

5072

REVIEW SUPPLEMENT

OFFICE OF THE CUSTODIAN
JAPANESE SECTIONFILE NO. 507
EXHIBIT No. 1116-13
DATE OCT 12 1944
FILLED BY K. A. [signature]

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

PERSONAL INFORMATION

NAME **SAITO Mrs Oniso**
HOME ADDRESS: **Box 536 Cumberland, B.C. No 25 Japanese Town No. 1**
REGISTRATION NUMBER **06517** SEX: **Female** AGE: **46**
OCCUPATION: **Housewife**

(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: **None**MARRIED? **Widow**NAME OF WIFE OR HUSBAND: **None**ADDRESS OF WIFE OR HUSBAND: **None**NAMES OF ANY LIVING CHILDREN: **Matsumi (M) Masaji (M)**ADDRESS OF CHILDREN: **Box 536, Cumberland, B.C.**AGE OF CHILDREN: **13, 8 years.**

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

1. LOCATION AND DESCRIPTION:
On land of The Canadian Collieries (Dunsmuir) Ltd.

2. BUILDINGS AND OTHER IMPROVEMENTS:
Seven room house frame building and wood shed

3. INSURANCE (Give particulars; state where policies are)
None

4. TAXES (Amount and where payable) **Payable by the Canadian Collieries Ltd.**

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
Canadian Collieries Ltd. have claim for rent.

6. OCCUPANCY AND LEASES (If vacant so state)
Self

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: None Canadian Collieries Ltd.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: _____
9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:
Dwelling house at Cumberland, 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:
- 2 stoves and kitchen utensils \$50.00, furniture \$35.00,
- 4 beddings, \$25.00, left at the house in Cumberland,
- 1 box #1, containing Mattress, 1 Box #2 containing Kitchen Utensils,
- 1 Box #3 containing Books, left with Mtt. Brown, Agent, P.O.Box 431,
- Cumberland, B. C.

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

LIST OF PROPERTY OF MRS. CHISE SAITO

REG. NO. 06517

Box No 1

2 mattresses

\$30

Box No. 2

2 cake plates
6 cups and saucers
6 plates
2 cream pitchers
2 utility plates
2 cake tins
1 square cake tin
6 glass bowls
6 berry dishes
1 glass dish
fruit plates
6 rice bowls
1 wooden tray
4 glass plates
1 coat

Total value of contents in above box \$35.00

Box No. 3

1 encyclopedia set of books
2 reference & text books
2 umbrellas
5 window blinds
1 meat chopper
1 wool carder

Total value of contents in above box \$147.25

3

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)
War Savings Certificate valued at \$5.00. In own possession

8. BANK ACCOUNTS:

None

9. LIFE INSURANCE:

None

10. INTEREST IN ANY ESTATES OR TRUSTS:

None

11. SAFETY DEPOSIT BOX:

None

LIABILITIES:

1. PERSONAL DEBTS:

None /

2. TRADE DEBTS:

None /

REMARKS: Received pensions, from the Workmen's Compensation,
re accident to Husband. \$55.00 per month.

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 17th day of April 1942.

(Signature)

Chise Saito

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Aug. 12/45.

our File No. 5072

Full Name SAITO, (Chise) Mrs. Masakichi
(Surname in Block Letters)

Registration No. 06517

Male - Female
(check)

Age Mas. 31, 1896

Former Address Box 536 Cumberland B.C.
306 E. Cadwall St., City

Date Evacuated Apr. 26/42. Naturalized - Canadian-Born - National
(check)

Present Address to E. L. Paxman 25 Halland
Raymond, Alta. Park Ave.
York Township
April 29/47

Widow
Married - Single
(check)

Name of Wife —

Name of Husband Masakichi (Chise)

Name of Mother SAITO, Yoshiko Name of Father Taroichi (Chise)

Names of Children under 16 (Japan)

Requested by E.L.P. Registered with Custodian
(Yes or No)

Additional Information Owner of house.

LIABILITY SUMMARY

File No. 9072

April 29/47

RE: Chise (Mrs. Masakichi) SAITO
Reg. No. 06517

On Oct. 24/42 a claim was filed against Mrs. SAITO by the Cumberland & Union Waterworks Co. Ltd. in the sum of \$8.00. We wrote her regarding this claim on Dec. 19/44 but she did not reply. On March 27/45 we advised her that unless we heard from her by the end of April, 1945, we would assume the claim was correct and pay same from funds standing to her credit with the Custodian. She did not reply and we therefore paid the claim in full on May 9/45.

There are no other claims on file against her.

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

April 29/47

LEM:

L. McKinnon
L. McKinnon

EXHIBIT No. 1116 - J
DATE OCT 12 1948
FILLED BY A. S. G. H. H. H.

