. Ltd. as per Certificate of Encumbrance dated December 3, 1942 subject to Right to Purchase by Jiro OYA.

Title: as above.  
NOTE: Deed North American Lumber Co. Ltd. to Jiro OYA Nov. 29, 1942 on receipt by Company of balance of \$920.95 due by Jiro OYA on Right to Purchase.

Sold to: Daisy Maude Yewdall for \$3150.00 Cash, less \$150.00 allowed refund on account of valueless furnace, see refund requisition Nov. 29, 1943.  
Transaction adjustments as Sept. 29, 1943.

Title delivered to: Mrs. D.M. Yewdall per registered letter dated Dec. 17, 1943. Certificate of Title No. 94439-L.

Funds released to: account of Jiro OYA as December 21, 1943.

Chattels: Not involved.

Insurance: Transferred to purchaser, Daisy Maude Yewdall.

Remarks: As previously stated herein this property was in the name of North American Lumber Co. Ltd. and sold to OYA under Agreement for Sale. The Royal Trust Co. Ltd. looked after the amount due under said agreement and received the final payment on behalf of the above named Company (Nov. 8, 1943). These premises produced \$42.50 per month during rental period. Repairs to roof and rear steps cost the owner approximately \$108.00. OYA objected to the sale of his property and for a time would not accept any of the proceeds of sale. The funds now being forwarded to him are without prejudice to any right he may have in respect to same.

(over)



REAL ESTATE SUMMARY -- continued

August 30th, 1946

Jiro OYA. Reg. No. 05441

Assessed value 1943

Land - \$755.00

Improvements 2450.00

Appraisal value - \$3150.00

Sales price \$3150.00  
less \$150.00  
allowed for valueless  
furnace.

NOTE: Possible over payment of sales commission  
of \$7.50

The above Summary is certified to be  
in accordance with the information on  
file. August 30th, 1946.

*B.R. Dusenbury*  
B.R. Dusenbury  
Administration



VACUATION SECTION ATTACHMENT

DATE DEC 21 1945

NO. 100

REGISTERED ARTICLE

Street Recommendation

RECEIVED 100 1000 1000

DATE UNDER 21225

ADDRESS TO Mrs. J. M.

100 1000 1000

100 1000 1000

100 1000 1000

100 1000 1000

100 1000 1000

100 1000 1000

100 1000 1000

100 1000 1000

ACKNOWLEDGMENT

REGISTRATION

TO BE FILLED IN BY THE REGISTERED ARTICLE

INDICATE THE PLACE OF ORIGIN

EXAMPLE: 100 1000 1000

VANCOUVER, B. C.

RETURN TO OFFICE OF THE COMMISSIONER

100 1000 1000

100 1000 1000

100 1000 1000

100 1000 1000

100 1000 1000

100 1000 1000

100 1000 1000

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100 1000 1000

10 CENTS 10

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File No. 3443

--- SUMMARY ---

August 30th, 1946

--- SUMMARY ---

Re: Jiro OYA,  
Reg. No. 05443

The following claims against Jiro OYA are lodged with  
the Custodian:-

- |                    |    |          |
|--------------------|----|----------|
| 1. Yoshimatsu NAYA | -- | \$100.00 |
| 2. George KEATA    | -- | 65.00    |
| 3. Mike HANAWINE   | -- | 25.00    |

Item No. 1. NAYA. This was submitted to OYA, and after several letters he replied stating on 23-8-46 "Please disregard". NAYA was so advised with OYA's address and no further action was taken by this office.

Item No. 2. KEATA. This was also submitted to OYA and he replied that it was a 20 year old account against his father, and he did not wish it paid from his account. KEATA was so advised and no further action was taken by Custodian.

Item No. 3. HANAWINE. This was submitted to OYA who replied Oct. 3/46 that he did not admit owing HANAWINE anything. Our letter of 24-10-46 states that we had advised HANAWINE that "we are unable to pay his claim".

No other claims against or indebtedness of Jiro OYA are revealed on the file.

The above Summary is certified to be in  
accordance with the information on file,  
August 30th, 1946.

*B.R. Dusenbury*  
B.R. Dusenbury,  
Administration Department.

*Since above prepared see  
memo May 6/47 - re claim  
of Yoshiki Kikuchi File 3112  
Admitted unknown  
June 4/47*



3348

File No. \_\_\_\_\_

Date: April 27, 1942

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

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

**RECEIVED**  
APR 29 1942

Attention Mr. G. L. Drewry

NAME: Oya, Jiro

ADDRESS: 457 Powell Street, Vancouver, B. C.

Reg. No. 05441

Real Estate and Personal Property

1. Location: (a) 457 Powell Street - 'Jap town'  
(b) 2792 Courtenay Street - Point Grey
2. Real Property: (a) storey frame building with store front,  
very old, value, say \$2,000.00.  
(b) 1 1/2 storey frame, shingle house, 7 rooms,  
value - say \$5,000.00  
3,500.00
3. Personal: Japanese still in possession at 457 Powell Street
4. Insurance: (a) \$2,100.- fire and plate glass 457 Powell St  
(b) \$3,000.00 - held by Royal Trust Co., Agt. holder 2792 Courtenay
5. Liabilities: (a) tax arrears on 457 Powell Street - \$299.00  
(b) Royal Trust Company - Balance Agt. of Sale \$950.00
6. Recommendations: (a) investigate again 457 Powell Street, when  
Japanese evacuated.  
(b) allow Royal Trust Company to collect rents  
and apply on Agreement, - or sell property.

E. T. Summers/H.

The Canada Permanent Trust Company

Per: E. T. Summers



3348

15th May, 1942.

Messrs. Lorier & Co.,  
Real Estate Agents,  
2551 Alma Street,  
Vancouver, B.C.

Dear Sirs:

Re: Jiro OYA

The care of this property now being vested in the Custodian, we hereby instruct you to discontinue the collection of rentals on this property, and would ask you to kindly render a statement, covering same, to this office, as soon as possible, and oblige

Yours truly,

R.P. Alexander  
Assistant Manager

CCR:ND



457 Powell St., Vancouver, B.C. May 19, 1942

Mr. Green,  
Custodian's Office,  
Vancouver, B.C.

3348

Dear Sir:-

This is to confirm the conversation with you today regarding my property at 2792 Courtenay Street. I would like to have my agents, Lozier & Co., who have been collecting the rental, look after the affairs for me. The rental is \$42.50, and under the agreement of sale monthly payment of \$40.00 is to be made to the Royal Trust Company here. So I would like to get your approval that you would let Lozier & Co. act as my agents who would turn over the rental less minor expenses to the Royal Trust Company in order to keep up the monthly payment. I might add that the Royal Trust Company are agreeable to this method.

Further to confirm that, in connection with my property at 457 Powell Street, I asked Mr. Charles Wrinch of 1652 E. Broadway to look after the affairs for me. I shall be very much appreciated if you would permit him acting as my agent, and if the place be rented the rental be remitted to me at Greenwood, B.C.

Yours truly,

*Gino Oya*  
Serial No. 05441.



(544) - Not correct file.

2791

Notary Public

Shears

EXPERT INSURANCE SERVICE

**CHARLES WRINCH**

REAL ESTATE . . . INSURANCE

1852 EAST BROADWAY  
VANCOUVER, B. C.

May 20, 1942.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION**RECEIVED**  
MAY 21 1942

Mr R. P. Alexander  
Assistant Manager  
Office of the Custodian  
Vancouver, B.C.

Dear Sir:-

With reference to your letter of May 16th,  
I have to report the following properties, owned by  
Japanese, being managed by me:

1810 Cotton Drive, dwelling, owned by Y. Hayashi,  
235 Powell Street, rented \$20.00 month.

1323- E. 1st Avenue, dwelling, owned by  
S. Uchida, 357 Powell Street, rented \$20.00 month.

2798 Yale Street, dwelling, owned by  
S. Uchida, 357 Powell Street, rented \$35.00 month.

457 Powell Street, stores and rooms, owned by  
J. Oye, 457 Powell Street, will be untenanted when  
Japanese evacuate, unless rented in meantime.

Would you please let me know if I may continue  
this business, sending monthly reports and remittances  
to your office.

Yours faithfully,

*Charles Wrinch*



CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN  
JAPANESE EVACUATION SECTION

PHONE PACIFIC 2121

PLEASE REFER TO

FILE NO. 3348

808 ROYAL BANK BLDG.,  
HASTINGS AND GRANVILLE  
VANCOUVER, B.C.

22nd May, 1942.

Mr. Charles Wrinch,  
1652 E. Broadway,  
Vancouver, B. C.

Dear Sir:

Re: Jiro OYA

We understand from Jiro Oya that it is his wish that you should look after the affairs concerning his property at 457 Powell Street, and this will be your Authority to do so.

You will be required to render a monthly statement with your remittance covering same to this office.

Kindly acknowledge receipt, and oblige.

Yours truly,

R. P. Alexander  
Assistant Manager

CCR:ND

BBR



**CHARLES WRINCH**

REAL ESTATE . . . INSURANCE

1682 EAST BROADWAY  
VANCOUVER, B. C.

June 3rd, 1942.

Mr R.P. Alexander  
Assistant Manager  
Office of the Custodian  
Vancouver, B.C.OFFICE OF THE CUSTODIAN  
JAPANESE SECTION**RECEIVED**  
JUN 4 1942

Dear Sir:-

Re: Jiro Oya, 457 Powell Street  
File No. 3348

Referring to your letter of June 1st, we have your notification that it will be in order to look after the affairs of Jiro Oya for the time being. This will be attended to, and we shall be pleased to supply you with any particulars required.

The property consists of 2 stores, one suite upstairs and two downstairs. The stores are at present vacant but we will do our best to get them rented as soon as possible. It may take time and will get the best rent we can. The upper suite has just been rented to white people at \$15.00 month for first six months with allowance of \$20.00 for repairs, thereafter \$20.00 month. The two suites on main floor are occupied by Japanese who will be evacuated.

Mr Oya tells me that the books you mentioned are stored in upstairs room together with some personal effects. This is padlocked and he holds the key.

As instructed will send you statement of rents when collected and remittance. Oya is two years in arrears of taxes on property.

The building is covered by fire insurance for \$1850 in Bankers & Traders policy No. 32-27973, expiring Nov. 4th, 1942. Plate Glass in the B.C. Plate Glass Ins Co No 30296, expiring Feb. 6th, 1944.

Yours faithfully,

*Charles Wrinch*



"The Gateway to Point Grey"

Shaw



Point Grey and Klondike  
Speculations

**Lozier Realty Co.**  
235 Alma Road

Telephone



ALMA 1174

Vancouver, B. C.

June 8th, 1942.

Easy Financing for  
Home Building

Mortgage  
Insurance, Rental  
Valuation

Orders Taken for Best  
Wood and Coal

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

Attention Mr. R.F. Alexander,  
Assistant Manager, Office of  
the Custodian.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

Re: 2792 Courtenay Street (Jire Oya)  
File No. 3342.

**RECEIVED**  
JUN 10 1942

Dear Sirs:

In answer to your letter of June 1st, 1942, we must say that we have no record of the terms of the Agreement for Sale as we acted only as agents in selling for the North American Lumber Company to Mr. Oya, and when the transaction was finished the original Agreement was registered and the two copies were one each delivered to the North American Lumber Company and to Mr. Oya. You will have to get the terms or a copy of the Agreement from either the Royal Trust Company or Mr. Oya who have the only copies in existence.

The rent of house No. 2792 Courtenay Street is \$42.50, and is paid up to June 15th. On receipt of the next month's rent we will pay this amount, less our collection charge, into your office and trust this will be satisfactory to you. As we understand from your letter you will be making all payments on account of the house.

There are repairs that may need to be done immediately from time to time, and as collection agent we usually look after these things for the owner, pay the bill, and send the balance to him, and we presume you mean for us to carry on in the same way. Some shingles have blown off the roof here lately, and a step or two in the back stairs are in a dangerous condition. We have been told by Mr. Oya that these repairs should be done, and failing to hear from you by the 15th of this month we will take it that you approve of our doing the necessary minor immediate repairs from time to time, and will attend to this work and send the proceeds of the rent to your office as outlined.

Yours truly,

LOZIER REALTY COMPANY

RL:MG

*RW Lozier*



Telephone: FAirmont 1033  
Residence Phone: FAirmont 2700L

*Gibson*  
PROPERTY MANAGEMENT  
VALUATIONS. LOANS

## CHARLES WRINCH

Notary Public

REAL ESTATE - - INSURANCE

1652 EAST BROADWAY  
VANCOUVER, B. C.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
OCT 22 1942

Oct. 21, 1942.

Attention, Mr S.M.Gibson  
Insurance Dept?

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

Dear Sirs:-

Re Jiro OYA, 457 Powell Street  
File No. 3348

There is a fire insurance policy covering at above  
property expiring Nov. 4th, 1942. The premium and coverage  
for the ensuing one year period will be as follows:

|                      |                               |
|----------------------|-------------------------------|
| \$1850.00            | on building 457 Powell Street |
| 250.00               | " household furniture         |
| <del>\$2100.00</del> | Premium \$33.12               |

This Japanese owner has not been evacuated but  
expects to be by end of this month. He has been collecting  
the rents so far, so that I have no funds on hand. As soon  
as he goes, I am taking over the collections.

Would you please let me know if it is in order  
for me to renew this insurance.

Yours faithfully,

*Charles Wrinch*



OFFICE OF THE CUSTOMS  
JAPANESE SECTION  
**RECEIVED**  
OCT 27 1942

457 Powell Street,

Vancouver, B.C. Oct. 26, 1942

Mr. Wilson,

Custodians Office,

Vancouver, B.C.

My file no. 5348.

