

10932

REAL ESTATE

BUREAU POWELL STREET

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

FILE NO. 10932-

EXHIBIT NO. 1148-3

DATE OCT 1 9 1946

FILLED BY

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: MORI Hisa. (Mrs. Genjiro).

HOME ADDRESS: 1646 W. 2nd., Vancouver, B.C.

REGISTRATION NUMBER 08413

SEX: (F)

AGE: 42

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? Yes.

NAME OF WIFE OR HUSBAND: Genjiro. 332

ADDRESS OF WIFE OR HUSBAND: Camp B4, Grant Brook, B.C.

NAMES OF ANY LIVING CHILDREN: Mikio(M). Masakazu(M).

Tatsuye(F). Yoshiharu(M).

ADDRESS OF CHILDREN: 1646 W. 2nd Ave., Vancouver.

AGE OF CHILDREN: 17. 16. 14. 11.

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

1. LOCATION AND DESCRIPTION: 1646 W. 2nd Ave., Vancouver, B.C.

City of Vancouver. Lot 11. Title Certificate # 78887 K.

Block 229. Plan # 590.

District Lot 526. Group 1. New Westminster District.

2. BUILDINGS AND OTHER IMPROVEMENTS:

1 house at the front (13 rooms, frame, 3 storey.)

1 " " " back (3 " " 2 " .)

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

4. TAXES (Amount and where payable) \$43.26 Payable to City Hall. 1941 paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner and when she

is evacuated the house will be rented to Mr. David Paul, who will

pay \$15 a month to the Custodian for Japanese declarant and husband (joint owners)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Husband (Genjiro) half interest.
9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

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

STATEMENT OF PERSONAL PROPERTY OWNED:

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

1646 W. 2nd Ave., Vancouver, B.C. 1 kitchen stove,
1 bureau, 1 sofa, 1 sewing machine (White), 1 piano, 3 carpets, 1 bed,
2 tables, 10 chairs. these will all be left in the small house
behind the big house at above address, when declarant is evacuated
and the key of the small house will ~~xxx~~ be handed over to the Custodian,

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)
I 2 \$5 War Saving Certificates. In owner's Possession.8. BANK ACCOUNTS: \$ 250.00 Imperial Bank of Canada, Vancouver. # 1899. LIFE INSURANCE: \$1000.00 The Mutual Life Ass. Co. of Canada.
Beneficiary husband (Genjiro) Policy in owner's possession, #33541810. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None.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 22nd. day of June. 1942.(Signature) Hisa. Mori
D. M. Clape
Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

DATE August 26, 1943

Our File No. 10932

Full Name MORI, Hisa (Mrs. Genjiro)
(Surname in Block Letters)

Registration No. 08413 Male - Female
(Check) Age October 14, 1900

Former Address 1646 West 2nd Avenue, Vancouver, B. C.

Date Evacuated July 27, 1942 Naturalized - Canadian-Born - National
(Check)

Present Address Sheridan, B. C. New Denver, B. C. (Feb. 1945)

June 7/45: c/o Sheridan Nurseries, Sheridan, Ontario.

Orkney, Ont. (2:10/47)

☒ Married - Single
(Check)

Name of Wife _____

Name of Husband Genjiro - #08412

Name of Mother Japan Name of Father Deceased.

Names of Children under 16 _____
(See husband's record)

Requested by Violet Scott Registered with Custodian (Yes or No)

Additional Information Housewife.

EXHIBIT No. 1143-PDATE OCT 19 1940

FILLED BY

REAL PROPERTY SUMMARY

K. S. Brink

JAPANESE NAMES: Hisa MORI (Mrs. Genjiro) Reg. No. 08413 File No. 10932.
Genjiro MORI " " 08412 " " 11332.

CATALOGUE NO: 307

PROPERTY ADDRESS: 1646 West 2nd Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: City of Vancouver, Lot 11, Block 229, District Lot 526, Group 1, N.W.D., Plan 590.