PERSONAL PROPERTY SUMMARY

File No. 5072

April 29/47

RE: Chise (Mrs. Masakichi) SAITO
Reg. No. 06517

CHATELS: Mrs. SAITO made her declaration to the Custodian on April 17/42 and was evacuated on April 26/42. She occupied House #25, No. 1 Japanese Town, Cumberland. This house was built on land owned by the Canadian Collierie (Dunsmuir) Ltd. This company agreed to pay salvage value for the buildings on their property. The appraised value of the house occupied by Mrs. SAITO was \$50.00 and this sum was credited to her account with the Custodian.

She declared chattels as shown on Chattel Schedule on file. Three boxes were shipped to her. Wash tubs and kitchenware were put in storage and finally sold along with other saleable goods which had been left in the house, for the net sum of \$8.50 and this sum credited to her account with the Custodian. The stoves, beds and kitchen tables were discarded as having no sales value.

WAR SAVINGS

CERTIFICATES: She declared one \$5.00 War Savings Certificate in her own possession. This was not brought under the control of the Custodian.

MONEYS

RECEIVABLE: She states on her declaration that she was in receipt of a pension of \$55.00 a month from the Workmen's Compensation regarding an accident her husband had sustained. No pension cheques were received in this office in her name.

No property interests other than those mentioned above are found on this file.

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

April 29/47

LBM:

L. McKinnon
L. McKinnon

CHattel SCHEDULE

File No. 5072

April 29/47

RE: Chise (Mrs. Masakichi) SAITO
Reg. No. 06517

DECLARED by Mrs. SAITO
on Apr. 17/42

Left in care of Matt Brown:

#1 Box containing 2 mattresses

#2 Box - (2 cake plates
6 cups & saucers
6 plates
2 cream pitchers
2 utility plates
2 cake tins
1 sq. cake tin
6 glass bowls
6 berry dishes
1 glass dish
fruit plates
6 rice bowls
1 wooden tray
4 glass plates
1 coat)

#3 Box - (1 encyclopedia set of books
2 reference & text books
2 umbrellas
5 window binds
1 meat chopper
1 wool carder)

According to a report from Mr. Matt Brown dated Oct. 15/42, Mr. Brown shipped boxes 1, 2 & 3, out to the B.C.S.C. for shipment to Mrs. SAITO. Mrs. SAITO in her letter of Nov. 5/42 confirms receiving these boxes.

2 stoves) These were among the goods Mr. Brown stated were left in the house as
4 beds) being of very little value. As they were not included in the auction
sale of the other furniture it is assumed they were unsaleable and were
discarded.

Kitchen utensils - kitchen ware and wash tub and board were put in storage by Mr. Brown. Later the wash tubs, tray and contents, bake tins, etc, and bowl were sold at auction on Feb. 21/45.

Furniture:

In letter of Nov. 5/42

she gives following list:

1 old heater - apparently discarded
1 old kitchen range - " "
4 old beds - " "
5 old chairs - five old chairs sold at auction Feb. 21/45
1 writing desk - desk sold at auction Feb. 21/45
1 old dresser - dresser " " " "

DECLARED

1 comparatively new book stand - book rack sold at auction Feb. 21/45
1 end table - end table " " "
2 kitchen tables - apparently discarded
garden tools including 2 axes, - 3 lots of tools sold at auction Feb. 21/45.
mattock, 2 sledge hammers,
wedge, hoe, rake, fork,
shovel, hammers, peavie,
handsaw, etc.

on file.

April 29/47

LEM:

The above Schedule is certified to be in accordance with the information

L. McKinnon
L. McKinnon

CUMBERLAND AND DISTRICT STORAGE AND SALES

PERSONAL AND HOUSEHOLD GOODS, ETC.

I, the undersigned, C. SAITO
of Cumberland have stored my personal goods, as listed, in
care of Matt. Brown, Cumberland, B. C. The listed goods are stored at the owner's
risk, which will be properly taken care of, as to any regulations, Dominion or Provincial,
under the evacuation orders.

No. of Packages:

2

Chise Saito
Registration No. 06517

Witness

D. L. L.

Matt. Brown, Agent
P. O. Box 431

1	Box	# 1	<u>Mattress</u> <u>Kitchen Utensils</u>
1	Box	# 2	<u>Books Kitchen</u> <u>utensils</u>
1	Box	# 3	<u>Books</u>

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
1942

5072

Mr. R. P. Alexander, Manager,
Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B.C.

Dear Sir:-

Report on SAITO Mrs. Chise Reg. # 06517.

1 & 2 Location and Nature of property. Seven (7) room dwelling House # 25, # 1 Japanese Town West Cumberland, B.C. Ground rent \$1.00 per month. No rent has been paid since July of 1928. House vacant and boarded up. Property of Canadian Collieries "D" Ltd.

