

8308

8308

This file is connected with
files 8673 & 8706 (Case 1007)
on file 8673

MEMO FOR FILING SECTION

Date.....194.....

The files charged to me and noted below have been passed on to

.....
File Nos.

Sgd.:

HANEY

FILE NO. 8308

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

NAME: KOHY, Toyo (Mrs. Yohey)
HOME ADDRESS: 17th Ave., R.R. No. 1, Haney, B.C. REGISTRATION No. 13816
SEX: Female AGE: 60 MARRIED? Yes
OCCUPATION AND EMPLOYER: Housewife
NAME OF WIFE OR HUSBAND: Yohey ADDRESS: R.R. No. 1, Haney, B.C.
NAMES OF LIVING CHILDREN: None ADDRESS:
ADDRESS:
ADDRESS:

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

Dated this 8th day of May 1942.

WITNESS:

J. T. Williams

(Signature)

T. Kohy

LIST OF LIABILITIES:

None

HOW DO YOU PROPOSE TO PAY THESE OFF?

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date November 2/42

Our File No. 2208

Full Name KOHY (Toyo) Mrs. Yohey
(Surname in Block Letters)

Registration No. 12816

Male - Female
(check)

Age Apr. 8, 1882

Former Address 17th Ave., R.R. #1, Haney, B.C.

Date Evacuated Sept. 21/42 Naturalized - Canadian-Born - National
(check)

Present Address c/o Trinity College School Port Hope
Tashme, B.C. Ont.

Married - Single
(check)

Name of Wife -

Name of Husband Yohey #13769

Name of Mother (nee) TADA Tama Name of Father WAKAYABASHI,

Names of Children under 16 (None) Kakujiro (Ad.)

Requested by A. B. Registered with Custodian
(Yes or No)

Additional Information Owner of (joint possession
of farm with husband.
Was adopted into "Yamamoto" family when
just an infant. Real father was
adopted into real mother's family when
married.

REAL PROPERTY SUMMARY

JAPANESE NAMES: Yohey KOHY Reg. No. 13769 File No. 8673
Toyo KOHY Reg. No. 13816 File No. 8308

CATALOGUE NO: Sold by Special Arrangement, S.S.B. BE/65-P. First Offer.

PROPERTY ADDRESS: 17th Avenue, R.R. 1, Haney, B. C.

LEGAL DESCRIPTION: Lot 17 of the North East quarter of Section 16, Township 12, Map 1676, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the names of Yohey KOHY and Toyo KOHY "Joint Tenants".

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vested under No. 25365, dated January 26th, 1943.

ASSESSED VALUE: Land - \$450.00
Improvements - \$950.00 - \$1,400.00. Taxes - \$25.42.

CLASSIFICATION: Small Fruit and Vegetable Farm, Dwelling and out-buildings, with an area of 5 acres all cleared.
Yohey KOHY, in his JP Form dated May 8th, 1942, states that the land is planted to the following crops: strawberries, raspberries, asparagus, potatoes, peas and 50 fruit trees.
The Custodian's representative reported on February 12th, 1942, as follows - Area 5 acres cleared, planted to the following crops: 2½ acres strawberries, 1½ acres raspberries, 40 fruit trees.
1 storey 4 room dwelling, 1 barn, 1 woodshed, 1 chicken house.
"Mr. KOHY had a sale and sold everything before he left."
Mr. KOHY sold the 1942 crop to Lawrence Thompson for \$140.00, according to his JP Form.