Dear Sir:-

In connection with my property on 2792 Courtenay Street, please note that my account with Lozier & Co. stands as follows;

|                                                                   | Cr.           |
|-------------------------------------------------------------------|---------------|
| Rent for 4 months, collected<br>June 15th to Oct 15th @ 40.35 net | 161.40        |
| Rear steps renewed                                                | 19.50         |
| 6 mons. water rate to Dec. 31.                                    | 7.70          |
| Rent for the mon. Oct 15-Nov 15.                                  | 40.35         |
| Balance to my cr.                                                 | <u>174.55</u> |

Out of this balance of \$174.55 Lozier & co. are with-holding \$77.00 for the re-roofing the south portion of the roof. The balance of \$97.55 is due to me and should be forwarded to you. The re-roofing has not been done owing to the scarcity of materials, and I shall be very much



obliged if you could remind them to have it done as soon as possible and see that the work is done.

I shall leave here for New Denver, B.C. on the 28th, Wednesday.

Yours truly,

Jim Oyle



MEMORANDUM TO THE FILE

100-100

29th October, 1942.

Mr. J. H. G. J.  
and  
Mr. J. H. G. J.

This reference is to a letter from Mr. J. H. G. J. regarding the above. I discussed this with Mr. J. H. G. J. and he advised that the above matter depends on the fact whether or not the above is a matter which is covered by the insurance policy No. 100-100.

The Japanese did not leave funds with Mr. J. H. G. J. for this purpose. I advised Mr. J. H. G. J. to carry out the instructions and to forward the policy along with bill covering the amount to Mr. J. H. G. J. The property in question is valued at from this time as I understand will be collected by Mr. J. H. G. J. to be forwarded to Mr. J. H. G. J.

*Handwritten signature*

100-100



OFFICE OF THE ASSISTANT  
ATTORNEY GENERAL  
RECEIVED  
11 NOV 6 1942

Miles  
on

House No. 260,  
Rosebery, B.C.  
Nov. 3, 1942

Mr. Milson  
Cancer B.C.  
Dear Sir:

my file #3348. wh

I was supposed to come to  
New Denver but transferred to  
Rosebery, 3 miles from New Denver.  
So kindly send the statement  
to above address and oblige.

Yours truly,  
Giro Oya



*Gibson*  
PROPERTY MANAGEMENT  
INSURANCE, LOANS  
*out of hand*

## CHARLES WRINCH

Notary Public

REAL ESTATE . . INSURANCE

1652 EAST BROADWAY  
VANCOUVER, B. C.

Nov. 3, 1942.

Office of the Custodian  
RECEIVED  
Nov 4 1942

Attention Mr S.M. Gibson

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

Dear Sirs:-

Re: Jiro OYA, File No. 3348

In response to your phone message and at the request of Jiro OYA I have renewed the fire insurance covering at 457 Powell Street expiring Nov. 4th.

Enclosed is London & Scottish policy No. 72192, for \$2100, extending the insurance for a further term of one year.

Yours faithfully,

*Charles Wrinch*

*Powell St*

1850 - Dwellings  
750 - NHE

2100 -  
30846  
8



3348

November 4th, 1942.

Mr. Jiro Oya,  
Japanese Registration No. 05441,  
New Denver, B. C.

Dear Sir:

We are in receipt of your letter of the 26th of October giving particulars of your account with Losier and Company. We are awaiting information from this firm respecting the figures you have given us and will doubtless be writing you later regarding same.

With reference to your property at 2792 Courtenay Street, we take this opportunity of reminding you that unpaid taxes on this property amount to \$202.12, as 1941 taxes were not paid. We would also point out that a sum of \$308.55 for arrears of taxes is owing on your property at 445/7 Powell Street, and as a matter of fact in the normal course of events this property would have been sold for taxes on the 15th day of September but for the fact that it is vested in the Custodian. We shall be glad to know if you can provide us with funds to take care of these taxes due, or what amount you can provide. In a letter of yours dated the 19th of May, 1942, you advised that under the Agreement of Sale relating to 2792 Courtenay Street, \$40.00 per month should be paid to the Royal Trust Company out of the net rental of \$40.35. In view of the arrears of taxes mentioned above, we do not know that it will be possible to make the payments called for under the Agreement until taxes are paid; hence our above inquiry for funds from you to pay these taxes.

Will you please let us have a copy of the Agreement for Sale between the North American Lumber Company and yourself respecting 2792 Courtenay Street, or if you have not a copy, advise us who has. We need this in order to set up correct records in our Accounting Department.

Yours truly,

  
P. Doust,  
Administration Department.

PD:BT



OFFICE OF THE  
JAPANESE  
RECEIVED

House #260,  
DEC 4 1942

Rosebery, B.C. Dec 1, 1942.

Mr P. Duquet,  
Custodian's Office,  
Vancouver B.C.  
Dear Sir:

my file no. 3348.

I have received your letter about Taxes  
on my property.

I am sorry that I have no money to  
pay for taxes at present. I have been  
out of work since Dec. last, and I  
was living on rentals I received from  
my property until I came to Rosebery on  
Oct. 29th. I shall be glad if you  
could pay Royal Trust Co. every month from  
the rental you receive from Lozin & Co.  
and provide for taxes for the both  
properties by the rental collected by  
Mr. Winch.

Yours truly,

Fino Oya

Reg. no. 05441.

Canadian by birth



Telephone: FA 1rment 1033  
Residence Phone: FA 1rment 27801

PROPERTY MANAGEMENT  
VALUATIONS, LOANS

## CHARLES WRINCH

Notary Public

REAL ESTATE - - INSURANCE

1652 EAST BROADWAY  
VANCOUVER, B. C.

|                    |                    |
|--------------------|--------------------|
| EVACUATION SECTION |                    |
| Rec'd              | SEP 6 1943         |
| File No.           | 3348               |
| Ans.               | <i>[Signature]</i> |
| Referred           | <i>[Signature]</i> |

Sept. 4, 1943.

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

Dear Sirs:-

Re: OYA, Jiro  
457 Powell Street  
File No. 3348

Your letter of Sept 2nd enclosing one from the City of Vancouver, asking about repairs, is received.

The plumbing repairs mentioned have been ordered from Mr F.N. Hamilton, 1618 Commercial Drive, for some time. This has not been neglected by me, but owing to pressure of work, he has not been able to attend to it. On phoning him again today, he tells me that he will see to it the first part of next week.

Disinfecting of front cabin will be attended to by the Service Fumigating Co next week, and will try to get the papering done promptly when that is finished.

Yours faithfully,

*Charles Wrinch*



DEPARTMENT OF

LABOUR



CANADA

EVACUATION SECTION

Rec'd JAN 15 1944

File No.

Ans.

Referred

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,  
Vancouver, B.C.

13th January, 1944.

Custodian of Enemy Property,  
Royal Bank Bldg.,  
Vancouver, B.C.

Attention Mrs. McArthur.

Re: OYA, Jiro #05441.

Enclosed herewith please find your cheque #7085 for \$100, drawn in favour of the above Japanese. He refuses to accept this cheque, asserting it will jeopardise his claim in the event of a decision in favour of the Japanese being reached in the test case re sale of property.

Therefore, instead of the above cheque, will you please send him a cheque for \$45. a month. We understand that rental of property at Powell Street, together with accumulated rental, is sufficient to cover this, in the meantime.

We are advising the New Denver Treasury Officer that we are making the above request.

120 My  
for share  
30-8-46  
J

Encl:

M. L. Brown

M. L. Brown,  
Office Manager

1775-3

3348

MILSON



3348  
13175

January 28th, 1944

Mr. Jiro OYA,  
Reg. No. 05441,  
House No. 260,  
Rosebery, B. C.

Dear Sir:-

Thank you for yours of January 18th enquiring about some of your belongings left at 457 Powell Street. On reference to your wife's file, we find that Mr. Homenchuk complained that your effects were scattered over the whole house and the basement and were not limited to one room as agreed upon. The neighbourhood has a poor reputation and as Mr. Homenchuk would assume no responsibility, we removed everything to Custodian Storage. Furniture and items other than those of a personal, sentimental or religious nature, will be sold in due course. If you wish anything shipped to you, please call upon your Supervisor and have him show you how to fill out the necessary Custodian Release Forms.

Yours truly,

H. F. Green  
Protection Department

HFG:IP



| EVACUATION SECTION |             |
|--------------------|-------------|
| Rec'd              | JAN 25 1944 |
| File No.           | 3348        |
| Ans.               | 25/8        |
| Referred           | Allen       |

House no. 260,  
Rosebery, B.C., Jan 18, 1944.

Mr. G. D. Milson,  
Custodian's Office,  
Vancouver, B.C.

File no. 3348.

Dear Sir:

I have received your letter of 11th inst. I can not confirm that I took my books with me because I did not do so. Those books were mostly stamped with my name and wrapped up in news-papers and left in book cases and Japanese tansu (chest of drawers) in a room upstairs of 454 Powell St. with other goods belonging to my wife. The rooms upstairs, furnished with window blinds and curtains and linoleum on all floors, were rented for only \$20<sup>00</sup> <sup>to Mr. Romanchuk</sup> because I reserved one room for storing purpose. He wanted this room and offered <sup>me</sup> \$5<sup>00</sup>, so the rental must be \$25<sup>00</sup> if the room is used otherwise. A short time before we left Vancouver, Mr. Williams of your office called on us and checked up every



thing stored in that room with the list.

Kindly let me know because I want  
some of the books sent here.

Yours truly,

Giro Dye

(Canadian by birth)

05441.



thing stored in that room with the list.  
Kindly let me know because I want  
some of the books sent here.

Yours Truly,  
Giro Oya  
(Canadian by birth)  
05441.



|                    |             |
|--------------------|-------------|
| EVACUATION SECTION |             |
| Rec'd              | AUG 14 1944 |
| File No.           | 3348        |
| Adm.               |             |
| Det.               |             |

No. 260, Poulary, B.C.

Aug 13, 1944.

Mr. G. D. McMillan  
Vancouver, B.C. - Outgoing

File # 3348

Dear Sir -

I have received your letter of July 18th. You have been kind enough to let me know what the audit balance was after deducting the amount of your cheque, but I can hardly check it up because you don't send me the statement in detail. Did you receive the balance of rentals collected by Mr. Ch. Weinick before you started to collect them from the property at 457 Powell St. and also from Mr. Logies? Please send me the statement in detail. How much rent are you collecting from Mr. Hornanckuck? Since you have removed our belongings kept in a room, he must have been using the room and the rent should be five dollars more per month.

Are you charging the storage for keeping our belongings?

With reference to the claim of ~~55~~ sixty-five dollars made by Mr. Erata.



I might say that the account was  
with my father when he was in  
grocery business, which ~~was~~<sup>was</sup> nearly twenty  
years ago. So I don't want to give  
you an authority to pay it out of  
my account.

Yours truly

Jiro Oya

05441



3348

September 12th, 1944

Mr. Jiro OYA,  
Reg. No. 05411,  
House No. 260,  
Rosebery, B. C.

Dear Sir:

Mr. Homenchuk, one of the tenants at 455 Powell Street, has brought into us an agreement with you in regard to the telephone in which he states that he is to be reimbursed \$1.00 per month for the past 28 months.

This agreement states that the telephone is to remain in your name, but at your evacuation the Telephone Company objected to this and insisted that it be listed under the name of Mr. Homenchuk with the understanding that if and when you returned, it would be transferred to your name.

Will you kindly advise us if it is in order to pay Mr. Homenchuk \$28.00 from your account.

Yours truly,

G. D. Milson  
Administration Department

GDM/GH



3348

October 24th, 1944

Mr. Jiro OYA,  
Reg. No. 05441,  
House No. 260,  
Rosebery, B. C.

Dear Sir:

We are in receipt of your letter of October 5th in regard to the telephone bill covering 457 Powell Street and have advised Mr. Homenchuk that we are unable to pay his claim. ✓

In regard to the empty room, Mr. Homenchuk says that it is not being used.

In reference to your request for books, will you kindly apply in the usual manner to the Supervisor of the B. C. Security Commission.

Yours truly,

G. D. Milson  
Administration Department

GDM/GH



3348

October 21st, 1944

Mr. Mike Homenchuk,  
457 Powell Street,  
Vancouver, B. C.

Dear Sir:

We have received a letter from Jiro  
OYA in regard to your claim for payment of tele-  
phone bill, as it is rather lengthy, I would  
appreciate if you would drop in to see the writer  
at your convenience.

Yours truly,

G. D. Milson  
Administration Department

GDM/GH



|                    |
|--------------------|
| EVACUATION SECTION |
| Date OCT 10 1944   |
| File No. 2348      |
| By                 |
| Delivered          |

The #260, Rosebery, B.C. Oct 5, 1944.

Mr. S. D. Milson,  
Custodian's Office  
Vancouver, B.C.

File #3348

Dear Sir:-

I have received your letter of Sep. 12th regarding the telephone at 457 Powell St. n. upstairs. I made an agreement to pay one dollar a month to Mr. Nomanchuk as it was kept in my name and I had to use it quite often after the place was rented to Mr. Nomanchuk in June 1942 till my evacuation on Oct. 28, 1942.

I was living downstairs then. Mr. Nomanchuk paid me rentals every month in advance together with the tel. fee less one dollar, and I used to pay tel. company every month till Oct. 1942, the receipt of Oct. fee is enclosed herewith. A short time before I left the city, I talked the matter with Mr. Harper and the other tenant



2

downstairs and they were willing to pay my share of \$1<sup>00</sup> a month for the use of the tel. upstairs, and I told Mr. Romanchuk to that effect, so that I don't have to pay the fee for which I get no benefit.