3 Personal effects are: 3 boxes # 1-2-3 these were shipped out c/o B.C. Security Commission, Vancouver, B.C. on April 22/42. Balance in storage is: 1 box kitchen wares, wash tub and board,. Left in the home are: 1 old heater, 1 old kitchen range, 4 old beds, 5 old chairs and few old wall cupboards which are of very little value, not worthwhile putting in storage.

4 Insurances. None.

5 Liabilities and personal debts. None to date.

6 Recommendations. All effects of any real value have been shipped out. 1 box kitchen wares and wash tub are in storage. Balance left in the home is of very little value if any. The house is in fair condition but owing to location will be hard to rent at present.

Yours truly

Matt Brown,

Matt Brown,

Custodian Agent.

Mulson
P.O. Box 431,
Cumberland, B.C.

Oct. 15/42.

EXHIBIT No 1116-4

DATE OCT 12 1942

FILLED BY
K. A. Blawie

OFFICE OF THE CUSTOMS
JAPANESE SECTION

RECEIVED

NOV 1 1942 H.F. Green,
Protection Department,
Custodian's office,
Vancouver B.C.

with Mr. K. K. K.
P.O. Box 297,
Raymond Alta.,
Nov. 5, 1942.

Dear Sir:

Re: FILE NO. 5072

In reply to your letter of October 29, I am
confirming the following:

The I have received the three boxes numbered
I, 2, 3 which were shipped from Cumberland B.C.

In storage;

~~1 box kitchen utensils~~ s

~~1 wash tub and board~~ s

However in the list of things which we left in
our house there were few articles missing.

Besides;

~~1 old heater~~ Discarded

1 old kitchen range ?

4 old beds

~~5 old chairs~~ s

few old wall cupboards some discarded

There were:

~~1 writing desk~~ s

~~1 old dresser~~ s

~~1 comparatively new book stand~~ s

~~1 old rocking chair~~ s

~~1 end table~~ s

~~2 kitchen tables~~ Discarded

S { and a dozen garden tools and miscellaneous
including two axes, a mattock, two sledge
hammers, a wedge, hoe, rake, fork, shovel
household hammers, a peepee, handsaw etc.

Although these things aren't worth putting in storage
we feel that they should be in the house.

Yours truly,

C. W. Saito

Sold by Auction 2/2/45
Cumberland S.

5072

November 16, 1942.

Mr. Matt Brown,
P. O. Box 431,
Cumberland, B. C.

Dear Sir:

Re: Mrs. Chise SAITO #06517

We have received a letter from the above named Japanese, dated November 5th, 1942, in which she confirms the list as per your report of October 15th, but she goes on to say that the following were in the house "Although these things aren't worth putting in storage we feel that they should be in the house":

1 Writing desk	1 Mattock
1 Old dresser	2 Sledge hammers
1 Comparatively new book stand	Wedge
1 Old rocking chair	Hoe
1 end table	Rake
2 Kitchen tables	Fork
Dozen garden tools and misc. articles including:	Shovel
2 Axes	Household hammers
	Peepee
	Handsaw etc.

We would be glad if you will see that these goods are in the house, and let us know in order that we may so advise the Japanese.

Yours truly,

H. F. Green,
Protection Department.

RBM
RBM:JLH

*Keep a list of the goods that you do not
an answer but immediately write
a followup as known to be reliable*

Handwritten:
P.O. Box 431,
Cumberland, B.C.
Nov. 29/42.

Mr. H.P. Green,
Protection Dept.,
Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B.C.

Dear Sir:-

Re. your letter of Nov. 16/42 File # 5072.

Referring to the mentioned effects listed in your letter.

These are in the home which is boarded up. All were accounted for when I checked the home Saturday last.
Hoping this will keep you to date on same.

Yours truly

Matt. Brown

Matt Brown.
Custodian Agent.

OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION
RECEIVED
DEC - 1 1942

MEMORANDUM

To: File 5072

From: R.B. Mackenzie

December 30, 1942.

Chattels all accounted for, some in storage at
Cumberland, balance in the home #25, #1 Japanese
Town, which is boarded up.

List signed by Japanese November 5, 1942, con-
firmed by Matt Brown, November 29, 1942.

R.B. Mackenzie

RBM:HL

5072

December 1, 1942.

Mrs. Chise SAITO,
Reg. No. 06517,
P. O. Box 297,
Raymond, Alta.

Dear Madam:

Re: Chattels

Referring to your letter of November 5th we have today heard from our agent, Mr. Matt Brown, and he reports that the mentioned list of effects are all in the house which is boarded up. These were all accounted for when he checked them last week.

We trust that everything is now in order.

Yours truly,

H. F. Green,
Protection Department.

RM
RBM:JLH

KAR

*Board closed if no answer on 6/11
but make a memo to file showing
exactly what is where*

COPY of Letter from CANADIAN COLLIERIES (DUNSMUIR) LIMITED

Dated: Nanaimo, B. C.

March 2, 1943.