TITLE: Registered in the names of Gengiro MORI and Hisa MORI.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order filed No. 34611, dated August 11th, 1942.

ASSESSED VALUES: Land \$450.00
Improvements \$800.00 - \$1250.00. Taxes - \$44.62.

CLASSIFICATION: This is a wooden building containing 3 small suites. There is also a small cottage on the rear of the property, both built on a 25' x 120' lot.

The valuator reported February 14th, 1944: "There is no basement, and one bathroom and 2 toilets. There is a kitchen sink in each apartment. A small cottage is on the rear of the property. Valuation - \$1,300.00".

HISTORY OF ADMINISTRATION:

Messrs. Western City Co. Ltd., were appointed rental agents, July 13th, 1942.

The building containing 3 suites was leased November 15th, 1942, to Mrs. M. Scott on a monthly basis at \$15.00 per month payable in advance. Then, on February 15th, 1943, the small building which had been used to store some of MORI'S chattels became vacant and Mrs. Scott took it over at \$7.00 per month. Mrs. Scott vacated the premises as at April 1st, 1944, when they were rented by Mrs. Elisabeth May at \$22.00 per month payable in advance. Mrs. May purchased the property on September 23rd, 1944.

Rents collected - \$474.00, against which were the following charges:

Plumbing	\$ 50.07
New bath, new toilet, new boiler	126.00
Repairs to roof	7.55
Sundry	6.00
Water Rates	12.10
Commission	23.70
	<u>\$225.42</u>

September rent was collected by the Custodian, part of which belonged to the new owner. This was taken into account when the adjustments were made.

made.

Page 2.

Files 10932 and 11332.

SOLD:

To Elisabeth May for \$1250.00 as at September 23rd, 1944.
Approval of Advisory Committee - September 8th, 1944.

Funds released to the Joint Credit of Hisa MORI and Genjiro MORI as at January 18th, 1945, against which were the following charges: Real Estate Commission - \$62.50, Valuation - \$5.00, Advertising - \$4.00, Registration Fees - \$2.50 = \$74.00, leaving a net credit of \$1176.00 from said transaction.

Adjustments as at 23rd September 1944, to the amount of \$8.38 - Purchaser's share of Unexpired Fire Insurance Premiums and \$12.10 - Purchaser's share of 1944 Taxes = \$20.48 were placed to the credit of Hisa MORI and Genjiro MORI'S Joint Account.

The following Fire Insurance Policies:

Lumbermen's Insurance Co., Policy No. 9-7792 - \$750.00 and
" " " " 9-6082 - \$900.00,

covering on the suites and cottage, were transferred to Elisabeth May, November 7th, 1944.

OLD CERTIFICATE OF TITLE

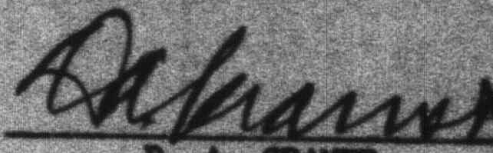
No. 78887-K: Hisa MORI declared on her JP Form, signed 22nd June, 1942, that the Title Documents were in the owner's possession.

Certificate of Title No. 112812-L in the name of Elisabeth May, was sent by Registered Mail to her February 5th, 1945. Post Office Receipt No. 15711, dated February 6th, 1945, is on file.

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

October 29th, 1946.

DAC:JS


D. A. CRAMER.

RECEIVED
JUL 4 1942

MORI, HISA (MRS. GENJIRO)

1646 West Second Ave., Vancouver, B. C.

FILE No. 10932

REG. No. 08413

Inspected July 2nd, 1942.

1. Lot 11 Title Certificate 78887-K Block 229, Plan 590
D.L. 526 Group 1 New Westminster District

Assessment Value Buildings \$800.00 Land \$450.00

Lot 25 x 120, situated in the centre of the block on the south side of Second Avenue, on which there is one three storey apartment house and one two storey house.

2. Three storey apartment - board siding - shingle roof - 20 x 40, bordering on Second Avenue and extending 40 ft. along westerly line.