I have not heard about the matter since and I naturally presumed that the fees were being paid by Mr. Harper and the other tenant as arranged. If not Mr. Romanchuk should have notified me earlier. Besides, I cannot understand he is demanding \$28<sup>00</sup>, as I paid up to Oct. 1942, and even the full amount up to this month should be demanded it amounts to \$24<sup>00</sup>.

It seems, according to your letter, as if the tel. is no longer listed under my name, and if so, I think I don't have to pay the fee. At any rate I don't want it listed in my name and pay \$1<sup>00</sup> a month any longer receiving no benefit for it.



So if it is still in my name please arrange to cancel it in compliance with the tel. company's order.

I would like to ask you to settle this matter taking into consideration of the following suggestions.

1. Find out from the tenants downstairs whether or not they have paid the fee. If they have then I do not have to pay for.

2. If the name was changed at the time of my evacuation I declined to pay for it.

3. If the name was changed sometime between Nov. 1942 and the present, say for instance Nov. 1943, I would meet in half way and pay  $\frac{1}{2}$  of my share (Nov. 1942 to Nov. 1943.) that is \$6<sup>00</sup>.

4. If it is still in my name and the other tenants did not pay anything, I would also meet in half way (because Mr. Xoman Chuk failed to notify me sooner) and pay \$12<sup>00</sup> but nothing hereafter.



4.

Above are my suggestions which I think fair but I would also ask you to settle the matter whatever you think fair and reasonable.

On this occasion, I would like to ask you to arrange with Mr. Homanchuk about the room I kept for storing my belongings. Since the belongings were taken away to your warehouse the room could be used and he may have been using it as he has a large family and he once offered me to rent that room for \$5<sup>00</sup> per month. I rented the rooms upstairs very cheap because I wanted to keep that room for storing purpose.

Please arrange to rent it to him at any rent you think reasonable.

I am sorry to have delayed in answering your letter and troubled you in reminding me again for the answer, but it took me time in finding the last tel receipt which I thought important, because Mr. Homanchuk is demanding too much, after



5.  
lapse of two years.

Will you kindly let me know if you could send me some books if I mention the names of books I left (English and Japanese) and blank printed paper, stationeries and some other small things I want.

Please send me my monthly remittance by return mail. I did not receive any since July. I am badly in need for it.

Yours truly

Giro Oga

05441.



3348

March 9, 1945

B.C. Electric Railway Co. Ltd.,  
425 Carrall Street,  
Vancouver, B. C.

Dear Sirs:

In connection with the premises at 457 Powell Street, we find that through an error our agent has paid the January bill twice amounting to \$9.22. We would appreciate receiving a cheque for this amount.

Please note that these premises have been sold to Lim Butt of 3016 Scott Street and the Custodian has no further interest in the property.

Yours truly,

G. D. Milsom  
Administration Department

GDM/OH



| POST OFFICE DEPARTMENT<br>ADMINISTRATION DES POSTES<br>CANADA                                                                                                                                                                                                                                                                                                                    |  | ACKNOWLEDGMENT OF<br>RECEIPT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p>This slide to be filled in by office of origin<br/>La note est à remplir par le bureau d'origine</p> <p>REGISTERED ARTICLE<br/>Article recommandé</p> <p>ENTERED AT THE OFFICE OF<br/>Reçu au bureau de poste de</p> <p>DATE _____</p> <p>ORDER NO. <b>23056</b></p> <p>ADDRESSED TO: <b>Lin Butt</b><br/>3016 Scott Road<br/>Vancouver, B. C.</p> <p>300-300,000-19-1-44</p> |  | <p>DATE <b>APR 5 1945</b><br/>To be filled in by office who will<br/>indicate below the full address<br/>A remplir par l'expéditeur qui doit<br/>indiquer ci-dessous son adresse</p> <p>RETURN TO: <b>Custodian Office</b><br/>506 Royal Bank Building<br/>Vancouver, B. C.</p> <p>STREET AND NUMBER<br/>Rue et numéro<br/><b>3016</b></p> <p>PLACE OF ORIGIN OF REGISTERED ARTICLE<br/>Lieu d'origine de l'objet recommandé<br/><b>Vancouver, B. C.</b></p> <p>(1) IN PRINTED CHARACTERS<br/>En lettres moulées</p> |  |





**W. Laird Thomas, B.A.**

Barrister, Solicitor, Notary Public  
285A Dundas Street

Telephones { Office Fairmont 3973  
Res. Fairmont 3755-M

London  
Canada

August 23rd, 1946

|                    |                 |
|--------------------|-----------------|
| EVACUATION SECTION |                 |
| Rec'd              | AUG 28 1946     |
| File No.           | 3348            |
| Ans.               |                 |
| Referred           | <i>Luscombe</i> |

The Custodian,  
Royal Bank Building,  
Vancouver, B. C.

Dear Sir:

Re: JIRO OYA

I am writing to you at the request of the above party to ask that you forward by a cheque payable to the above Jiro Oya, the sum of \$2,000.00.

This money is going to be used by this party to purchase some real estate in this City, which will be used for his own residential purposes. The usual application is being made to the Department of Labour for its license for a Japanese to acquire real property in Canada.

I am instructed to say that Jiro Oya is requesting this money and will receive the same without prejudice to any of his rights to object to the sales recently made by the Custodian of real estate belonging to Jiro Oya, and situated in Vancouver, British Columbia.

Yours very truly,

*W. Laird Thomas*

WLT/A

*1 Copy  
to  
Dept. of  
Labour*

*Dept. says OK to forward  
"all families have gone back"*

*D348-K6*



3348

January 22, 1949.

Mr. Jiro OYA,  
Reg. No. 05441,  
652 Nelson Street,  
London, Ont.

Dear Sir:-

Referring to your letter of the 29th September last and to our reply of 2nd October last in regard to sale price of 2792 Courtney St. for \$3150.00 according to our memo of November 20, 1943 sent to B.C. Security Commission, we wish to now reply more fully than in our October 2nd letter above mentioned.

We find that the property in question was sold on September 29th, 1943 for \$3150.00. However in making adjustments with the purchaser it became necessary to make an allowance of \$150.00 on account of a valueless furnace which had been considered in the valuation of the property. The sale therefore was for \$3150.00 less \$150.00 as above, or \$3000.00 as shown in the General Statement to you.

Refund of \$150.00 to purchaser was made as of November 29, 1943 as shown by our records.

Yours truly,

  
B.R. Dusenbury,  
Office of the Custodian.

BRD/DD.



File No. 3348

MEMORANDUM

To: Mr. Peters

December 11, 1944

From: Mr. Nilson

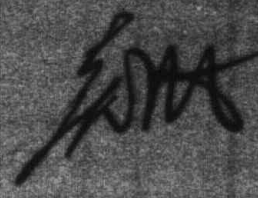
Re: Catalogue No. 199  
455-57 Powell Street.

The above premises is rented as follows:-

Store rented to Empire Roofing Co. at \$20.00 per mo.  
Rooms downstairs rented to W.E. Smiley at \$10.50 per mo.  
Rooms downstairs rented to Mrs. L.C. Wright at \$10.50 per mo.  
Rooms upstairs rented to M. Homenchuk at \$20.00 per mo.

There is no lease covering these premises.

GDM/GH





File No. 3343.  
Catalogue No. 199.

March 21st, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Jiro OYA  
City of Vancouver  
Lot 21, Blk. 41, D.E. 196,  
Sp. L. N.W.D., Plan 196.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated February 16th, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 118543-L, dated February 16th, 1945, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 118544-L, dated February 16th, 1945, registering the property in the name of Lim Butt (Dead).
3. Duplicate of Transmission dated February 5th, 1945.
4. Duplicate of Deed dated February 5th, 1945 - Secretary of State to Lim Butt.
5. Certificate of Indefeasible Title number 118544-L, dated March 12th, 1945, covering the above property in the name of Lim Butt.

*D. A. Cramer*

DAC:JS  
Atch.



3348

April 10, 1945

Mr. Jiro OYA,  
Reg. No. 05441,  
House No. 260,  
Rosebery, B. C.

Dear Sir:

Re: Catalogue No. 199  
455-57 Powell Street  
21/41/196.

Please be informed that the above property has been sold as of January 18, 1945 for the sum of \$1,500.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

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

Yours truly,

G. D. Wilson  
Administration Department

GDM/GH  
Enc.

c.c. B. C. Security Commission.



Catalogue No. 199  
File No. 3348  
455-57 Powell Street,  
Vancouver, B. C.,  
21/41/196  
Certificate of Title No. 118544-L

|                    |                                  |
|--------------------|----------------------------------|
| EVACUATION SECTION |                                  |
| Rec'd              | MAR 26 1945                      |
| File No.           | 3348                             |
| Ans.               |                                  |
| Referred           | <i>Peter</i><br><i>your file</i> |

Control of property covered by Certificate of Title No. 118544-L is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of the above property have been settled.

Receipt is also acknowledged of London & Scottish Assurance Corporation Ltd., Policy No. 73944 and British Columbia Plate Glass Insurance Company, Policy No. 32533 which have been assigned to me.

Receipt is also acknowledged of cheque for \$22.35 representing closing of adjustments on sale to me of the above property.

Dated at Vancouver B. C., this 22 day of March 1945.

Signed *Lin Butt*

Return to the Custodian



3348

**Dominion of Canada****In the Matter of**

Province of British Columbia,

Us With:

JIRO OYA, and Subdivision 19, exc. 5.16' and  
Subdivision 20, of Lot 4, Block 177, D.L. 540,  
C.I.N.W.D., 2792 Courtenay St., Vancouver, B.C.  
and

NORTH AMERICAN LUMBER COMPANY, Limited,

**3.** GORDON R. SOMERVILLE of the City  
of Vancouver in the Province of British Columbia,

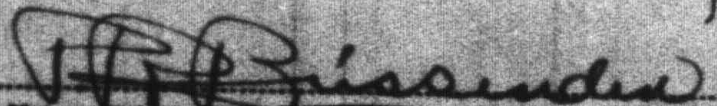
Do Solemnly Declare that

1. - I am the Manager of the Mortgage Department of the Vancouver Branch of The Royal Trust Company, the Agent for the North American Lumber Company Limited.
2. - That under an Agreement for Sale dated 9th February, 1937, the North American Lumber Company, Limited agreed to sell the above described property to Jiro Oya for the sum of \$3,500.00 on terms.
3. - That the balance of the purchase price owing under the Agreement for Sale is \$915.67, with interest at 6% paid to the 9th April, 1942.

4880.25 ✓  
92

And I make this solemn Declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the "Canada Evidence Act."

Declared before me at Vancouver,  
in the Province of British Columbia,  
this 24th day of  
April, A.D. 1942.

A Notary Public in and for the Province of British Columbia  
A Commissioner for taking affidavits within British Columbia.



NATURE OF ENCUMBRANCE ... Agreement for Sale ... or ...  
(registered) (unregistered)

Name of Owner of Property OYA, Jiro ..... Reg. No. ....

Address ..... 457. Powell Street, Vancouver, B.C. ....

Occupation ..... Clerk in Japanese Consulate ..... Age ... 51 .....

Registered Owner of Property North American Lumber Co., Ltd. C.T.No. 35567-K .....

Property:

Property Address ..... Mun. Vancouver, B.C. ....

Legal Description OVER .....

..... L.R.O. 4032-M .....

Nature of interest .....

Particulars of Encumbrance:

Date ..... 9th February 1937 .....

Parties to document:

Name North American Lumber Company Limited .....

Address 535 West Georgia Street, Vancouver, B.C. ....

Name Jiro OYA .....

Address Clerk, Room 1131 - 355 Burrard Street, Vancouver, B.C. ....

Principal Amount \$3500.00 .....

Terms of Payment Cash \$700.00, Balance \$40.00 9th March 1937 and \$40.00 payable on the 9th day of each and every succeeding month in each and every succeeding year until the full amount of principal and ..... Rate of Interest 6% interest has been fully satisfied.

Arrears, if any: Principal 249.20 ..... Interest 30.80 & due 9/42

Balance owing as at this date \$889.25 ..... \$911.05

Standing of Taxes: Arrears ..... Current .....

Insurance:

(1) Agent Royal General Ins. Co. .... Company Salomon's Ins. Co. ....

Policy No. 343806 ..... Amt. 3000 ..... Prem 21.00 ..... Exp. Date April 6/44

(2) Agent ..... Company .....

Policy No. .... Amt ..... Prem ..... Exp. Date .....

Nature, particulars and whereabouts of unregistered documents, if any: .....

Dated at Vancouver this 22nd ..... day of March A.D. 1937.

Entered  
CERTIFIED CORRECT:  
THE ROYAL TRUST COMPANY

Per (Signature)



THIS AGREEMENT made this Ninth day of February in the year of our Lord one thousand nine hundred and thirty-seven:

BETWEEN:

NORTH AMERICAN LUMBER COMPANY LIMITED, a Body Corporate authorized by the laws of British Columbia to deal in timber holdings, with head office at 535 West Georgia Street, in the City of Vancouver, Province of British Columbia

(hereinafter called the "Vendor")

OF THE ONE PART:

AND

JIRO OYA, Clerk, of Room 1131, 355 Burrard Street, in the City of Vancouver, Province of British Columbia

(hereinafter called the "Purchaser")

FORM  
APPROVED  
S.E.W.