EXHIBIT No. 1116-5

DATE OCT 12 1948

FILLED BY

K. A. Christie

F. G. Shears, Esq.,
c/o Custodian of Enemy Property,
406 Royal Bank Bldg.,
VANCOUVER, B. C.

Dear Sir:

File #1098

Re: Japanese Houses at Cumberland, B.C.

Some few days ago our attorneys Messrs. Robertson, Douglas & Symes interviewed you in connection with houses built by certain Japanese on our property adjacent to the city of Cumberland, and we have been advised to write you in this matter, and to give you a brief outline of the position.

The houses in question were built by certain Japanese miners and others, the majority at that time being employed by the company in our mines in the Comox District. The arrangement made then was that the Japanese miners and others would be allowed to construct dwellings on the company's land, and use and occupy such buildings for a nominal ground rent, so long as they remained employees of the company. As time passed, and the Coal Mines Regulations Act was amended, and other circumstances arose where it was not desirable to employ Japanese in the mines, most of these men were thrown out of work. Some of them secured a certain amount of employment in the district, and some went away leaving their families occupying the dwellings on the company's property. In view of conditions at that time, the company did not insist on these people vacating the occupied property, and most of them were allowed to remain until they were moved by the Government after the declaration of war.

Due to the serious shortage of accommodation at the present time, we are anxious to secure these buildings for the accommodation of some of our present employees. In the ordinary course, we have sufficient houses to accommodate the mine crew, but as you are aware, a large number of our miners are now in the army, and the families of a considerable number of these occupy company houses, and you will appreciate that there is nothing the company can do to repossess these buildings. At the same time we are doing everything possible to increase our crew, and as an inducement, we are anxious to take over the buildings constructed by the Japanese, and recondition at least some of them for occupation. In these circumstances, we would like to file this letter as an application for your consent, to the end that we may repossess these buildings, and proceed to do whatever is necessary to make them habitable.

Trusting that this application will receive your favourable consideration.

Yours very truly,
CANADIAN COLLIERIES (DUNSMUIR) LIMITED.
"P.S. Fagan" (signed)

P. S. Fagan,
Comptroller.

PSP:EC

Original on File - G/92

9072

August 26th, 1943

Mrs. Chise SAITO,
Registration No. 06517,
c/o D. L. Parman,
Raymond, Alberta.

Dear Madam:-

The Custodian is pleased to inform you that arrangements have now been completed whereby Canadian Collieries (Dunsmuir) Limited, have taken over numerous houses on their properties that were at one time occupied by persons of the Japanese race.

As the Company owned the land, the right to use and occupy such buildings was contingent upon payment of a nominal rent. We are informed that the right of occupation and use of any structure on the land was to terminate if the occupier ceased to be an employee of the Company. The Corporation, however, agreed to pay an estimated salvage value for the buildings, and pursuant to the agreement, the Company's Inspection Engineer, along with our agent, appraised each building on the basis of its value to the Company, in connection with their building plan.

You occupied the building known as House #25, No. 1 Japanese Town, and the award fixed as aforesaid amounted to \$50.00. Your account has, therefore, been credited with this sum.

Yours truly,

R. G. Bell
Administration Department

RGB:IP

7 copies & brot. shed. no spent pd since July 1945.

NAME SAITO, Chise (Mrs. Masakichi)

REGISTRATION NO. 06517

FILE NO. 5072

The following chattels were sold by public

auction at Cumberland, B.C. on February 21, 1945

- Tray & contents ✓	\$ 0.25
- Bake time etc. ✓	0.25
- Bake time & bowl ✓	0.50
- Tools ✓	0.75
- Tools ✓	1.00
- Tools ✓	0.75
- Wash tubs ✓	1.50
- Desk ✓	0.25
- Bed table & dresser ✓	3.00
- Book rack ✓	0.25
- Rocker ✓	0.50
- Five old chairs ✓	3.75

Total

\$ 12.75

Less Expenses: { Auctioneer's Fee: \$1.28
 { Advertising: 0.64
 { Moving: 2.33

\$ 4.25

Net Proceeds Credited:

\$ 8.50

Members of Custodian Staff Present.

Mr. Matt Brown.

Extracted from Auctioneering List No. Cumberland 5.

Remarks.

THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

5072

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

(1) NAME SAITO Chise (Mrs.) (RCMP) Reg. No. 06517
(Print) Surname Given Name

(2) Pre-Evacuation Address P. O. Box 536, Cumberland, B. C.

(3) Present Address 25 Holland Park Ave., Toronto, Ontario.

(4) REAL ESTATE

(a) Street Address (if any) #1 Japanese Town, House #25, Cumberland, B.C.
City or Municipality Province

(b) Legal description (lot number, block number, section number, etc.)