Main Floor: Consisting of two apartments, consisting of and starting from front of building sitting room 16 x 12, bedroom 12 x 12, and kitchen with sink 12 x 12.

Second Floor: One apartment with living room at front 15 x 15, bedroom 15 x 15 and kitchen with sink 10 x 15.

Third Floor: One apartment with two bedrooms at front 10 x 9, sitting room 10 x 15 and kitchen with sink 5 x 15.

There are four families occupying the above including Mrs. Mori and family.

Two storey frame house, shingle roof, 24 x 15 and situated in centre of lot bordering on easterly line consisting of living room 12 x 15 and kitchen with sink 12 x 15 downstairs. Upstairs there is one bedroom 12 x 15. Occupied by one family.

Situated on rear of lot bordering on lane is a ramshackle shed 40 x 12, divided into six lockers for strong wood.

// The above buildings are in very bad state of repair, being badly in need of paint both to the interior and exterior. //

3. All furnishings are owned by occupants.

4. No insurance - should be covered from \$500.00 to \$1,000.00

5. Liabilities - none.

6. The rents of apartments and house other than occupied by the owners family are being paid to Mrs. Mori. Unable to find out the amount of rents being paid.

The Western City Company

Per. *C. J. Harstone*

TELEPHONE: PACIFIC 6433

J. R. REID
NOTARY PUBLIC

GENERAL INSURANCE

"Homes a Specialty" FOR OVER 20 YEARS



EXHIBIT No. 1143-26
DATE OCT 1 9 1944
FILLED BY R. J. Brinlee

515 GRANVILLE STREET
VANCOUVER, CANADA

February 14th, 1944.

#307

1646 West 2nd Ave. ¹/₂ + 1 20

This property comprises a 25 ft. lot on which is erected a wooden building arranged in 3 small suites.

There is no basement, and one bathroom and two toilets. There is a kitchen sink in each apartment.

A small cottage is on the rear of the property.

Valuation \$1,300.

EXHIBIT No. 114J-6
DATE OCT 1 8 1944
FILLED BY

The Western City Company *R. A. Christie*
Limited

CABLE ADDRESS
WESTCO

INVESTMENT SECURITIES

WESTERN CITY BLDG.
544 HOWE ST.

Vancouver, Canada

August 17, 1944

Rec'd	AUG 18 1944
File No.	11932/11332
Ans.	
Refer	<i>Mr. Stone</i>

The Custodian,
506 Royal Bank Building,
675 West Hastings St.,
VANCOUVER, B.C.

Gentlemen:

Tender for Real Estate
Catalogue Parcel No. 307

We beg to submit a tender on behalf of our
client, Mrs. Elizabeth May, 1646 West 2nd Avenue,
Vancouver, B.C., the present tenant, on the
property listed in your catalogue as follows:

Catalogue No. 307
1646 West 2nd Ave., Vancouver, B.C.
Lot 11 - Block 229 - D.L. 526
Tender Price \$1200.00

Kindly find attached marked cheque for \$120,
being 10% of above tender price.

Our client has spent considerable for
renovations and figures this a fair offer to
protect her equity.

Thanking you, we are

Yours sincerely,

THE WESTERN CITY COMPANY LIMITED

C. J. Harstone
C. J. HARSTONE

CJH/EH
AUG 20 1944
120.00
C. J. Harstone

10932/11332

August 25th, 1944

The Western City Company,
544 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 307,
1646 West 2nd Avenue,
Lot 11, Block 229, D.L. 529

Your letter of August 17th written on behalf of a client enclosing cheque for \$120.00 and offer to purchase the above property for the sum of \$1,200.00 has been received and considered.

At the present time we are not able to accept a tender for this amount. This property has been independently appraised and if you are prepared to increase your tender to \$1,250.00 subject to prior sale, we would then be in a position to consider recommending acceptance of such an offer.

Kindly reply by return advising whether or not you wish to revise your offer. We are retaining your deposit cheque of \$120.00.