OF THE OTHER PART:

WHEREAS the Vendor agrees to sell to the Purchaser and the Purchaser agrees to purchase of and from the Vendor the Lands and Hereditaments hereinafter mentioned, that is to say:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Province of British Columbia, and known and described as:

Subdivision Nineteen except East Sixteen feet (19 except E. 16') and all of Subdivision Twenty (20),  
Lot Four (4)  
Block One Hundred and Seventy-seven (177)  
District Lot Five Hundred Forty (540)  
Group One (1),  
New Westminster District

according to a registered map or plan deposited in the Land Registry Office in the City of Vancouver, Province of British Columbia, and numbered 3740:

TOGETHER with all the privileges and appurtenances thereto belonging, at or for the price or sum of Thirty-five hundred Dollars (\$3500.00) of lawful money of Canada, payable in the manner and on the days and times hereinafter mentioned, that is to say: The sum of Seven Hundred dollars (\$700.00) on the execution of this Agreement (the receipt whereof the Vendor doth hereby admit and acknowledge), and the balance as follows: The sum of Forty (\$40.00) dollars to become due and payable on the ninth (9th) day of March, 1937, and the sum of Forty (\$40.00) dollars to become due and payable on the ninth (9th) day of each and every succeeding month, in each and every succeeding year, until the full amount of principal and interest has been fully paid and satisfied.

Interest computed from the ninth day of February 1937 at the rate of six (6%) per cent. per annum on the moneys from time to time owing under this agreement, payable as included in monthly payments. These monthly payments are to be applied as follows: First, to the payments of interest, and the remainder to the reduction of principal.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE Purchaser DOETH COVENANT, PROMISE AND AGREE, to and with the Vendor, that he will well and truly pay or cause to be paid to the Vendor, the sums of money above mentioned; together with interest thereon at the rate aforesaid, both before and after maturity, on the days and times and in the manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from due date until payment; AND also shall pay and discharge all taxes, rates and assessments and local improvement assessments wherewith the said lands may be rated or charged, whether now or hereafter assessed. PROVIDED ALWAYS that if the Purchaser shall fail or neglect to pay the said taxes, rates and assessments and local improvement assessments as and when the same shall become due and payable, or within one month thereafter, the Vendor shall have the right to pay the same, and any sum so paid by the Vendor shall immediately become payable by the Purchaser to the Vendor.



TOGETHER with interest thereon at the rate of Seven (7%) per cent. per annum until paid.

AND ALSO will forthwith insure and during the continuance of this agreement keep insured against loss or damage by fire in the names of the Vendor and Purchaser as their respective interests may from time to time appear, each and every building on the said lands, in the sum of the full insurable value thereof, in an insurance company to be named by the Vendor, and will not do or suffer anything whereby the said insurance may be vitiated, and will pay all premiums and sums of money necessary for such purposes as and when the same shall become due and will deliver over to the Vendor the policy or policies of insurance thereto appertaining; and if the Purchaser shall neglect to keep the said building or buildings, or any of them, insured as aforesaid, or to pay the said premiums or to deliver such policies, then the Vendor shall have the right to insure the said building or buildings in the manner aforesaid and pay the premiums for same, and any sum so paid by the Vendor shall immediately become payable by the Purchaser to the Vendor, together with interest thereon at the rate of Seven (7%) per cent. per annum until paid; PROVIDED that, subject to the rights of any Mortgagee, in the event of the insurance money becoming payable by the Insurance Company in settlement of loss by fire any sum so paid shall be expended in rebuilding or repairing said building or buildings, and in the event of such sum not being sufficient to cover the cost of such rebuilding, the Purchaser shall within one month of the settlement of the loss, provide such additional money as may be required for that purpose, and in the event of the Purchaser failing so to do, the moneys paid by the Insurance Company shall be paid to the Vendor on account of the moneys due hereunder.

IN CONSIDERATION WHEREOF and on payment of the moneys due hereunder, the Vendor DOETH COVENANT, PROMISE and AGREE to and with the Purchaser to convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except taxes, rates and assessments, and instalments of local improvement assessments whether now or hereafter assessed, and subject to the conditions and reservations in the original grant thereof from the Crown, and subject to all building restrictions registered against the said lands, and subject also to any claim of lien created by the purchaser; and such deed shall be prepared by the Vendor at the expense of the Purchaser; and shall contain the usual statutory covenants, but the Vendor shall not be required to furnish any abstract of title or proof or evidence of title, or any deeds, papers or documents, or copies of any deeds, papers or documents relating to the said property other than those which are now in possession of the Vendor:

THE VENDOR DOETH FURTHER COVENANT, PROMISE AND AGREE to and with the Purchaser that, upon the execution of this agreement, he will deposit or cause to be deposited in the Land Registry Office at the City of Vancouver, Province of British Columbia, the Certificate of Title to the said lands, and a request to the Registrar of Titles to permit registration of this agreement.

AND ALSO, the Vendor shall and will suffer and permit the Purchaser to occupy and enjoy the said lands until default be made in payment of the said moneys due hereunder, or the interest thereon, or any part thereof, on the days and times and in the manner above mentioned, subject nevertheless to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this agreement, and unless the payments above mentioned are punctually made at the times and in the manner above mentioned, then and as often as any default shall happen in making such payments the Vendor may, at his option and in addition to his other remedies hereunder, give the Purchaser thirty days' notice in writing demanding payment thereof, and in case any default shall continue, these presents shall, if the Vendor shall so elect, at the expiration of such notice, be null and void and of no effect, and the Vendor shall have the right to re-enter upon and take possession of the said lands, and in such event any and all moneys paid hereunder shall be retained by the Vendor as ascertained and liquidated damages for the non-fulfilment of this Agreement, and thereafter the Vendor shall have the right to sell and convey the said lands to any purchaser thereof.

THE VENDOR shall have the right at all times to assign all his right, title and interest in this agreement for sale, and in the said lands, to any person whomsoever; and the Purchaser hereby consents to such assignment and to the registration thereof in the Land Registry Office in consideration whereof the Vendor agrees to give the Purchaser in writing immediate notice of such assignment, specifying



the name and address of the Assignee:

AND ALSO it is hereby agreed that the Purchaser, not being in default hereunder, may at any time before the said day fixed for final payment to the Vendor, pay the balance of the purchase money due or to become due to the Vendor hereunder.

and interest thereon at the rate aforesaid, up to the date of such payment.

AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at any post office under registered cover, addressed as follows: Mr. Jiro Oya, Room 1131, 355 Burrard Street, Vancouver, British Columbia.

Or, if delivered to the Vendor, or mailed at any post office under registered cover, addressed as follows:

North American Lumber Company, Ltd., 535 West Georgia Street,  
Vancouver, B.C.

Any notice if served by registered post shall be deemed to have been delivered in the ordinary course of post, but in any event not later than the third day following that on which it was mailed.

AND IT IS EXPRESSLY AGREED between the parties hereto, that all grants, covenants, provisions, and agreements, rights, powers, privileges, conditions and liabilities contained in this agreement shall be read and held as made by and with, and granted to and imposed upon, the respective parties hereto and their respective heirs, executors, administrators, successors and assigns, the same as if the words, heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places, and if there shall be more than one purchaser the covenants on their part herein contained shall be joint and several covenants.

WHEREVER the singular and masculine are used in this Agreement, the same shall be construed as meaning the plural or the feminine or body politic or corporate where the context or the parties referred to so require.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals. The corporate seal of North American Lumber Co. Ltd. was hereto affixed in the presence of:

"G.W. Jesselsisse" Sec.-Treas. Director

"H. S. Jenkin" Director

SEAL OF NORTH AMERICAN LUMBER  
CO. LTD.

SIGNED, SEALED AND DELIVERED  
by the Purchaser in the presence of:

"R. W. Losier"  
2559 Alma Road,

The attached Agreement for Sale is a true copy of the one held  
by North American Lumber Company Limited made by  
JIRO OYA, Dated 9th February, 1937.

October 7th, 1942.

  
A Notary Public in and for the  
Province of British Columbia



File No. 3348.

October 6th, 1943.

MEMORANDUM

TO: Mr. K.W. Wright

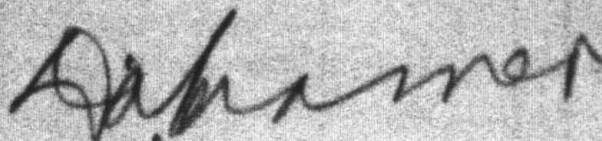
FROM: Mr. D.A. Gresser

Re: Jiro OYA, Registration No. 05441  
City of Vancouver.  
Subdivision 19, (Except East 16'),  
and all of Subdivision 20, of  
Lot 4, Block 177, D.L. 540, Group 1,  
D.M.W. Plan 3740.

We enclose 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... Daisie Yewdall.
4. Copy of letter showing to whom sold and price  
paid for property.
5. Memorandum from the Administration Department,  
confirming valuation and approval of Advisory  
Committee.

Certificate of Title No. 35567 K. at the Land Registry  
Office.



DAG:HW.



File No. 3248  
Catalogue No. 93

December 15th, 1943.

MEMORANDUM

TO: Mr. P. H. Russell

FROM: Mr. D. A. Cramer

Jiro OYA  
Subd. 19, (Except East  
16 Feet) and all of  
Subd. 20 of Lot 4, Blk.  
177, D.L. 548 Op. 1,  
S.E. 1/4, Plan 1748.

With reference to the above property which was re-  
corded in the Vancouver Land Registry Office, December 3rd,  
1943, we enclose herewith the following documents in con-  
nection therewith.

1. Copy of application number 94437-L dated December 3rd, 1943, registering the property in the name of Jiro OYA (Deed).
2. Copy of application number 94438-L dated December 3rd, 1943, registering the property in the name of the Custodian (Transmission).
3. Copy of application number 94439-L dated December 3rd, 1943, registering the property in the name of Daisy Yewdall (Deed).
4. Duplicate of Transmission dated October 13th, 1943.
5. Duplicate of Deed dated October 15th, 1943 - Secre-  
tary of State to Daisy Yewdall.
6. Insurance Policy No. 343806.
7. Certificate of Indefeasible Title Number 94439-L  
dated December 13th, 1943, covering the above  
property in the name of Daisy Yewdall.

DAVID  
Cramer

*D. A. Cramer*



9

File No. 3348  
Catalogue No. 93  
19 Ex. E161/20/4/177  
2792 Courtney Street

Control of 2792 Courtney Street is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of this property have been settled.

Receipt is also acknowledged of copy of Palatine Insurance Company policy No. 343806 with assignment thereof in quadruplicate.

Dated at Vancouver, B. C., this 27 day of November 1943.

Doris H. Jewell



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

TELEPHONE MARINE 8264  
CABLE ADDRESS "JOHNSON" VANCOUVER  
EXHIBIT No. 1-11-4

JOHNSON, REEVE AND WATSON  
ESTATE AGENTS

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

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

28th July, 1943.

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

File No. 3348

Dear Sir:

Catalogue No. 93  
Lot 19 E. 16 ft. and Lot 20, Sub 4 Block 177  
D. L. 540  
2793 Courtney Street

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

|                   |                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Location</u>   | Good residential district in West Point Grey.                                                                                                                                                                                                                                                                                                                                |
| <u>Land</u>       | 50 feet frontage at N.E. corner of 12th Avenue. The land is in garden but neglected. Fences in poor condition all round.                                                                                                                                                                                                                                                     |
| <u>Building</u>   | 1 1/2 storey frame house 24'6" x 26'6" plus 1 storey additions 12'6" x 22' and 6'6" x 12' and other projections (plan if required). Concrete foundation, shingled walls, shingle roof (south side new). 1st floor, 4 rooms and nook. 2nd floor, 2 bedrooms, sewing room and bathroom. Basement, concrete floor, hot air furnace, laundry tubs, garage space (not plastered). |
| <u>Finish</u>     | Oak floors in hall and living room. Fireplace, China cabinet.                                                                                                                                                                                                                                                                                                                |
| <u>Condition</u>  | Exterior needs paint and roof stain. Oak floors need refinishing. Pedestal basin badly cracked. Waste trap of laundry tubs defective. Furnace grates worn out. Decorating required.                                                                                                                                                                                          |
| <u>Rent</u>       | \$42.50                                                                                                                                                                                                                                                                                                                                                                      |
| <u>UTV</u>        |                                                                                                                                                                                                                                                                                                                                                                              |
| <u>Assessment</u> | \$3,205 (Land \$755 Building \$2,450)                                                                                                                                                                                                                                                                                                                                        |
| <u>Taxes</u>      | \$99.                                                                                                                                                                                                                                                                                                                                                                        |
| <u>Appraisal</u>  | We are of the opinion that the market value of this property is \$3,250.                                                                                                                                                                                                                                                                                                     |

Yours faithfully,  
JOHNSON, REEVE & WATSON

per

*D. W. Reeve*



1211-12

DATE NOV 4 - 1943

FILLED BY

A. A. B. Smith

1287 Davie St,  
Vancouver B.C.  
Aug. 17<sup>th</sup> 1943.

To the Custodian of Enemy Property.

Dear Sir.

(93)

RECEIVED  
AUG 18 1943  
File No. 3368  
Ans. SEP 13 1943  
Referred

I hereby tender in accordance with  
your advertisement, an all cash  
offer of \$3,000.00 (Three thousand  
dollars) on the house property  
2792 Courtney St and enclose  
my cheque for ten percent.

Yours faithfully

Daisie & Jewdall

P.S.

The house is eighteen years old, & badly  
"run-down", & will cost me over  
\$1,000.00 to put in condition I find.

DJ



1348

19th August, 1943.

Mrs. Daisy Yordall,  
1287 Davis Street,  
Vancouver, B.C.

Dear Madam

Re: Catalogue No. 93.  
2792 Comline Street

We are in receipt of your letter of the 17th instant in which you submit an offer to purchase the above property for the sum of \$3,000.00.

As we did not receive any tenders on this particular property, we are prepared to give consideration to any offer which we may now receive, based upon an independent valuation.

At the moment this property has not been appraised, but we will endeavour to have this done as soon as possible and then advise you in regard to the offer to which you refer.

We acknowledge your cheque for \$3,000.00 which we are holding pending the appraisal above referred to.