(c) Type of Real Property (cross out words which do not apply):

~~(i) RESIDENCE~~

(ii) Residence

Type of business

~~(iii) BUSINESS~~

(iv) ~~ANOTHER TYPE OF PROPERTY (DESCRIBE)~~

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - \$

(ii) Buildings - - - - - \$ 1000.00

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 1000.00

(v) Amount at which Custodian sold property and credited your account - - - \$ 50.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 950.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)

(c) How stored or packed at time of evacuation

(over)

- (d) In whose care was property left at date of evacuation by the claimant. (This question refers to terms of reference which exclude claims where the property was lost, destroyed or stolen while in the custody, control or management of any person other than the Custodian appointed by the Government of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

"In no one's care"

- (e) Itemized description of personal property which is the subject of the claim:

1.	Estimated Value \$
2.	Estimated Value \$
3.	Estimated Value \$
4.	Estimated Value \$
5.	Estimated Value \$
6.	Estimated Value \$
7.	Estimated Value \$
8.	Estimated Value \$
9.	Estimated Value \$
10.	Estimated Value \$

TOTAL CLAIM FOR PROPERTY LOSS \$

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

- (f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e)) - - - - - \$ 950.00

- (6) (a) Place at which claimant prefers to be heard.
(Vancouver, Kamloops, Nelson, Lethbridge,
Moose Jaw, Winnipeg, Toronto or Montreal.)
Toronto
- (b) Do you require the services of an interpreter
at the hearing? Yes or no No

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA }

of }

TO WIT: }

I,

C. Saito

of

Toronto

in the

of the city
County of York

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief 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 the city

of

Toronto

in the

County of York

this

day of November

A.D. 1947.

F. A. Brown

A Commissioner &c.

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

SALES Date (mcs.)
(Claimant's Name)

REAL ESTATE
(Other than farm)

00317
Reg. No.

EXHIBIT No. 1116-1
DATE 12/18/1918
FILED BY E. A. Brown

Type of Premises
(e.g. House, Store, etc.)

No. of Rooms

Type of Finish

Use of Premises

Size of Lot

When Purchased

Date of Purchase

House,
1 Story

7

Frame

Residence

24' x 38'
(size of house) 1908

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Japanese residential in
Camberland

\$ 2,000.00

1940 - roof repaired
1938 - painted exterior
and interior

\$100.00
50.00

\$ 1,000.00

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

Signature

Summary
Original Claim 1/1910.
Added by Guardian 50.
Claim 950.

ANALYSIS OF CLAIM

Name: Mrs. Chise SAITO

July 14, 1948

Reg. No. 06517

File: 5072

SUBJECT OF CLAIM: House #25, #1 Japanese Town, Cumberland, B. C. - \$1,000.00

House #25, #1 Japanese Town, Cumberland, B. C. was built on land owned by the Canadian Collieries (Dunsmuir) Ltd. Use and occupancy was contingent on payment of nominal ground rent and the right of use and occupancy was to terminate when the occupier ceased to be an employee of the company, according to information received from Canadian Collieries (Dunsmuir) Ltd.

No ground rent paid since July of 1928 (see Report Oct. 15, 1942)

See letter of March 2, 1942 regarding employment of Japanese by Canadian Collieries (Dunsmuir) Ltd.

A payment of \$50.00, representing the salvage value of the materials in House #25, was made to the Custodian by Canadian Collieries (Dunsmuir) Ltd. on August 2, 1943.

Matthews

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IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 22.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

HIS HONOUR, JUDGE H.A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,

October 12, 1948.

IN THE MATTER OF THE CLAIM OF
MRS. CHISE SAITO.

PROCEEDINGS AT HEARING

APPEARANCES:

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

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

A. MILLER, ESQ.,

Secretary,

G.H.E. UPTON, ESQ.,

Official Interpreter,

A.B. VETICH, ESQ.,

Official Reporter.

Mrs. G. Saito,
M.P.,

MR. BROWN: Your honour, in this case the claimant is here, her daughter also is here, who is familiar with the facts and who speaks English.

The procedure we adopted when Mr. Justice Bird was here was to call the mother, or the parent, and ask her if she was willing to have the evidence presented through the son, or daughter, as the case might be, and if the answer was "Yes" we would call the son or daughter.

THE SUB-COMMISSIONER: That is fine.

MR. BROWN: I will first call Mrs. Saito.

MRS. GISEL SAITO, the claimant herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. BROWN:

Q. You are the claimant in this case?

A. Yes.

Q. Are you willing to have the evidence in respect to your claim given by your daughter?

A. Yes.

Q. Thank you. That is all for the moment.

THE SUB-COMMISSIONER: Do you want her to identify her signature on the claim first?

MR. BROWN: The daughter can do that, too.

Q. However, is that your signature on this document entitled Real Estate other than Farm?

A. Yes.

Q. And the facts have been explained to you and

3
Mrs. D. Saito,
M.P.C.
Miss F. Saito,
Mr. S.

1 they are correct? A. Yes.