Yours truly,

F.C. Shears,
Director

FGS:la

The Western City Company
Limited

CABLE ADDRESS
"WESTCO"

INVESTMENT SECURITIES

Vancouver, Canada

August 28, 1944

Rec'd	AUG 29 1944
File No.	10587/11337
Ans.	✓
Referred	Harrop.

WESTERN CITY BLDG.
544 HOWE ST.

307

The Custodian,
506 Royal Bank Bldg.,
675 West Hastings St.,
VANCOUVER, B.C.

Dear Sir:

Attention: Mr. F.C. Shears
Re: Catalogue No. 307
1646 West 2nd Avenue

Referring to yours of the 25th instant, and
confirming our phone conversation of this morning;
on behalf of our client we are prepared to increase
our tender price to \$1250.00.

Our deposit cheque of \$120.00 has been
retained by you and we understand that the amount
is sufficient, no increase being necessary.

Thanking you, we are

Yours very truly,

THE WESTERN CITY COMPANY LIMITED

C.J. Harstone

C.J. HARSTONE

CJH/EH

accept

STATEMENT RE SALE OF:

Catalogue No: 307

Street Address:

1646 W. 2nd

Legal Description: Van. B.C.

11/229/526

Name: MORI, Hise

" Genjire

File No:

10932 - 11332

Reg. 08413 - 08412

Date of Sale and Adjustments ... Sept. 23/44

Sale Price

\$ 1250.00

Real Estate Agent's Commission

\$ 62.50

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

Encumbrances:Unpaid vendorMortgagesArrears of TaxesOther chargesAdjustments:

Fire Insurance

(2.84

Taxes

(5.54

Water

12.10

71.00\$ 1270.78

Net Proceeds credited to your account

1196.78

Date: February 8th, 1945.

Compiled by: Mr. George Peters

90710987

File Nos. 10932 & 11332.
Catalogue No. 307.

December 29th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Grauer

Genjiro MORI
and Risa MORI
Lot 11, Blk. 229, D.L. 526,
Sd. L. N. W. D., Plan 590.

With reference to the above property which was recorded
in the Vancouver Land Registry Office, dated November 2nd,
1944, we attach herewith the following documents in connection
therewith.

1. Copy of application number 112811-L, dated November 2nd,
1944, registering the property in the name of the
Custodian (Transmission).
2. Copy of application number 112812-L, dated November 2nd,
1944, registering the property in the name of Elizabeth
May (Deed).
3. Duplicate of Transmission dated October 12th, 1944.
4. Duplicate of Deed dated October 12th, 1944 - Secretary
of State to Elizabeth May.
5. Certificate of Indefeasible Title number 112812-L, dated
December 19th, 1944, covering the above property in the
name of Elizabeth May.

D. A. Grauer

DAG:JS
Atch.

Catalogue No. 307
Files Nos. 10932 & 11332
1616 West 2nd Avenue, Vancouver
11/22/326

January 10, 1945.

ELIZABETH MAY
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at September 23, 1944)

	DEBIT	CREDIT
Purchase price	\$1,250.00	
Cheques received		\$1,250.00
<u>Amount of rent collected</u>		
September 23rd to September 30th - $7/30 \times \$20.90$		4.88
Registration fees on deed - \$1,250.00	6.75	
Insurance premium - $27\% \times \$10.50$	2.84	
Insurance premium - $44\% \times \$12.60$	5.54	
Purchaser's proportion of 1944 taxes - $79/365 \times \$144.68$	39.24	
Balance owing by purchaser		49.49
	<u>\$1,304.37</u>	<u>\$1,304.37</u>

BALANCE OWING BY PURCHASER

\$49.49

Catalogue No. 307
File No. 10932 & 11332
1646 West 2nd Avenue, Vancouver
11/229/526

February 12, 1945.