Yours truly,

J. G. Shears,  
Director.

FGS/WM



HEALTH DEPARTMENT

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



TELEPHONE FAIRMONT 2711

VANCOUVER, B. C.

Aug. 30th, 1943.

Office of the Custodian of Alien Property,  
675 W. Hastings St.,  
Vancouver, B. C.

Attention Mr. Wilson

Dear Sirs:-

*J. Oye*  
Re: 457 Powell Street,  
Owner - Hoya.  
Agent - Chas. Wrinch.

|                   |               |
|-------------------|---------------|
| EXECUTION SECTION |               |
| Filed             | SEP 1 1943    |
| File No.          | 3347          |
| Ans.              | <i>Edm</i>    |
| Referred          | <i>Wilson</i> |

The District Inspector has contacted Mr. Wrinch several times with regard to a defective sink waste, but to date the nuisance has not been abated.

The front cabin is infested with cockroaches and should be thoroughly disinfested and the rooms redecorated.

In view of the lack of attention paid by the Agent to our request, I am therefore requesting your co-operation in having the foregoing conditions remedied.

Yours truly,

GAR:EM

CHIEF SANITARY INSPECTOR.



1348

REGISTERED

14th September, 1943.

Mrs. Daisy Wendall,  
1257 Davis Street,  
Vancouver, B.C.

Dear Madam

Re: Catalogue No. 93  
2792 Courtney Street

Further to our letter of the 19th August in connection with your offer to purchase the above property for the sum of \$3,000.00, we are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$3,150.00.

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

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

Yours truly,

F. G. Shears,  
Director.

31  
FMS  
encl.



File No 3348

EXHIBIT NO 1311-12/287  
DATE NOV 4 - 1943  
FILED BY K. B. Kusch

Daniel S.  
Vancouver B.C.  
Sept 15<sup>th</sup> 1943

Mr T. G. Shears  
Director of Depart.  
of Secretary of State,  
Office of the Custodian  
Vancouver B.C.

Ont 93

|                    |             |
|--------------------|-------------|
| EVACUATION SECTION |             |
| Rec'd              | SEP 18 1943 |
| File No.           | 3348        |
| Ans.               |             |
| Referred           | Harrop      |

Dear Sir

Re yours of Sept 14<sup>th</sup> regarding  
my bid for Catalogue No 93 - 2793 Courtauld  
It, not being accepted, I should like  
to revise same, & now offer \$3,150.00  
If you could advise me of the  
Custodian's decision at the earliest  
opportunity, I should be much  
obliged. Thanking you for your  
courtesy

Yours truly,

Daniel S. Jewdall



21st September, 1943.

Mrs. Daisy Newell,  
1287 Davie Street,  
Vancouver, B.C.

Dear Madam:

Re: Catalogue No. 93  
2792 Courtney Street

This will acknowledge receipt of your letter of the 15th instant in which you advise us that you are prepared to revise your former bid and now offer to purchase the above property for the sum of \$2,150.00.

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 \$2,150.00, the full purchase price on this property.

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.

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.

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

Yours truly,

F. G. Shears,  
Director.



File No 3348

1287 Davie St  
Vancouver B.C.  
Sept 27<sup>th</sup> 1943

Re Catalogue No 93

2792 Courtney St

(F. G. SHEARS)  
Authorized Deputy of the Secretary  
of State and/or Custodian

SEP 29 AM '43

F. G. Shears Esq.,

Director,  
Office of the Custodian

Cat 93

Dear Sir,

At your request a certified cheque  
for \$3,150.00 (the full purchase price  
on the above property) is enclosed.

My full name is-for registration

Daisie Maude Gurdall

(School Teacher) of

1287 Davie St, Vancouver B.C.  
(born in London England, therefore  
British)

If you will hasten the conclusion  
of this sale I shall be much  
obliged. Thanking you,

I remain,

yours truly,

Daisie M Gurdall



1240

*MA 4861*

29th September, 1943.

Mrs. Daisy Tordall,  
1257 Davie Street,  
Vancouver, B.C.

Dear Madam:

Re: Catalogue No. 93  
2792 Cambrian Street

This will acknowledge receipt of your letter of the 27th instant in which you enclose your certified cheque for \$3,150.00, the full purchase price of the above property.

We note that you wish this property to be registered in the name of Daisy Marie Tordall, School Teacher, of 1257 Davie Street, Vancouver, B.C., and that you are a British subject.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance.

Yours truly,

F. G. Shoup,  
Director.

FTH

*[Handwritten signature]*



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

TELEPHONE SEYMOUR 3327-3328  
CABLE ADDRESS "JONREE" VANCOUVER

## JOHNSON AND REEVE

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

EXHIBIT NO. 1211-6

DATE NOV 4 - 1943

FILED BY A. B. Hirst

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

6th October, 1943.

The Custodian's Office,  
Room 506,  
Royal Bank Building,  
Vancouver, B.C.

File No. 3348

Dear Sir:

Catalogue No. 199  
458-459 Powell Street.  
Lot 21 Block 41 D.L. 196

In accordance with instructions from Messrs.  
P.S. Ross & Sons, we have inspected this property.

There are two very old wood frame buildings  
in poor condition. The front building is about 22  
feet by 50 feet with a vacant store.

6 rooms above the store and in the upper part  
of the back building are rented for \$20. per month  
and 7 rooms on the ground floor of the back building  
to two tenants for \$21. per month.

The City may require new electric wiring and  
plumbing to comply with the By-laws. Apart from this  
a lot of repairs are required.

We appraise the property at \$1,000., but if a  
lower offer is obtained we should like to discuss the  
matter further with you.

Yours faithfully,

JOHNSON, REEVE & WATSON

per D. W. Reeve



17  
3342

December 21, 1943.

Mr. Jiro OZA,  
Registration No. 05441,  
New Denver, D. C.

Dear Sir:

Ref Catalogue No. 93 ✓  
2792 Courtney Street  
19 Ex. 1361/20/1/177

Please be informed that 2792 Courtney Street has been sold as of September 29th for the sum of \$3,000.00 which is equal to or in excess of the value attached to these premises by an independent appraiser.

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

The net result of the sale is as follows:

|                            |               |                   |
|----------------------------|---------------|-------------------|
| Sale price                 |               | 83,000.00         |
| Less taxes                 | \$126.50      |                   |
| Less Right to Purchase     | 920.95        |                   |
| Less commission            | <u>157.50</u> |                   |
|                            |               | <u>1,204.95</u>   |
| Net credit to your account |               | <u>\$1,795.05</u> |

These funds are available to you in the usual way.

Yours truly,

P. H. Russell,  
Administration Department.

PHR:MA  
cc B. G. Security Commission



ERIC W. PEMBERTON  
RES. REG. NO. 5404

PROPERTY MANAGEMENT  
MORTGAGES

EXHIBIT NO. 1311-11

DATE NOV 4 - 1944

FILLED BY R. G. Campbell

FRANK G. CAMPBELL  
RES. REG. NO. 5786

*Campbell & Pemberton*

REAL ESTATE AND FINANCIAL BROKERS

Telephone Pacific 9635

506 CROWN BUILDING  
816 WEST PENDER STREET

VANCOUVER, B. C.

5th Decr. 1944

|          |            |
|----------|------------|
| Rec'd    | DEC 5 1944 |
| File No. | 3345       |
| Ans.     |            |
| Refered  |            |

INSURANCE  
APPRAISALS

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

Dear Sirs:

Re: Catalogue No. 199  
455-57 Powell St.

We herewith offer to purchase the above property on behalf of a client, for the sum of \$1500.00 and in support thereof we enclose herewith a cheque for \$150.00 drawn in your favour.

Should this offer be accepted we would be glad if you would advise us at an early date, when we will furnish you with full particulars for the purpose of conveyance.

Yours truly

Campbell & Pemberton

per *F. G. Campbell.*



3348

December 6th, 1944

Messrs. Campbell & Pemberton,  
506 Crown Building,  
615 West Pender Street,  
Vancouver, B.C.

Re: Catalogue No. 199  
455-57 Powell St.  
Lot 21, Blk. 41, D.L. 136

Dear Sirs:

This will acknowledge receipt of your letter of December 5th, written on behalf of your client, the Kwong Chai Tong Co., enclosing cheque for \$150.00, for which herewith our official receipt, and submitting an offer to purchase the above property for the sum of \$1,500.00.

We are giving this matter our attention and will be writing you again in due course.

Yours truly,

F. G. Shears,  
Director.

/s/ J. J.  
encl.



Copy for Mr. Peters

3348

December 12th, 1944

Messrs. Campbell & Pemberton,  
905 Green Building,  
615 West Pender Street,  
Vancouver, B.C.

Re: Catalogue No. 199  
455-57 Powell St.  
Lot 21, B.L.K. 41, P.L. 196

Dear Sirs:

Your letter of December 5th, enclosing your cheque for \$150.00 and submitting an offer to purchase the above property for the sum of \$1,500.00, has been received and considered.

This is to advise you that we are prepared to recommend acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely \$1,350.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered and also state whether or not the proposed registered owner 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 then 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 the owner will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,  
Director.

GP/MS



5348

Jan. 15th, 1945.

Messrs. Campbell & Penberton,  
506 Crown Building,  
615 West Pender Street,  
Vancouver, B.C.

Dear Sirs

Re: Catalogue No. 199  
455-57 Powell St.,  
Lot 21, B.L.C. P.L. 196

This will acknowledge receipt of  
Keong Chai Tong Company's cheque for \$1,350.00. We have now  
received a total of \$1,500, being the full amount of the pur-  
chase for the above property.

Kindly advise the full name, address  
and occupation of the person in whose name this property is to be  
registered and also state whether or not the proposed registered  
owner is a British subject, using the enclosed form for your reply.

Upon receipt of this information and as  
previously advised, conveyance will be prepared and forwarded to  
Ottawa with our recommendation for acceptance, and if accepted, ad-  
justments will be calculated as of the date of this letter.

Yours truly,

P. G. Shears  
Director





# LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY  
AUTOMOBILE, PLATE GLASS  
INSURANCE  
AGENTS FOR  
EAGLE STAR AND BRITISH  
DOMINIONS INSURANCE  
COMPANY LIMITED  
OF LONDON, ENGLAND

ESTATE AGENTS INSURANCE  
MORTGAGES REAL ESTATE

EXHIBIT No. 177-4

DATE NOV 4 - 1944

FILLED BY

*K. A. B. Smith*

TELEPHONE  
MARINE 4341  
CODES  
A.B.C. 5TH EDITION  
WESTERN UNION  
CABLE ADDRESS  
"LOWHAR"

751 DUNSMUIR STREET  
VANCOUVER, B.C.

February 8th, 1945.

The Department of The Secretary of State,  
Office of The Custodian,  
(Japanese Evacuation Section)  
506 Royal Bank Bldg.,  
Granville & Hastings Street,  
Vancouver, B.C.

|          |      |
|----------|------|
| Rec'd    |      |
| File No. | 3348 |
| Ans.     |      |
| Exhibit  | 1    |

Dear Sir:

Re: Catalogue No. 93, 2792 Courtenay Street,  
Lot 19 except the East 16 ft and Lot 20,  
Subd. 4 of Block 177, District Lot 540.

The above property is on the North East corner of 12th Avenue and Courtenay Street - having a frontage on 12th Avenue of 50 feet by a depth on Courtenay of 122 feet to a 20 foot lane. The property slopes slightly from 12th Avenue to the lane. A solid board fence with lattice top surrounds the property, - but posts are rotten and fence leans badly.

The dwelling is  $1\frac{1}{2}$  storey frame with full basement and shingle roof. Exterior walls are shingle. The roof has been re-shingled on the South, West and East sides, but requires renewing on the North side. The cement foundation is 24 x 36 with cement floor in the basement, laundry tubs and hot air furnace not in good condition. The garage is in the basement with cement runway to 12th Avenue.

The ground floor contains entrance hall, living-room with corner bay window and fireplace. These have hardwood floors. Other rooms are dining-room, kitchen with nook, and bedroom. The kitchen has enamel sink with metal drainboard.

The upper floor contains three (3) bedrooms and bathroom. The two (2) large bedrooms have sloping walls and the third is 12 x 6 feet. Bathroom contains toilet - pedestal basin and standard enamel bath. Floors and decorating are in fair condition throughout.

As at the date of inspection 13th September 1943, I believe a fair value to be Thirty-One hundred and fifty (\$3,150.00) Dollars.

Yours faithfully,

Loewen and Harvey, Limited.

*A. R. Harvey*  
Director.



3348

April 10, 1945

Mr. Jiro OYA,  
Reg. No. 05441,  
House No. 260,  
Rosebery, B. C.

Dear Sir:

Re: Catalogue No. 199  
455-57 Powell Street  
21/41/196.

Please be informed that the above property has been sold as of January 18, 1945 for the sum of \$1,500.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

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

Yours truly,

G. D. Milson  
Administration Department

GDM/GH  
Enc.

c.c. B. C. Security Commission.



*Reference*

File No. 3348

-- SUMMARY --

August 30th, 1946

-- PERSONAL PROPERTY --

Re: Jiro OYA,  
Reg. No. 05441

CHATTELS:

See Chattel Schedule

WAR SAVINGS CERTIFICATES, ( )  
LIFE INSURANCE, )  
SAFETY DEPOSIT BOX, ( )  
BANK ACCOUNT, ( )

Reference to these is made on Page 3 of Registration by Jiro OYA dated April 8, 1942 but as they did not vest with the Custodian, no action was taken by this office in respect to them.

SPECIFIED ARTICLES:

A rifle and shot gun are declared on Page 2 of Registration by Jiro OYA dated April 8th, 1942. As Oct. 6, 1942 the R.C.M.P. acknowledged our letter of Oct. 5, 1942 and stated that they held under the name of Jiro OYA the following:-

A. .32 Cal. Winchester Rifle L/A No. 563579

B. .44 Cal. Marlin Rifle L/A No. 25319.

No further action in respect to these articles by the Custodian was required or taken.