2
3 MR. BROWN: Then, that will be Exhibit 1,
4 Particulars of Real Estate other than Farm.

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

7
8 FRANK J. SAITO, being first duly sworn,
9 testified as follows:

10 DIRECT EXAMINATION BY MR. BROWN:

11 Q. You are the daughter of the claimant?

12 A. Yes.

13 Q. Is that right? A. Yes.

14 Q. I suppose you are familiar with the house
15 at Cumberland, in regard to which she is making the
16 claim? A. Yes, I am.

17 THE SUB-COMMISSIONER: You may sit down, if you
18 like, witness.

19 THE WITNESS: Thank you.

20 MR. BROWN: Q. I understand this house was
21 built by your father?

22 A. He did build it, but he had some assistance,
23 too.

24 Q. According to the form we have put in here
25 it was built in 1935. Would that be about right?

26 A. Yes.

27 Q. And, on whose property was the house built?

28 A. It was built on the property which belonged
29 to the Canadian Collieries (Dummir) Limited.

30 Q. Did your father work for this company?

1 A. Yes.

2 Q. Was it a mining company? A. Yes.

3 Q. It was a mining company and he worked for it?

4 A. Yes.

5 Q. And, this house was built on property which
6 belonged to the company?

7 A. Yes.

8 Q. I do not suppose you know directly, but
9 can you tell me anything about the arrangement which
10 was made with the company at that time?

11 A. Well, as far as arrangement is concerned,
12 in erecting the house, I would say that there was no
13 written agreement.

14 Q. No written agreement?

15 A. No, there was not.

16 Q. So far as you know?

17 A. But my father did get permission from the
18 Canadian Collieries Limited before it was built.

19 Q. I see. Then, when did your father die?

20 A. In January 1936, he died.

21 Q. And before he died and after the house
22 was built did he remain for all that time in the
23 employment of the company?

24 A. No, he did not.

25 Q. He worked somewhere else?

26 A. Yes.

27 Q. Where else did he work?

28 A. For the Deep Bay Logging Company.

29 Q. I understand he was killed in an accident
30

Q. Yes.

Q. For the Deep Bay Logging Company?

A. Yes; that is right.

Q. However, he and the rest of your family remained in possession of the property after he stopped working for the Collier's Company?

A. Yes.

Q. Do you know if the Collier's Company objected to that at all?

A. No, I do not think there was any objection so far as the Canadian Collier's Company was concerned.

Q. No. He died in 1933, and did your mother and the rest of you live there after that?

A. Yes.

Q. Yes; do you know whether the Collier's Company made any objection at that time?

A. No, not that I know of.

Q. Did you or your family pay any rent on this property?

A. No, we did not.

Q. I see that the value which your mother has put on this is \$1,000. Do you know on what she bases that value?

A. That \$1,000 is based on the value of the house, I would say; I mean, it cost \$2,000 to build it but we lived in the house for 16 years.

Q. So, you have taken the original cost of \$2,000 and allowed so much off for the reduced value through living in it?

A. Yes.

Miss F. Suite,
Rt. 1, - 1st St.

1 Q. Was the house such as could be moved off
2 the property, if anybody had objected to its being
3 there?

4 A. I would say it could have been moved
5 from there, but there was no objection, therefore --

6 Q. No, it was never done, but you say it
7 could have been moved?

8 A. Yes.

9 Q. I think that is all, thank you.

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11
12 GRAND EXAMINATION BY MR. CHRISTEN:

13 Q. I am producing a J.P. Form. Are you familiar
14 with your mother's signature?

15 A. Yes, I am.

16 Q. And is that your mother's signature?

17 A. Yes, I would say that is.

18 MR. CHRISTEN: I am tendering the J.P. Form,
19 dated April 17, 1943, signed by China Suite as
20 Exhibit 1.

21 (J.P. FORM, MARKED EXHIBIT NO. 1)

22 Q. When did you first enter on this property
23 owned by this Collieries Company?

24 A. The year 1933.

25 Q. And, in your arrangements with the company
26 did you make any arrangement with reference to a ground
27 rent? A. Not to my knowledge.

28 Q. What year did your father cease to be
29 employed with the company? A. I believe it was the
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year 1934.

Q. 1934? A. 1934.

Q. That is, you only lived in this house one year after it was built?

MR. BREWIN: No. That is not correct.

MR. CHRISTIE: I thought she said "1933."

THE SUB-COMMISSIONER: Yes, but the father continued to live there after he left the employ of that company and they continued to live there after the father's death.

MR. CHRISTIE: Q. I understand that you were to pay a ground rent of \$1.00 a week? Do you know anything about that?

MR. BREWIN: \$1.00 a year or, a month, or, a week?

MR. CHRISTIE: Just a minute and I will get the letter.

THE WITNESS: We were not notified.