HISTORY OF ADMINISTRATION: The foregoing property and the adjoining Lot, viz., Lot 18 of the N.E. ¼ of Sec. 16, Township 12, Map 1676, Municipality of Maple Ridge, D. N. W., which was registered in the names of Gunji TADA, File No. 6161 and Tomi TADA, File No. 8706, Joint Tenants (Tomi TADA being the daughter of Yohey KOHY and Toyo KOHY) were leased jointly to Lawrence Thompson, May 19th, 1942, for the Term of 19 months, from 1st June, 1942, the consideration being \$320.00, payable \$20.00 monthly, the 1st of each month up to and including December, 1942, first payment on 1st June, 1942.
Then commencing 1st January, 1943, \$15.00 on the 1st of each month. In addition the current taxes for 1943 to be paid. All payments to be made to Mr. John Knight of 17th Avenue, the Agent for the Lessors. House included, chattels not included.
The rents accruing to the Lessors were divided on a 50/50 basis - see our letter of June 19th, 1943 and Yohey KOHY'S reply of 28th June, 1943, on File 8673, copies of which are attached to this summary.

Lease was handed to S.S.B.

The rents in connection with this lease were paid as follows: the first three months' rentals, vis., for June, July and August, 1942 - \$60.00 were paid direct to Yohey KOHY.

The next four months' rentals for September, October, November and December, 1942 - \$80.00 were paid into this office and were divided as per instructions on a 50/50 basis, vis., \$40.00 to Gunji TADA'S (File 6161) and Tomi TADA'S (File 8706) Joint a/c and \$40.00 to Yohey KOHY'S (File 8673) and Toyo KOHY'S (File No. 8308) Joint a/c.

In view that the rents for the first 5 months of 1943, vis., \$75.00 were collected by the Custodian a cheque for same was paid to The Director, The Veterans' Land Act, 17th November, 1943, and charged to the Joint a/c of Yohey KOHY, Toyo KOHY, Gunji TADA and Tomi TADA.

SOLD:

To The Director, The Veterans' Land Act for \$1,530.00 as at 1st January, 1943.

Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Yohey KOHY and Toyo KOHY, Joint a/c, as at May 9th, 1944, against which were charged Registration Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit of \$1,512.00 from said transaction.

Adjustments to the amount of \$18.43, covering unexpired Fire Insurance Premiums, were placed to Yohey KOHY'S and Toyo KOHY'S, Joint a/c, credit.

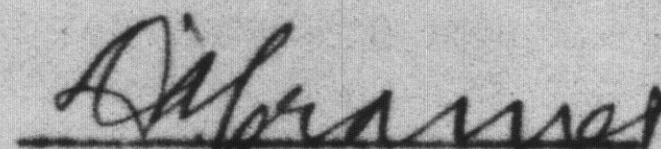
The following Fire Insurance Policy -

Bankers & Traders Insurance Co. Ltd., Policy No. 32-29853 - \$1,000.00, was transferred to S.S.B.

Certificate of Title No. 169442-E in the name of The Director, The Veterans' Land Act.

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

December 12th, 1945.


D. A. CRAMER.

DAC:JB

LIABILITY SUMMARY

File No. 8308

26th May, 1947.

Est. Tovo KORY (Mrs. Yohay) - Reg. No. 13816

This file reveals no liabilities.

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

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PERSONAL PROPERTY SUMMARY

File Nos. 8673 & 8308

26th May, 1947.

Re: Yohey KOHY - Reg. No. 13769
Toyo KOHY - Reg. No. 13816

CHATELS: Neither of the above Japanese declared any chattels left in the Protected Area, when registering with the Custodian on the 8th May, 1942. Our fieldmen when visiting their property reported that KOHY had sold all his chattels prior to evacuation.

SPECIFIED ARTICLES: This file reveals no specified articles.

BONDS & INVESTMENTS: Mr. KOHY declared a \$100.00 Victory bond and some War Savings Certificates, but these were not brought under control by the Custodian.

He also declared owning shares in the Maple Ridge Co-operative Exchange. This Co-operative is in the process of liquidation, and Mr. Kohy will be receiving his share of the proceeds on completion of this liquidation.

BANK ACCOUNT: Mr. KOHY also declared a bank account at the Bank of Montreal, Haney, but this was not brought under control by the Custodian.