No Cameras, radios, Vessels or other Fire Arms are revealed on the file.

No other Personal Property is revealed on the file.

The above Summary is certified to be in accordance with the information on file, August 30th, 1946.

*B.R. Dusenbury*  
B.R. Dusenbury,  
Administration Department.



Nov. 4 - 1948

FILED BY

K.A. Christie

PERSONAL PROPERTY SUMMARY

File 13175

Re: Shimura OYA, Reg. No. 05435

November 23, 1947

This woman was a housewife. She lived in premises owned by her husband, Jiro OYA, at 457 Powell Street. This building was a two story structure. Declarant and her husband occupied ten rooms on the upper floor; six rooms at the rear of the first floor were leased to two tenants and the front of the building on the first floor was occupied by two stores. Mr. Jiro OYA left the building keys in the care of Mr. Charles Wrinch, the agent appointed by Mr. OYA to handle this real property. Mr. Wrinch leased the building to Mike Homenshuck.

Mrs. Oya signed a declaration to the Custodian on August 15, 1942, but it was not until October 15, 1942, that she supplied this office with a list of her chattels. Mr. & Mrs. Oya were evacuated on October 28, 1942.

On November 17, 1942, this office wrote to Mr. Homenshuck requesting that he acknowledge holding and undertake to account for the chattels declared by Mrs. Oya. On November 23, 1942, Mr. Homenshuck replied stating that while his lease mentioned a locked room reserved by Mr. Oya for the storage of goods, Mr. Homenshuck did not know the contents of this room, and did not wish to accept responsibility for the safe-keeping of these goods. He asked the Custodian to remove the goods. On December 9, 1942, goods found at 457 Powell St. were removed for storage to 604 East Cordova. According to memo of December 30, 1942, the goods found in these premises were scattered all over the building and in the basement as well as in the locked room. Saleable goods identified as the property of Mrs. Shimura Oya were sold at auction on November 8, 1944, September 26, 1945 and March 29, 1946, for the net sum of \$189.12. The inventory of goods still stored at 604 East Cordova lists a bundle of books identified as the property of Mrs. Shimura Oya. Details of the individual items declared, found and removed to storage, and sold is given in the Chattel Schedule. Further details of the history of these chattels is in the Chattel Summary. While it has not been possible to positively identify each of the articles declared by Mrs. Oya with the articles sold, it would seem that most of the goods declared by her have been sold at auction. Articles not declared, but sold and identified as her property, are believed to be the contents of boxes, drawers, etc. which were declared. The goods not accounted for are:

2 Cabinets  
1 Marble Clock

1 Chest of Drawers  
1 Cane Chair, child's

The files of the other occupants of 457 Powell Street have been examined, where these have been identified. None of the property sold and credited to Mrs. Oya could be identified as the property of any of these other persons.

The 300 books declared by Mr. Jiro OYA no doubt included the books sold September 25, 1945, and identified as the property of his wife, as well as the books reported to be still in storage in the name of Mrs. OYA. In addition, the net sum of \$2.10 was credited to Mr. Jiro OYA from the sale of 10 volumes Encyclopedia.



PERSONAL PROPERTY SUMMARY

File No. 13175 - Page 2

November 23, 1947

Mrs. Oya declared 3 \$5.00 War Savings Certificates in the name of her daughter, Naomi, in the possession of declarant. These were not brought under the control of the Custodian.

Mrs. Oya declared a bank account at the Bank of Montreal, Main & Hastings. This was not brought under the control of the Custodian.

Mrs. Oya declared a Sunnyside Life Insurance Co. policy #34632, for the amount of \$1,500.00, against which there was a loan of \$530.00. This was not brought under the control of the Custodian.

On May 7, 1942, The Royal Trust Company informed this office that they had been handed by Messrs. G. M. Oliver & Co. Ltd. 40 shares of Bralorne Mines Limited registered in the name of Mrs. Shinoe Oya. On January 25, 1943, this office informed the Royal Trust Company that the Custodian had no objection to the payment direct to Mrs. Oya of dividends from these shares. Further letters to the Royal Trust Company gave the same information in regard to payments to Mrs. Oya. These shares were not brought under the control of the Custodian.

This file reveals no other property of any kind.

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

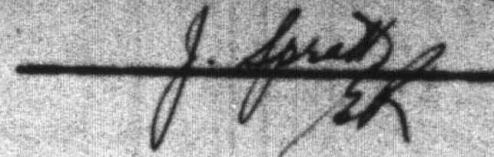
"F. Matheson"

November 23, 1947.

/m

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

March 21st, 1949.





File No. 3348

CHattel Schedule

September 5th, 1946

Re: Jiro OYA

Reg. No.

Declared April 8/42. || Sold at Auction || Shipped || Otherwise

300 educational  
books, Japanese &  
English.

see Mr. Spain's memo  
Nov 25/42  
Mr. Green's memo  
Dec. 23/42 & Dec. 30/42

*see below.*

One 32 calibre rifle  
and shotgun

( see Mr. OYA's ltr. Jan 18/44  
Mr. Green's memo March 18/44

(in custody of police)

( Some books sold on Auction Sheet  
No. 59 & 53, March 29/46 & Sept. 26/45.  
( on wife's file #13175.

*Oct 1942*

*M.D. Dan'ans*

*memo 17647*

*Later transfer. as 23-12-46*

*10 Vol Encyclopedia vol 2.10*

*The inventory of goods in storage at 604 E Cordova  
lists one handle of books under the name  
of Shozue Oya, file #13175, wife of Jiro Oya  
of Michiana*



1213 - 6

NAME W. A. Christie

Nov 1 - 1944

REGISTRATION NO. 6243

FILE NO. 1213

The following chattels were sold by public  
 auction at 332 Smith St., Vancouver, B.C. on November 6, 1944

Am Chair

\$ 3.00

Total

\$ 3.00

Less Expenses: (Auctioneer's Fee: \$0.30  
 (Advertising 0.07  
 (Carriage 0.32

0.69

Net Proceeds Credited:

\$ 2.31

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 35

Remarks:



1372

FILE NO.

auction at

OF

0.5  
1.5  
0.5  
0.7  
1.7  
2.2  
1.8  
4.0  
1.9  
1.4  
0.9  
0.9  
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1.0  
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1.8  
3.9  
1.5  
0.2  
2.9  
4.0  
1.0  
2.9  
0.7  
0.7  
0.4



17

**Product**

44

**Abstract**

• 11

100

10



1

**To be carried forward**

22

Total

Less Expenses:

Net Proceeds Credited:

Members of Custodian Staff Present.

Extracted from Auctioneering List No.

Remarks:



NAME

OYA, Shinsu (Mrs. Jiro)

REGISTRATION NO.

05139

FILE NO.

1997

The following chattels were sold by public

972 Powell St., Vancouver

September 25, 1945

## Keywords

Insurance, Paint & etc.

\_\_\_\_\_

1997

James M. Smith & Co.

1990

1950, 1951, 1952

Total

**The two married farmers**

**Less Expenses:**

**Net Proceeds Credited:**

Members of Custodian Staff Present.

Extracted from Auctioneering List No.

Remarks:



NAME

OTA, Shimo (no, no)

FILE NO. 100-368614

The following chattels were sold by public

uction at 928 Buell St., Vancouver on September 26, 1941

**Investment Services**

[illegible]

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98  
99  
100

Total

|                   |       |
|-------------------|-------|
| Auctioneer's Fees | 16.38 |
| Advertising       | 9.44  |
| Brookings         | 21.62 |

**INDEX**

**Less Expenses:**

97.61

Net Proceeds Credited:

\$205.00

**Members of Custodian Staff Present.**

Mr. Will.

Extracted from Auctioneering List No. **Vancouver 59**

Remarks:



NAME CHAS. J. J. J.

REGISTRATION NO. 05402

FILE NO. 3342

The following chattels were sold by public  
auction at Vancouver B. C. on December 22, 1945

30 Volume Encyclopedia

3.00

COPY

Total

Less Expenses:

(Auctioneer's Fee) 00.30  
(Advertising) 0.27  
(Moving) 0.33

Net Proceeds Credited:

|    |      |
|----|------|
| \$ | 3.00 |
| \$ | .90  |
| \$ | 2.10 |

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 55

Remarks:



NAME SEA, Shinn (Mrs. Jiro)

REGISTRATION NO. 85435

FILE NO. 1375

The following chattels were sold by public  
auction at 771 Hastings St. E. Vancouver B.C. on March 29th, 1945.

Books /

\$ 1.00 - 25

Total

Less Expenses:

(Auctioneer's Fee .12  
(Advertising .22  
(Moving .14

Net Proceeds Credited:

|         |
|---------|
| \$ 1.00 |
| \$ .58  |
| \$ .72  |

Members of Custodian Staff Present. Mr. Mills

Extracted from Auctioneering List No. Vancouver 59

Remarks: I hereby certify that the foregoing words (in 6 pages of auction sheets)  
are a true copy of the original thereof they purport to be a copy.  
March 21, 1945.

E. Robertson



3348

June 1st, 1942.

Mr. Charles Wrinch,  
1652 E. Broadway,  
Vancouver, B.C.

Dear Sir:-

re OYA, Jiro, 457 Powell St.

Mr. Oya called at our office recently and has later confirmed by letter that it is his wish for you to look after his affairs in connection with the above property. We have advised him that we have no objection for the time being to this arrangement.

You will please keep in touch with this property so that care and rental may be effected when evacuation takes place. We note from Oya's registration form that there are two tenants occupying these rooms. Are they Japanese tenants? Please keep us fully advised.

The store premises are said to be vacant and we presume you will endeavour to locate a tenant for them if at all possible.

Mr. Oya refers in his letter to rentals being forwarded by you to him at Greenwood, B.C. However, it is our policy at the moment that all rentals and other revenues shall be forwarded to this office each month and necessary disbursements will be made by us out of available funds.

We notice that 300 educational books were declared as being at 457 Powell Street. So that our files may be in order we will require to know in whose custody these have been placed for safekeeping and this will apply also to any other personal property that may be left by Mr. Oya. Your kind attention to this matter will be appreciated.

Yours truly,

FGS:EB.

R.P. Alexander  
Assistant Manager

*See Wrinch  
letter June 3*



3348

5th October, 1942.

Commanding Officer,  
Royal Canadian Mounted Police,  
VANCOUVER, B. C.

Dear Sir:

RE: OYA. Jiro. Reg. No. 05441

In the "J.P." Form of the above there  
is listed one 32 calibre rifle and one shot-gun  
as having been turned over to you.

To enable us to check and, if necessary,  
correct our records, will you please confirm that  
you have these items in your custody.

With thanks, I am,

Yours faithfully,

R. G. Bell,  
(Prohibited Property Department).

ROB/MP



"E" Division

*File 3384*

*R. Hill*  
*File*  
L.H. 3A

ROYAL CANADIAN MOUNTED POLICE  
C.I.B.

IN REPLY PLEASE QUOTE

DIV. FILE No. 42E, 269/2-29  
Your File No. 3348  
H. Q. FILE No. \_\_\_\_\_

Vancouver, B.C.,  
October 6th, 1942.

RECEIVED  
OCT 7 1942

G.W. McPherson, Esq.,  
Authorized Deputy of the Secretary  
of state and/or Custodian,  
Royal Bank Building,  
VANCOUVER, B.C.

Dear Sirs:

Re: OYA, Jiro; Vancouver, B.C.

In reply to your letter of  
the 5th instant, please be advised that our  
records show that we have the following described  
firearms in our possession under the name J.Oya  
of 457 Powell St., Vancouver, B.C.

- A. .32 Cal. Winchester Rifle. L/A No. 563579
- B. .44 Cal. Marlin Rifle L/A No. 25319.

Yours truly,

*CHHILL*

(C.H.Hill) A/Comm'r.,  
Commanding "E" Division.

DEM/ES

*WAC on Vancouver*  
*File 3384*



C o p y

For File 3348

652 Nelson Street,  
London, Ont.

The Custodian,  
Vancouver, B.C.

October 30, 1947

Dear Sir:-

Kindly let me know by return mail about my furnitures and personal belongings under your care. Are they all in order, and if I should want them, could they be shipped to me? Also the books belonging to Mr. Jiro OYA.

Yours truly,

(signed) Shizue OYA



3348  
~~2992~~  
13175

April 23, 1948.

Mr. Jiro OYA,  
Reg. No. 01441,  
652 Nelson Street,  
London, Ontario.

Dear Sir:

As requested in your letters of the 3rd and 6th instant, we attach hereto statements of your account and the account of Mrs. Shizue OYA.

✓ We also attach two copies of valuations of your property at 2792 Courtney Street, and one copy of the valuation of your property at 455-457 Powell Street.

Yours truly,

CHR/fa  
enc. (5)

C. H. Reed,  
Office of the Custodian.



EVACUATION SECTION 52 Nelson St. London, Ont.

Rec'd APR 9 1948

File No.

Ans.

Referred

Apr 3, 1948.

re claim of Goro Oya

Shizue Oya.

The Custodian

Vancouver, B.C.

Will you please send  
us particulars in regard  
to the valuation made  
for our properties and  
Goro Oya's duplicate  
statement of account  
for our lawyer also any  
document you intend to  
use in the inquiry.

A wooden box  
containing two scrolls  
was received.

Yours truly,  
J. Oya  
G. Oya



3348 & 13175

2nd April, 1949.

Mr. Jiro OYA,  
Regn. No. 05441,  
652 Nelson Street,  
London, Ontario.