Q. \$1.00 per month?

A. We were not notified to pay rent of \$1.00 a month, not to my mother's knowledge.

Q. Do you know whether your father ever paid the \$1.00 per month or not?

A. No. It would be that probably that \$1.00 could have been withdrawn from my dad's weekly salary but my mother does not know anything of that sort.

Q. But, in any event, you did not pay \$1.00 a month? A. No, I did not.

Q. Did you understand that your occupancy

1 depended upon your father being an employee of the
2 company? A. I do not think so. Might I have
3 that question read again?

4 THE REPORTER: (Reading)

5 "Did you understand that your occupancy
6 depended upon your father being an employee of
7 the company?"

8 THE WITNESS: Yes.

9 THE SUB-COMMISSIONER: Q. That is, you
10 knew your father had to be an employee of the company
11 to have a right to live on that property?

12 A. Yes. There was not any agreement.

13 Q. Pardon? A. There was not any agreement
14 of that sort.

15 Q. There was? A. No, there was not. It
16 was quite all right to live there even though my dad
17 had ceased being employed by the Canadian Collieries.

18 MR. CHRISTIE: Q. But, did you know the
19 original agreement when made depended upon the fact
20 of your father being an employee of the company? You
21 understood that originally? A. Yes.

22 MR. CHRISTIE: Your honour, there is one
23 thing I am puzzled about; in the memorandum I have
24 it says that "no rent has been paid since July '33."
25 That does not coincide with the claim which my friend
26 filed in which he says the house was built in 1933.

27 THE WITNESS: The house was not built in 1933.
28 The house was not built until 1933.

29 Q. Did you ever occupy that land as vacant
30

Miss F. Saito,
Ct. CR.

1 And before the house was built?

2 A. It was vacant, yes.

3 Q. And did you occupy it as vacant land before
4 the house was built?

5 THE SUB-COMMISSIONER: Q. Did you have a garden
6 there or did you have anything to do with the land
7 before the house was built?

8 A. No. There were stumps and trees growing.

9 MR. CHRISTIE: That is all, thank you.

10 MR. BROWN: That is all, thank you.

11 THE SUB-COMMISSIONER: You have no re-examination
12 Mr. Brown?

13 MR. BROWN: No.

14
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16 MR. CHRISTIE: It is submitted that this house
17 was sold at its fair market value, your honour.

18 I am filing as Exhibit 3 the Personal Property
19 Summary.

20 (PERSONAL PROPERTY SUMMARY, MARKED EXHIBIT NO. 3)

21 MR. BROWN: This says, contains a statement
22 that: Mrs. Saito occupied ---

23 "house /25, No. 1 Japanese Town, Cumberland.

24 This house was built on land owned by the

25 Canadian Collieries (Dumfries) Limited.

26 This company agreed to pay salvage value for

27 the buildings on their property. The appraised

28 value of the house occupied by Mrs. Saito

29 was \$50.00 and this sum was credited to her

30 account with the Custodian."

1 That is the statement.

2 This is, of course, just a memorandum prepared
3 by somebody in the office of the Custodian.

4 MR. CHRISTIE: Yes. That is right.

5 Exhibit 4 will be a letter of Nat Brown, the
6 Custodian's agent, dated April 15, 1943. I will file
7 that subject, I suppose, to examination of Nat Brown
8 in Vancouver. They did make the statement that no
9 rent has been paid since July 1938. There seems to
10 be some confusion. I think that ought to be filed
11 by me as a matter of record to be cleared up.

12 (Letter, April 15, 1943, MARKED EXHIBIT NO. 4)

13 That concludes the defense.

14 MR. BROWN: There are some other documents
15 on my friend's file which I think should be produced.

16 MR. CHRISTIE: I shall be very glad to.

17 MR. BROWN: One is from the Canadian Collieries
18 Limited to the Custodian indicating their interest
19 in acquiring this property and not for salvage at
20 all but for another purpose, acquiring this house,
21 I should say. Have you that letter?

22 MR. CHRISTIE: Yes. I have a copy on file.

23 I will tender as Exhibit 5 a copy of a letter
24 from the Canadian Collieries (Dunsmuir) Limited,
25 dated March 2, 1943. It is addressed to Mr. Shanks,
26 Custodian of Enemy Property.

27 "Dear sir:

28 Some few days ago our attorneys

29 Messrs. Robertson, Douglas & Syme interviewed
30

1 you in connection with houses built by certain
2 Japanese on our property adjacent to the city
3 of Cumberland, and we have been advised to
4 write you in this matter, and to give you a
5 brief outline of the position.