LIFE INSURANCE: Mr. & Mrs. KOHY declared they owned no life insurance. However at their request, two premiums were paid on their adopted daughter and son-in-law's policy from a joint account with them. These premiums were 6th Oct. 1943, \$42.30 and 18th Feb. 1944 - \$16.36. The account was divided between the families on the 25th May, 1944.

These files reveal no other personal property assets.

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

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1308
8673 & 13816

17th June, 1947.

Mr. & Mrs. Yehey KOHY,
Registration No. 13769 & 13816,
c/o Trinity College School,
Port Hope, Ontario.

Dear Sir & Madam:

We received your letter of the 7th June, to which was attached the Certificate of Title, for which we appreciate your co-operation in sending. We have carefully noted your remarks regarding the sale price of your property, and your letter is being placed on your file, where it will be available at any time expressing your disapproval.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WEA:HA

8308 & 8673

27th May, 1947.

REGISTERED

Mr. & Mrs. Yohey KOHY,
Reg. No. 13769 & 13816,
c/o Trinity College School,
Port Hope, Ontario.

Dear Sir & Madam:

We wish to acknowledge your letter of the 16th May, forwarded to us through the Bank of Toronto, and we would advise that your full credit balance at this office is \$1490.43. As requested we have today transferred this sum to your credit at the Bank of Toronto, Port Hope.

The only entry made in your account since the statement sent to you 21st June, 1944, showing a balance of \$1505.43, was \$15.00 for legal fees in connection with the conveyance of your property, as was mentioned in the letter to you of that date.

We note that you still have the Title document of this property in your possession, and would request that you send it to this office without delay as it has been cancelled at the Land Registry Office.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Office of the Custodian.

HA
Encls.

8306 & 8673

26th May, 1947.

The Manager,
The Bank of Toronto,
Port Hope, Ontario.

Dear Sir:

Re: Yohay KOHY - Reg. No. 13769
Toyo KOHY - Reg. No. 13816

In accordance with the request of the above Japanese, forwarded to us through your Bank, we are enclosing herewith Custodian cheque in the amount of \$1490.43, which sum represents their full credit balance at this office, and is to be credited to their joint account at your Bank.

Your acknowledgment of this cheque would be appreciated.

We have advised Mr. & Mrs. KOHY of this transfer.

Yours truly,

W.E. Anderson,
Office of the Custodian.

HA
Encl. (cheque)

Files 8673
5308

August 14, 1944.

MEMORANDUM

To: Mr. Anderson
From: Mr. Gibson

Re: Yohey KOHY &
Toyo KOHY (Mrs. Yohey)

Will you kindly advise if there any
chattels in the dwelling belonging to the above
and situate on property described as Lot 17, Subd.
NE 1/4 Sec. 16, Twp. 12 N. W. D., Municipality of Maple
Ridge, B. C.

There is \$300.00 insurance coverage on
household effects and \$200.00 on storehouse contents,
and if the goods have been removed, the insurance can
be cancelled.

KJ

SW3:JS

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 8308, 8673.

Reg. No. 13816, 13769.

506 Royal Bank Building,
Vancouver, B. C.Mrs. Toyo KOHJ, and Mr. Yohay KOHJ,
Tashiro, B. C.

JUN 21 1944

Dear Sir:

Re: 17th Ave., Haney, B. C.
N.W. of Maple Ridge, Lot 17 of the N.E. $\frac{1}{4}$ of Section 16,
Township 12, Map 1676, Dis. of New Westminster,
C. of B. 51032.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 1530.00
Add:	
Unexpired insurance premium as at January 1st, 1943	18.43
	<u>1548.43</u>
Less:	
Tax arrears to December 31st, 1942	\$ 3.00
Registration fee	3.00
Encumbrance—Principal	
—Interest	3.00
*Net proceeds of sale	<u>\$ 1545.43</u>

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

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Balance brought forward (Rente)

Credit in Sale of Property

Land Registry Office C/2

1/2 sent for December '42

Insurance Institute

June 10

Give us to you

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STUDY

SECRET

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6161
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8706

October 6, 1943.