CORRECTED STATEMENT OF ADJUSTMENTS

ELIZABETH MAY
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at September 23, 1944)

	DEBIT	CREDIT
Purchase price	\$1,250.00	
Cheques received		\$1,250.00
<u>Amount of rent collected</u>		
September 23rd to September 30th - $7/30 \times \$20.90$		4.88
Registration fees on deed - \$1,250.00	6.75	
Insurance premium - $27\% \times \$10.50$	2.84	
Insurance premium - $44\% \times \$12.60$	5.54	
Purchaser's proportion of 1944 taxes - $99/365 \times \$44.62$	12.10	
Balance owing by purchaser		22.35
	<u>\$1,277.23</u>	<u>\$1,277.23</u>

Amount received from purchaser	\$49.49
Correct amount owing by purchaser	22.35
Amount refundable	\$27.14

08413 08412

MORI Hisa
MORI Genjio

EVACUATION	NOTION
FEB 1 1945	
Referred <i>Peterson</i>	

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

Dear Sirs:-

Re: 1646 West 2nd Avenue, Vancouver

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

M. May.....Signed

Return to the Custodian

*There is no furniture
on the premises*

Catalogue No. 307
File Nos. 10932 & 11332
1646 West 2nd Avenue
Vancouver/11/229/526
Certificate of Title No. 112812-L

Control of property covered by Certificate of Title No. 112812-L and described above is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of property covered by the said certificate have been settled.

Dated at Vancouver, B. C., this 21 day of Jan 1945.

Elizabeth L. May

Return to the Custodian

POST OFFICE DEPARTMENT
ADMINISTRATION DES POSTES
CANADA

This side to be filled in by sender
Le verso est à remplir par le destinataire

REGISTERED ARTICLE
Article enregistré

ENTERED AT THE OFFICE OF
Enregistré au bureau de poste

DATE

UNDER

1741

ADDRESSED TO
Adressé à

Mrs. E. MAY

164 W 2nd Ave

AT

Vancouver BC

200-225,000-10-4-43

ACKNOWLEDGMENT
AVIS DE RÉCEPTION



SECTION

File No. 11332



RETURN TO

CUSTODIAN OFFICE

606 Royal Bank Bldg
Vancouver BC

STREET AND NUMBER
Rue et numéro

(1) PLACE OF ORIGIN OF REGISTERED ARTICLE
Lieu d'origine de l'objet recommandé

(1) IN PRINTED CHARACTERS
En lettres moulées

CANADA

11332

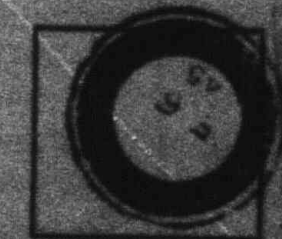
ARTICLE DESCRIBED ON THE

01
a 100 g.
Date stamp of office of origin
Tombes du Bureau destination

SIGNATURE OF THE A.
Signature du destinataire

OF ADDRESSEE'S REPRESENTATIVE
du représentant du destinataire

OF THE POSTMASTER OF THE OFFICE OF DESTINATION
de l'agent du bureau destination



- (1) This advice should be signed by the addressee or if the regulations of the country of destination so provide by the Postmaster of the Delivery office and returned by first mail to the address shown on the advice note.
- On note doit être signé par le destinataire, ou si les règlements du pays de destination le comportent, par l'agent du bureau destination, et renvoyé par le premier courrier à l'expéditeur, dont l'adresse figure sur l'avis de cette note.
- (2) When delivery is made to the authorized representative of the addressee, both addressee's name and representative's signature must appear on this receipt.
- Lorsque la remise est faite au représentant autorisé du destinataire, le nom du destinataire et la signature de son représentant doivent paraître sur ce reçu.

11332 & 10932

REGISTERED A/R

February 5, 1945.

Mrs. Elizabeth May,
1646 West 2nd Avenue,
Vancouver, B. C.

Dear Madam:

Re: Catalogue No. 307
1646 West 2nd Avenue
Vancouver/11/229/526

Attached please find Certificate of Title No. 112812-1
registered in your name and covering the above described property, also
Lumbermen's Insurance Company policies Nos. 9-6082 and 9-5792 which have
been assigned to you.