6 The houses in question were built
7 by certain Japanese miners and others, the
8 majority at that time being employed by the
9 company in our mines in the Comox District.
10 The arrangement made then was that the Japanese
11 miners and others would be allowed to construct
12 dwellings on the company's land, and use and
13 occupy such buildings for a nominal ground rent,
14 so long as they remained employees of the
15 company. As time passed, and the Coal Mines
16 Regulations Act was amended, and other circum-
17 stances arose where it was not desirable to
18 employ Japanese in the mines, most of these men
19 were thrown out of work. Some of them secured
20 a certain amount of employment in the district,
21 and some went away leaving their families
22 occupying the dwellings on the company's property.
23 In view of conditions at that time, the company
24 did not insist on these people vacating the
25 occupied property, and most of them were allowed
26 to remain until they were moved by the Government
27 after the declaration of war.

28 Due to the serious shortage of
29 accommodation at the present time, we are anxious
30

1 "to secure these buildings for the accommodation
2 of some of our present employees. In the
3 ordinary course, we have sufficient houses to
4 accommodate the mine crew, but as you are
5 aware, a large number of our miners are
6 now in the army, and the families of a
7 considerable number of these occupy company
8 houses, and you will appreciate that there is
9 nothing the company can do to repossess these
10 buildings. At the same time we are anxious to
11 take over the buildings constructed by the
12 Japanese, and recondition at least some of
13 them for occupation. In these circumstances,
14 we would like to fill this letter as an
15 application for your consent, to the end that
16 we may repossess these buildings, and proceed
17 to do whatever is necessary to make them
18 habitable."

19 I think that is what you wanted?

20 Mr. BREWSTER: Yes.

21 I do not wish to fill up the record unnecessarily,
22 but some of these exhibits do not get to the attention
23 of those preparing the case rightaway. Just for the
24 sake of the record I would like to point out that
25 this letter does speak of the anxiety of the company
26 to secure these buildings for the occupation "of some
27 of our present employees" and that this is an
28 application to repossess the buildings and proceed
29 to do whatever is necessary to make them habitable.
30

(LESTER, MARCH 2, 1945, MARKED EXHIBIT NO. 5)

MR. BREWIN: There is a reference in the memorandum which my friend has filed to somebody appraising this house at \$80. I would like to have a copy of any appraisal or any details of that appraisal there may be.

MR. CHRISTIE: Do you know who made the appraisal?

MR. BREWIN: No. The Custodian has been good enough, or government counsel has been good enough, to send us any appraisals they have so that we could examine our claims on them.

There does not seem to be anything here on the file other than this mere reference on the memorandum. I would be glad if my friend could inquire from the Custodian whether there is any written appraisal or what appraisal is referred to there and let us have a copy of it.

MR. CHRISTIE: The procedure is that these files are given to Mr. Brewin's office and they go through them and I get them again. I have noticed in these files, as my friend points out, that they have sent the appraisals and there is an accompanying letter including the appraisal to Mr. Brewin's office. It is not in this file. There is a chance it may be in the Master File.

MR. BREWIN: I think one of the answers may be in this particular case that there may have been other properties in a similar position, of houses

1 on the Galleries' property. They may have been
2 all appraised together at \$50, or whatever it may be
3 and no separate appraisal indicated.

4 THE SUB-COMMISSIONER: It may be they were
5 not appraised at all on the basis they were on company
6 property and would be taken over on that basis.

7 MR. BROWN: The Custodian filed there so that
8 they were appraised at what they call a salvage
9 value, at \$50.

10 MR. CHURCH: It does not indicate there was
11 any independent appraisal.

12 I will be glad to check on that again.

13 THE SUB-COMMISSIONER: It will be on the value
14 based on taking them off the property; just turn them
15 apart, I suppose, for old lumber.

16 MR. CHURCH: If I find anything I will be
17 glad to present it to my friend.

18 MR. BROWN: That is all, thank you.

19
20 (PROCEEDINGS ADJOURNED TILF HIR)

21
22 I hereby certify the foregoing to be a true
23 and accurate transcript of the proceedings
24 herein.

23
24 *A. J. Veitch*
25 "A. J. VEITCH"
26 Official Reporter.

26
27 L. W. A. Miller, Deputy Commissioner,
28 appointed to hear a Commission to investigate
29 mining of Japanese Canadian for property loss,
30 do certify the foregoing is a true copy of
the evidence heard on the within claim.

29
30 *W. A. Miller*

Defence Brief

TORONTO
12 Oct. 48

(Mrs.) Chise SAITO

File No. 5072

Case No. 11166

PERSONAL PROPERTY CLAIM

1. Chattel Claim

1000.00 House built on land owned by Dunsmuir Collieries.

Sold to Dunsmuir Colliery Co.

for 50.00. Salvage value.

RWN/mw

Name of Claimant SAITO, Chise

Case 1116

Custodian File

5072

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total			
PERSONAL PROPERTY											
Motor Vehicles		Boats and Boat Gear									
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column				
NETS											
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	
MISCELLANEOUS CHATTELS											
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
						50.00	6.00		6.00		
TOTAL RECOMMENDATION											6.-