Mr. Gunji TADA,
Registration No. 10675,
Tashme, B. C.

Dear Sir:

Re: Sun Life Policy No. 2248188

In accordance with your request of September 27th we wish to advise that we have paid the net premium of \$19.45 due January 4th, 1943 together with the sum of \$22.85 also outstanding against your policy.

Yours truly,

S. M. Gibson
Insurance Department

SMG:JS

P. S. The above amounts have been charged to your joint account with the Custodian.

C. C. To Mrs. Yohey KOHY, Mrs. Gunji TADA, and Mr. Yohey KOHI.

C
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Y

File Nos. 8673, 8308
8706, 6161

TASHME, B.C.
July 12, 1943.

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

Dear Mr. Richardson:

In reply to yours of July 3rd, we would once again like to express our appreciation of your evident interest in our affairs.

We think you are right in the suggestion you have made, and wish that, after deducting Insurance, Taxes and other maintenance expenses, that balance be equally divided.

Yours truly,

Y. KOHY
Reg. #13769.

"Y Kohy"

"T. Kohy"

"G. Tada" 10675

"Tomi Tada"

(Original letter in File No. 8673)

8673, 8308
8706, 6161

3rd July, 1943.

Mr. Yehey KONY,
Registration No. 13769,
Tashan, B.C.

Dear Sir:

We thank you for your letter of June 28th, and while we appreciate your standpoint in the matter of splitting up rentals we wish to draw your attention to the following distribution as it would stand if divided equally:-

Total revenue - \$195.00.

By your proportion if divided equally

\$ 77.50

To L.S.O., Certificate of Encumbrance	\$ 1.00
• Fire insurance	29.00
• Remittance, June 19th	50.00
• Debit balance	

2.50

\$ 80.00

\$ 80.00

You will note that your account would be overdrawn \$2.50, and it is against the policy of this office to have any account overdrawn. It would be well for you, if you wish equal distribution, to make the equal distribution after deducting taxes, insurance, etc. from the gross revenue, which would be quite satisfactory.

Yours truly,

R. D. Richardson,
Furn Department.

WEA:CF

C
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P
Y

TASHME, B. C.
June 28, 1943.

Mr. R. D. Richardson,
Office of the Custodian,
Farm Department.

Dear Mr. Richardson:

This is to acknowledge receipt of your kind letter under date of June 19th, and enclosure of cheque for Fifty Dollars (\$50.00) on account of rent.

We desire to assure you of our sincere appreciation of the way in which you have handled our affairs. There is no doubt but that your suggestion will fairly meet the material requirements of the division of the rental income, taxes, etc. All of us are in agreement on that point, but Mrs. Tada being our daughter, and their family really a part of our own, we do not feel that we care to make any other arrangement regarding the income from rentals than the fifty-fifty basis.

We are appreciative of your calling our attention to what is obviously true, but we are sure that you will fully understand our reasons for writing as we have.

As ever we are,

Yours truly,

"Y. Kohy"

R.#13769

(Files Nos. 8673, 8308, 6161, 8706 - original in 8673)

8873, 8308
6161, 8706

19th June, 1943.

Mr. Ichey KOME,
Registration No. 13769,
Tashme, B.C.

Dear Sir:

We are in receipt of authorization signed by I. & T. Koly and G. & T. Tada for rentals received from your properties to be distributed equally between the joint accounts of I. & T. Koly and G. & T. Tada.

Upon reviewing this situation we find that you have a 5-room dwelling house on your property and five acres of cleared land, most of which is in a fair state of cultivation, while on Tada's property there is but a one-room shack. In view of this we hardly think it fair to distribute the funds equally, and would suggest that you talk the matter over between yourselves and have the revenue distributed on a more equitable basis. For your information, the expenses alone are higher on your property, as the taxes on your property for 1942 amounted to \$25.42 against \$15.11 on the Tada property, also the fire insurance on your house is \$29.00, whereas it is not necessary or worth while to insure the Tada shack. In view of these facts we believe that you both should re-consider and send us a revised statement of distribution.