Dear Sir:

As requested by your wife 5th March, 1949,  
we have forwarded to you prepaid on the 30th March,  
one parcel of books via Canadian Pacific Express, and  
one box of books shipped by Canadian Pacific freight.

When the parcel and box are received by you  
please acknowledge receipt of same for our records.

Yours truly,

W.J. Johnston,  
Office of the Custodian.

WJJ:HA



3425  
2924

November 8, 1950.

Messrs. Rice, Paterson, Cullen & Ives,  
Barristers & Solicitors,  
Canadian Bank of Commerce Bldg.,  
Lethbridge, Alta.

Dear Sirs:

Re: Case No. 570 - Kinoo KOSAKA  
" " 571 - Moichi KOSAKA

We have your letter of November 6th enclosing Release  
forms in connection with the above cases and we now enclose  
cheques herein in favour of Moichi KOSAKA, Case 570 - \$72.50  
and Case 571 - \$411.66.

Yours truly,

F. G. Shears,  
Director.

FGS/GN  
Encls.



August 11, 1949.

R. Alfred Best, Esq.,  
Barrister and Solicitor,  
15 Toronto Street,  
Toronto, Ontario.

Dear Sir:

Re: Fire Ord. Registration No. 05441

I am in receipt of your letter of the 9th instant in which you raise the question of the responsibility for the allowance of \$150.00 which was made for furnace repairs. This occurred at the time the property was in process of sale but while it was still being administered by the Custodian. The tenant advised us of the serious condition of the furnace and, after investigation by our agent, it was considered necessary to make immediate repairs. To take care of this, the purchaser was allowed \$150.00 as, while the furnace was represented as not being in good condition, it proved to be much worse than was anticipated. The question of the condition of the furnace is referred to on Page 6 of the Transcript of Evidence and also on Pages 9 and 10 where the claimant indicates that he did not know the age of the furnace when he bought the property in 1937 and that he had not made any repairs since (except sandust burner attachment).

Your letter states that this matter has nothing to do with the Claims Commission but would be a matter of accounting. However, if it is not dealt with as a part of the claim, I am not aware of any other way in which it can be considered. I have carefully reviewed our files and am placing your letter and the facts of this case before Government Counsel and he has agreed to present the special feature of this case before Commissioner Mr. Justice Henry Bird in order that he may be in a position to take this into account when considering the matter of any award. You may rely on your request being fairly presented and given proper consideration.

Yours very truly,

F. G. Shears,  
Director.

FGS/AC



R. ALFRED BEST, B.A.  
BARRISTER, SOLICITOR  
NOTARY PUBLIC, ETC.

OFFICE: 18 TORONTO STREET

TORONTO 1, CANADA

|                    |             |
|--------------------|-------------|
| EVACUATION SECTION |             |
| Rec'd              | AUG 11 1949 |
| File No.           |             |
| Ans.               | 225         |
| Related            | Shaw        |

TELEPHONE  
ELGIN 4883

August 9th, 1949.

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

Dear Sirs:

Re: Mr. Jiro Oya Reg. #05441  
652 Nelson St., London

I have been consulted by Mr. Oya about the matter of his account with your office as it relates to the sale of 2792 Cortenay St., Vancouver.

Perhaps I should explain that this matter has nothing whatever to do with the claims commission but would seem to be purely a matter of accounting as between your office and Mr. Oya.

Mr. Oya has left with me your letter of January 29th, 1949 which would seem to imply that the actual proceeds of the sale of his house was \$3000.00 rather than \$3150.00 because of an allowance made to the purchaser of \$150.00 on the furnace in the premises. While we have not had the benefit of perusing the Offer to Purchase entered into between the purchaser and your office, we presume that it was of the usual type and would bind the purchaser to complete the contract at \$3150.00 and accept the premises as they stood after his inspection. It would seem, therefore, that any claim of the purchaser for a rebate because of the condition of the furnace would be completely valueless at law and that he should have paid \$3150.00 and nothing less if the contract was completed.



Under these circumstances, it would seem that your office would be liable to Mr. Oya as his Trustee in the contract and that he should be reimbursed for the \$150.00 loss. Certainly he should not be called upon to pay the \$157.50 Agent's commission on the price of \$3150.00 if the actual sale price was only \$3,000.00. While we appreciate the fact that Mr. Oya's claim is somewhat late, nevertheless, I think you will acknowledge that it was not until this year that he understood the reason for the deficiency in his account.

I would appreciate hearing from you with regard to this matter at your earliest possible convenience.

Yours very truly,

*RABest.*

RAB/P



Name of Claimant **OWA, Jiro**

Case

**1211**Custodian File **3148**

| <u>REAL PROPERTY</u>                 |                                                                        |                                      |                                   |                                                                           |                                                                |                                                                |                                        |                                                          |       |                          |
|--------------------------------------|------------------------------------------------------------------------|--------------------------------------|-----------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------------|----------------------------------------|----------------------------------------------------------|-------|--------------------------|
| Greater Vancouver                    |                                                                        | Rural (except V.L.A.)                |                                   |                                                                           | V.L.A. (except Mission Villages)                               |                                                                | V.L.A. Mission Villages                |                                                          | Total |                          |
| Sale Price                           | 5% thereof & 12.50                                                     | Sale Price                           | 10% thereof                       | Charges 12.50 & Comm.                                                     | Sale Price                                                     | Total Award 80% of all Sale Prices<br>% of Amount Total        | Sale Price                             | Total Award 125% of all Sale Prices<br>% of Amount Total |       |                          |
| 1900.00                              |                                                                        |                                      |                                   |                                                                           |                                                                |                                                                |                                        |                                                          |       |                          |
| 3000.00                              | 225.00<br>30.00                                                        |                                      |                                   |                                                                           |                                                                |                                                                |                                        |                                                          |       | 150.00<br>5.00<br>250.00 |
| <u>PERSONAL PROPERTY</u>             |                                                                        |                                      |                                   |                                                                           |                                                                |                                                                |                                        |                                                          |       |                          |
| Motor Vehicles                       |                                                                        | Boats and Boat Gear                  |                                   |                                                                           |                                                                |                                                                |                                        |                                                          |       |                          |
| Sale Price                           | 25% thereof                                                            | Sale Price                           | Nelson Bros. 23.5% of Sale Price  | Other Sales 28.5% of Sale Price                                           | Equipment charges paid to purchasers in error. Repay to owners | Amount of Claims for Boat Gear Declared & Recorded Now Missing | 45% of amount in next preceding column |                                                          |       |                          |
|                                      |                                                                        |                                      |                                   |                                                                           |                                                                |                                                                |                                        |                                                          |       |                          |
|                                      |                                                                        |                                      |                                   |                                                                           |                                                                |                                                                |                                        |                                                          |       |                          |
| <u>NETS</u>                          |                                                                        |                                      |                                   |                                                                           |                                                                |                                                                |                                        |                                                          |       |                          |
| Total award for Nets plus Sale Price | Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing |                                      |                                   | Percentage Total Award to Total Claim                                     | Claim for Nets Sold Declared Not Found, & Recorded Now Missing | Apply % ratio to Claim                                         | Deduct Custodian Sale Price            |                                                          |       |                          |
|                                      |                                                                        |                                      |                                   |                                                                           |                                                                |                                                                |                                        |                                                          |       |                          |
|                                      |                                                                        |                                      |                                   |                                                                           |                                                                |                                                                |                                        |                                                          |       |                          |
| <u>MISCELLANEOUS CHATTELS</u>        |                                                                        |                                      |                                   |                                                                           |                                                                |                                                                |                                        |                                                          |       |                          |
| Claim for goods Sold By Auction      | Sale Price of Goods Sold By Auction                                    | Rebates of charges 30% of Sale Price | Ratio in % of Sale Price to Claim | Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid | Application of % ratio to amount in next preceding column      | Sale Price of goods Sold by Tender                             | 12% of Sale Price                      |                                                          |       |                          |
|                                      |                                                                        |                                      |                                   |                                                                           |                                                                |                                                                |                                        |                                                          |       |                          |
|                                      |                                                                        |                                      |                                   |                                                                           |                                                                |                                                                |                                        |                                                          |       |                          |
| <b>TOTAL RECOMMENDATION</b>          |                                                                        |                                      |                                   |                                                                           |                                                                |                                                                |                                        |                                                          |       | <b>405.90</b>            |



13175 & 3348

October 31st, 1950.

*Trans*

Mr. & Mrs. Jiro OYA,  
652 Nelson Street,  
London, Ontario.

& Madam

1213

\$218.46.

\$199.82

\$ 18.64

POS/js  
1 encl.



3348

November 3rd, 1950.

*Gracie*

Mr. Jiro Oka,  
652 Nelson St.,  
London, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1211

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... **\$405.90.**

Cheque in your favour is enclosed for **\$405.90**  
and we have paid the Co-Operative Committee .. **\$11**  
for legal fees as authorized by you.

Yours truly,

F.G. Shears  
Director

FCS/js  
1 encl.



File No.  
3348

DEFENSE BRIEF

Toronto, Ont.  
Nov. 4, 1948  
Case #1211

Jiro OYA,  
Reg. No. 05441

File #3348

Case #1211

*Case 1211  
File 3348*

REAL PROPERTY CLAIM - GROSS-

| <u>1. Gross Claim</u>                                  | <u>Appraisal</u>                    | <u>Sold for</u>           |
|--------------------------------------------------------|-------------------------------------|---------------------------|
| \$2800.00 Total<br>as original<br>and Revised<br>Claim | \$1000.00<br><br>Cat. #199          | \$1500.00<br>at<br>Tender |
| <u>Exhibit #1</u>                                      | 455-7 Powell St.<br>Vancouver, B.C. |                           |

Witnesses:-

1. D.W. Reeve of Johnson, Reeve & Watson, Appraiser.
2. F.G. Shears, re appraisal and tender.

Submissions:-

Jiro OYA registered April 8, 1942 and was evacuated Sept. 28, 1942. The evidence at p.3, lines 14-28 inc. of transcript indicates these premises in "good condition at the time of evacuation". In less than a year the City complained of defective sink waste, and that the front was infested with cockroaches. A letter dated August 30, 1943 from Chief Sanitary Inspector of the City of Vancouver, now on claim file establishes the foregoing remarks.

Exhibit #1- states "\$2100.00 Fire Insurance carried" etc. This is correct but it was not all on Buildings as \$250.00 of that amount was on "House - hold furniture".

Some relative figures shown below:-

| <u>Claimant's<br/>Purchase<br/>1932</u> | <u>Claimant's<br/>Improvements<br/>average</u> | <u>Claimant's<br/>claim<br/>value</u> | <u>Assessed<br/>Value<br/>1944</u> | <u>Appraised<br/>Value<br/>1943</u> | <u>Sale<br/>Price<br/>Jan/45.</u> |
|-----------------------------------------|------------------------------------------------|---------------------------------------|------------------------------------|-------------------------------------|-----------------------------------|
| \$4200.00<br>Exhibit #1                 | \$150.00 per year<br>Exhibit #1                | \$2800.00<br>Exhibit #1               | \$2685.00<br>Exhibit #9            | \$1000.00<br>Exhibit #6             | \$1500.00                         |

Taxes 1944- \$96.62



File No.  
3348  
Jiro OYA  
Reg. No. 05441

- 2 -

Case #1211

2. Gross Claim

\$4200.00 Total  
as original and  
Revised Claim  
Exhibit #2

Appraisals

\$3250.00  
and  
3150.00  
allowance of  
\$150.00 for  
defective furnace  
Cat. #93  
2792 Courtenay St.  
Vancouver, B.C.

Sold for

\$3150.00  
less  
\$150.00 allowance  
for defective  
Furnace  
at Tender.

- 
- Witnesses:-
1. R.W. Reeve of Johnson, Reeve & Watson, Appraiser.
  2. A. Rout Harvey of Loewen & Harvey Ltd. Appraiser.
  3. F.G. Shears - re appraisals and Tenders
- 

Submissions:- Some relative figures are shown below:-

| <u>Claimant's<br/>Purchase<br/>1937</u> | <u>Claimant's<br/>Improvements<br/>1938-44</u> | <u>Claimant's<br/>claim<br/>value</u> | <u>Assessed<br/>Value<br/>1943</u> | <u>Appraised<br/>Value<br/>1943</u> | <u>Sale<br/>Price<br/>Sept/1943</u>                     |
|-----------------------------------------|------------------------------------------------|---------------------------------------|------------------------------------|-------------------------------------|---------------------------------------------------------|
| \$3500.00                               | \$653.59                                       | \$4200.00                             | \$3205.00                          | \$3250.00<br>&<br>3150.00           | \$3150.00<br>less \$150.00<br>for defective<br>furnace. |
| Exhibit #2                              | Exhibit #2                                     | Exhibit #2                            | Exhibit #5                         | Exhibit #4                          |                                                         |

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Taxes, 1943- \$103.12

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BRD/DD

February 21, 1949.



File No.  
3348  
Jiro OYA,  
Reg. No. 05441

- 3 -

Case #1211

Summary of  
Defense  
Witnesses

Where  
required

Summary of  
Documents  
to be filed

Witness  
proving  
same

D.W. Reeve

Appraiser  
Realty  
Cat. #199

F.G. Shears

re appraisal  
and  
tenders  
Cat. #199

D.W. Reeve

Appraiser  
Realty  
Cat. #93

A. Rout Harvey

Appraiser  
Realty  
Cat. #93

F.G. Shears

re appraisal  
and  
tenders  
Cat. #93

---

BRD/DD.

February 21, 1949.



IN THE MATTER OF THE "INQUIRIES ACT"

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

DAMAGED PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR, JUDGE J.A. HOLMES, SUB-COMMISSIONER.

Toronto, Ontario,

November 4, 1943.