As requested we enclose herewith our cheque for \$50.00, which at present is being debited to the joint account but which will be distributed properly upon receipt of your re-considered statement of distribution.

Yours truly,

R. D. Richardson,
Farm Department.

HEA:GP

Encl:

6261
8308✓
8673
8786

3rd June, 1943.

Mr. Yohey KOHY,
Registration No. 13709,
Tashme, B.C.

Dear Sir:

In reply to your letter of May 19th, wherein you ask us to remit to you the sum of \$50.00 from your account, we would point out that the property owned by you and your wife was leased prior to your evacuation together with the property owned by G. & T. Tada, and the revenue therefrom is credited jointly under the four names.

This office will be agreeable to credit your share of the account and that of your wife to your individual accounts, if you will send us a statement signed by the four parties involved to the effect that the rental payments are to be divided equally.

The following is a statement of the joint account as it stands at present:-

By Rent Sept./Dec. @ \$20.- from J. McKnight	\$ 30.00	
" " Jan./Feb. " \$15.- " "	30.00	
To L.R.O., 2 Certificates of Encumbrance	\$ 2.00	
" Cost of money orders deducted by J. McKnight	.42	
" Balance	107.58	
	<u>\$110.00</u>	<u>\$110.00</u>

By Balance at credit - \$107.58.

Mr. McKnight makes a quarterly remittance to this office, so the credit balance will shortly be increased by approximately \$45.00.

We trust you will find this satisfactory, and
upon receipt of a statement showing the distribution of
rentals we will act accordingly.

Yours truly,

R. D. Richardson,
Farm Department.

WHA:GP

8673
8308

28th November, 1942.

Mr. Yohey KOHY,
Registration No. 13769,
TASHME, B.C.

Dear Sir:-

Re: Bankers & Traders Policy #32-29853

For your information I am attaching hereto a copy
of our letter to Mr. T.J. Drain.

The policy referred to covering on property belong-
ing to you and your wife is a renewal of insurance that expired
on November 19th. The policy was placed through Mr. Drain,
Insurance Agent, by Mr. John McKnight.

The premium will be charged to your account and we
trust that this is satisfactory to you.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

Enc.

8308
8673
6161
8706

10th September, 1942.

Mr. John McKnight,
17th Ave.,
Haney, B.C.

Dear Sir:

re: Y. & T. KOHY
and G. & T. TADA.

We note that according to the lease between the above Japanese and Mr. Lawrence Thompson the monthly rental is \$20.00 from June 1st to December 31st, 1942, and from then on \$15.00 per month, the lessee to be responsible for the taxes.

We also note that all payments are to be made to you as agent for the owner, and would advise that the Custodian is agreeable to this arrangement. However, we must request you to supply us with a quarterly statement of affairs and to send any surplus funds to this office, cheques to be made payable to the Custodian of Enemy Property.

Kindly confirm receipt of this letter.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

Extract from Lease.

Files #8673 & 8706.

8308 - 6161

Lessor: Yohey KOHY and Tomi TADA.

Lessee: Lawrence THOMPSON.

Date: 19th May, 1942.

Term: 19 months from 1st June, 1942.

Consideration: \$320.00, payable \$20.00 monthly on 1st each month up to and including December, 1942, first payment made 1st June, 1942. Then commencing 1st Jan., 1943, \$15.00 on 1st each month. In addition, the current taxes for 1943 to be paid. All payments to be made to Mr. John McKnight of 17th Ave., agent for Lessors.

Property:

Land: Lots 17 & 18 of N.E. $\frac{1}{4}$ of Section 16 Township 12
Map 1676, N.W.D. Municipality of Maple Ridge.

House: Included.

Chattels: Not included.