IN THE MATTER OF THE CLAIM OF

HERBY

PROCEEDINGS AT HEARING

APPEARANCES

H.A. CHAMBERLAIN, ESQ., K.C.,

appearing for the  
Dominion Government.

G.P. OPPER, ESQ.,

appearing for the  
Claimant.

A. SMITH, ESQ.,

Secretary.

D.J. HANFORD, ESQ.,

Official Interpreter.

A.S. VETTER, ESQ.,

Official Reporter.



A. Yes,  
SEP. 22.

Q. Now, the apartment house, being there,  
only seven, identified as follows:

Q. EXAMINATION BY MR. SPYER:

Q. Mr. Spyer, I am showing you a slide from  
entitled Real Estate, and I ask you is that your  
signature? (Indicating) A. Yes.

Q. And was this form prepared under your  
signature? A. Yes.

Q. And do you swear the contents are true?

A. Yes, I do.

Q. Now, which is that?

Q. SPYER: Real Estate form, relating to 457  
Small Street. There are two real estate forms involved.  
This was related to 457 Small Street.

(REVIEWED BY REAL ESTATE FORM WAS SENT  
DOWN, WASHINGTON FIELD OFFICE)

Q. Now to question is it true that you  
lived on 457 Small Street? A. Did I live there,  
sir?

Q. Yes? A. Yes.

Q. That is a property containing two stories and  
three apartments? A. Yes.

Q. There is a mistake in the form. Actually,  
there are three apartments. In other words, there are  
two stories on the ground floor?

A. That is right.

Q. And two apartments on the ground floor?

A. Yes.

Q. And one apartment upstairs? A. Yes.

Q. That is right.

Q. And did you live in the sub apartment?



1 A. Yes.

2 Q. What was the revenue from this building,  
3 the ordinary revenue from the building from rent?

4 A. Immediately before evacuation?

5 Q. No; the regular revenue which you used to  
6 get out of it? A. I think the ground floor

7 could be \$75, which we used to get when the stores  
8 and two apartments in the back was rented to one  
9 party. The Union Fish Company was occupying that and  
10 at that time I was getting \$75 a month.

11 Q. And that is exclusive of your own apartment  
12 upstairs? A. Yes.

13 Q. In what condition were those premises when  
14 you left them? A. I was looking after them all  
15 the time. I think it was in good condition at the time  
16 of evacuation.

17 Q. Did you make periodic repairs to that?

18 A. Yes, sir.

19 Q. To the premises? A. Yes. There were some  
20 minor repairs I was doing myself.

21 Q. But, did you pay out money to have repairs  
22 done periodically? A. Not periodically; I was  
23 doing a little repairs, myself.

24 Q. When you left the premises they were fit to  
25 live in? A. Yes.

26 Q. Were all the apartments fit to live in?

27 A. Yes.

28 Q. I would like to show you another form. This  
29 form is a form with respect to Real Estate other than  
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J. 421,  
1942.

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form, and it relates to the property 2722 Courtney  
Street, Vancouver, B.C. Is that your signature at the  
bottom of the form? A. Yes.

Q. And was this form prepared under your  
instructions? A. Yes.

Q. And you swear that the contents of this form  
are true? A. Yes, I do.

(PARTICULARS OF REAL ESTATE OTHER THAN FARM,  
MARKED EXHIBIT No. 3)

Q. What kind of neighbourhood was this  
property in at 2722 Courtney Street? Was this a good  
residential area? A. Yes. This is a good resi-  
dential district.

Q. I see. A. It is a good residential  
district.

MR. CHRISTIE: I tender as Exhibit 3 the photo-  
graph of 2722 Courtney Street. Is that a picture of  
the property in question?

THE WITNESS: Yes.

(PHOTOGRAPH OF CLAIMANT'S PREMISES,  
MARKED EXHIBIT No. 3)

MR. CHIEF: Q. You bought this property in 1927  
for \$3,500? A. Yes. That is correct.

Q. That is correct? A. Yes.

Q. And between 1928 and 1942 you made repairs  
amounting \$200., yourself? Would that be about right?  
A. Yes, about right.

Q. And of course the Custodian made some  
repairs after that. Now — A. The Custodian's  
repairs was included in that, I think.



J. Q. A.  
H. Q.

1 Q. Yes. I was just picking out the date. In  
2 my case, when you vacated in what kind of condition  
3 was the house? A. I think it was in good condition,  
4 sir.

5 MR. CUNNINGHAM: I tender as Exhibit 4 the appraisal  
6 of Johnson, Moore and Watson. That appraisal is  
7 dated July 22, 1943. This is the appraisal in respect  
8 of the Whartney Street property, No. 2722. The  
9 appraisal there is \$8,200., dated July 22, 1943.

10 And, an appraisal of Lauen & Harvey Limited,  
11 dated February 3, 1943. The appraisal is in the amount  
12 of \$8,100. It is the same number.

13 (TWO APPRAISALS, MARKED EXHIBIT NO. 4)

14 MR. CUNNINGHAM: Q. Reading from the appraisal of  
15 Lauen & Harvey Limited, there is a statement that:

16 "The roof has been re-shingled on the South,  
17 West and East sides, but requires reworking on  
18 the North side."

19 Is that true, to your knowledge? A. The south  
20 side was repaired. It was not necessary then to repair  
21 the North side.

22 Q. Reading from the appraisal of Johnson,  
23 Moore & Watson it is stated that:

24 "The exterior needs paint and roof shain."

25 Would that be correct or not? A. I do not know.  
26 At the time of evacuation it was not necessary.

27 Q. In your opinion it was not necessary at the  
28 time of evacuation? A. Yes. It was not necessary  
29 at the time of evacuation.  
30



J. Q. W.,  
Mr. Q.

Q. Do you know whether or not the oak floors  
need refinishing?

A. No. I do not think so.

Q. Are you familiar with the oak floors?

A. Yes.

Q. And in your opinion you did not think  
they required refinishing at the time of evacuation?

A. No.

Q. With respect to the pedestal basin, it says  
it is badly cracked. Have you knowledge about that?

A. I do not know much about that. I think  
there was a little crack, but it does not leak, of  
course. There was a crack.

Q. This property was rented, of course?

A. Yes.

Q. And did the tenants ever complain about  
a cracked basin? A. No, they did not.

Q. And this appraisal goes on to state that  
the "waste trap on laundry tube was defective." Do you  
know anything about that? A. No, I do not know  
anything about that.

Q. "Furnace grates worn out." Do you know  
anything about that? A. It was all right at the  
time of the evacuation.

Q. Had the furnace worked all winter?

A. Yes.

Q. Was there any complaint from the tenants  
about the furnace not working? A. No.

Q. So, you had no knowledge of the furnace being  
worn out? A. No.



J. Q. A.,  
MR. Q.

Q. And I believe that your rental at the time  
of acquisition was \$40.00 per month? A. Yes.

MR. CHRISTIE: I tender as Exhibit 5 a tax state-  
ment of the city of Vancouver for the year 1943.  
That is lot 10, block 177. The total assessment is  
for the land \$100.00, and improvements \$2,400.

(TAX STATEMENT, 1943, MARKED EXHIBIT NO. 5)

MR. Q. J. Q. A.: Maybe we should get some of this  
record in regard to the Powell Street property in  
an exhibit, too.

MR. CHRISTIE: I tender as Exhibit 6 an appraisal  
of James A. Davis. This appraisal is dated October 3,  
1943, and is in the amount of \$1,000.

(APPRAISAL, OCTOBER 3, 1943, MARKED EXHIBIT NO. 6)

MR. Q. J. Q. A.: That is all in connection with the  
real estate.

MR. CHRISTIE: You are finished?

MR. Q. J. Q. A.: Yes.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form dated April 3,

1944. Is that your signature (indicating)?

A. Yes.

MR. CHRISTIE: I file the J.P. Form as Exhibit 7.

(J.P. FORM, MARKED EXHIBIT NO. 7)

Q. I am showing you a picture. Is that a picture  
of the property at 427 Powell Avenue? A. Yes; but  
it is Powell Street.

Q. Powell Street? A. Yes.



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MR. CHRISTIE: I tender this picture as Exhibit B.  
This is a photo of 457 Powell Street.

(PHOTOGRAPH OF CLAIMANT'S PREMISES,  
MARKED EXHIBIT NO. 2)

Q. When you purchased this property at 457  
Powell Street in 1935, do you know how old the building  
was? A. I do not know.

Q. The appraisal of Johnson, Brown & Watson  
says there are two very old wood frame buildings in  
your condition. Would you agree with their description  
that the buildings were very old?

A. Yes. I agree with that, very old, but  
it is not in poor condition.

MR. CHRISTIE: Q. How much did you pay  
for them in 1935? A. \$4,300.

Q. \$4,300? A. Yes.

MR. CHRISTIE: Q. What was the condition of  
the electric wiring in this building? A. I do not  
know about the condition of it. It was in good  
condition. There was no trouble.

Q. The appraiser here suggests that the city may  
require new electric wiring? You would not know about  
that? A. No.

Q. It further suggests that it may require  
new plumbing to comply with the bylaws. What was  
the condition of the plumbing? A. The plumbing  
was all right at the time of evaluation.

Q. What bathroom facilities or toilet facilities  
were there for the tenants? Were they inside or out?  
A. Inside.



2. 24,  
25.00.

Q. It says in the appraisal of the small street that you got \$20. per month for six rooms and for seven rooms on the ground floor \$21. per month?

A. That is correct.

Q. So, you received a total of \$41.?

A. Yes.

Q. Then, perhaps I did not understand. You said prior to evacuation \$75. was realized from rent from rooms other than occupied by claimant. What do you mean by that?

A. That was at the time when I bought the property, the whole building except the upstairs was rented to the Union Fish Company for \$75., \$20.

Q. Were those tenants who paid you \$21. subsequent to the Union Fish Company? A. Not subsequent but immediately before evacuation.

Q. When did the Union Fish Company occupy this property? A. At the time when I bought the property.

Q. How in 1937? A. Yes.

Q. Then, those tenants were subsequent in that they were just prior to evacuation?

A. Yes.

Q. All right. In regard to the property on Commercial Street, how old was this furnace which was in the property?

A. I do not know about how old the furnace was.

222.

Q. It was there when you purchased the property?



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J. W. - 10:00  
11:00 - 12:00

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A. Yes. And I changed it to a wood-burning furnace.  
It was a coal burner at the time I purchased it and  
I changed it to a wood-burning furnace.

Q. Since you purchased this property in 1957  
after then putting on an attachment for wood-burning  
furnace did you ever make any other changes in the furnace  
like adding grates, or anything?

A. No. I do not know about that. Maybe  
grates had to be changed.

Q. Did you buy any new grates since the time  
you bought the property? A. No.

Q. That is all, thank you.

INTERVIEWED BY MR. SPENCER

Q. In connection with this furnace, at the time  
the wood-burning furnace was installed was it necessary to  
put in different grates for a different type of fuel?

A. Fuel is a different type, of wood.  
I do not know about the grates.

Q. You do not know whether or not you needed a  
different type of grates to burn woodstove rather than  
coal? A. No.

Q. You received \$75. a month for the Powell  
Street property from the Union Fish Company from 1953  
until just before the evacuation. Is that what you  
received? A. Not just before evacuation. I do  
not quite remember, but about three or four years before  
evacuation.

Q. Well, was \$75. the usual rent for that  
property? A. I think it is.



Q. Why were you only getting \$41. out of it, then?  
A. Well, the store was not rented then.

Q. The store was not rented?

A. No, sir.

Q. And for how much would it ordinarily rent?

A. I think the whole thing would be about \$75.

Q. Had the city ever said anything to you about the condition of the electrical wiring at Powell Street?  
A. No.

Q. Had an inspector ever complained to you about the wiring there?  
A. No.

Q. Had an inspector from the city ever said anything about the plumbing there?  
A. No.

Q. You had never received any notice?

A. No.

Q. I see. That is all, thank you.

MR. CHRISTIE: I have certain exhibits to file. As Exhibit 9 I file the Notice of Assessment on 227 Powell Street. It is a Tax Statement on which the Notice of Assessment is noted. It is for the year 1944. The assessed value is for land \$650., for improvements \$1,750. I note on Assessment Notice it says "Value for Taxation \$1,810.," but I think we discussed that previously.

(TAX NOTICE FOR 1944, re Powell Street property, MARKED EXHIBIT NO. 9)

And as Exhibit 10, I file two Certificates of Encumbrance.

(CERTIFICATE OF ENCUMBRANCE (2) MARKED EXHIBIT NO. 10)



Then, regarding 457 Powell Street property, Exhibit 11, an offer of Campbell & Pemberton. The offer is dated December 5, 1943, and the offer is in the amount of \$1,000.

(OFFER, MARKED EXHIBIT NO. 11)

And then as Exhibit 12, this refers to 2728 Courtney Street, two tenders by the same person, the first tender being dated August 17, 1943, and it is made by Miss M. Kendall. It is in the amount of \$5,000. Her second tender of September 15, 1943, is in the amount of \$5,100. The latter tender was accepted.

(TWO TENDERS, MARKED EXHIBIT NO. 12)

And finally I tender as Exhibit 13 the Real Property summaries in connection with both properties.

(TWO REAL PROPERTY SUMMARIES, MARKED EXHIBIT NO. 13)

It is submitted, your honour, that the real estate situated at 457 Powell Street and 2728 Courtney Street, in the city of Vancouver, were sold at their fair market value.

(PROCEEDINGS ADJOURNED SINCE 11:15)

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

*A. S. Verrier*  
"A. S. VERRIER"  
Official Reporter.

I, John A. MacLellan, Deputy Commissioner, appointed to hear a Commission to investigate claims of Japanese Canadians for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.

*John A. MacLellan*  
John A. MacLellan, Deputy Commissioner.