Kindly acknowledge receipt of these documents.

Yours truly,

George Peters,
Administration Department.

GP:MA

10932 - 11332

REGISTERED MAIL

May 23rd, 1947.

Mr. and Mrs. Genjiro MORI,
Reg. Nos. 08412 and 08413,
c/o Sheridan Nurseries,
Clarkson, Ontario.

Dear Sir and Madam:

We enclose herewith Custodian cheque in the sum of \$112.03, representing your entire credit with this office and being the balance of funds derived from sale of real property and chattels.

You have already been forwarded a statement relative to the sale of Lot 11, known as 1646 West 2nd Avenue, Vancouver, B. C., together with a statement of your joint account. We now enclose a subsequent statement of your joint account, which shows a credit balance of \$112.03, the amount of the cheque now enclosed.

On looking through your files we find we wrote to you on September 27, 1944 requesting you to send to us the Certificate of Title No. 78887-I relating to 1646 West 2nd Avenue, Vancouver. Since we do not appear to have received this title and since the ownership of this document is in the Custodian we now ask you to send it to this office without further delay.

It would now appear that we have accounted for all the property left by you in the protected area which came under the control of the Custodian and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

E. Robertson,
Office of the Custodian.

/s/
Enc. - Custodian cheque \$112.03.
- Statement of account
- Return envelope

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mori Hisa Mrs.

Sendon, B.C.

File No. 10932

Reg. No. *08413*

Company Monarch Life

Agency Vancouver

Policy No. 98655

Premium - \$62.15

Payable: Annually, Semi-annually or monthly

Month April Day 14

REMARKS:

Handwritten:

Letter sent 14/9/14

du
(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mrs. Hisa Mori

File No. 10932

Reg. No.

Company Mutual Life

Agency

Policy No. 335418

Premium - \$ 54135

Payable: Annually, Semi-annually or monthly

Month July Day 24

REMARKS:

Red

HORI, Hise (Mrs. Genjiro)

10932

(See also File 11332)

1. Lumbermen's Insurance Policy No. 9-5792 covering the real property known as 3-storey frame private dwelling for \$650.00 and a 2-storey frame shed at rear of this building for \$100.00, both situated on Lot 11, known as 1646 W. 2nd Avenue, Vancouver, B. C., was transferred to the new owner, Mrs. May, on November 7th, 1944.
2. Lumbermen's Insurance Company Policy 9-6082 covering the real property known as 3-storey frame dwelling converted to apartments at 1646 W. 2nd Avenue for \$900.00, was transferred to the new owner, Mrs. May, on November 7th, 1944.

E. Robertson

E. Robertson,
May 21st, 1947.

PERSONAL PROPERTY SUMMARY

File No. 10932

May 21st, 1947.

Re: Hisa MORI (Mrs. Genjiro)
Registration No. 08413.

Chattels: A number of chattels were registered by Mrs. Mori in her JP form dated June 22, 1942, as being left at 1646 West 2nd Avenue, Vancouver. These goods have been dealt with in the files of husband and wife and proceeds with exception of proceeds from sale of piano, credited to their joint account. (See Supplementary Summary and Chattel Schedule attached).

Specified Articles: No Specified Articles belonging to the above Japanese person are revealed on this file.

Bonds: Two \$5.00 War Savings Certificates were declared by Mrs. Mori as being in her possession. No action regarding these certificates has been taken by this office.

Bank Account: Mrs. Mori declared \$250.00 in the Imperial Bank of Canada, No. 139. No action regarding this account has been taken by the Custodian.

Life Insurance: Mrs. Mori declared a \$1000.00 Mutual Life policy, No. 335418, beneficiary being her husband, and policy stated to be in her possession. Our file indicates that the premium and interest due on this policy were paid from funds in the joint account up to March 29, 1944. There is no record of any further premiums having been paid from Mr. and Mrs. Mori's funds with the Custodian.

Information contained on Mr. and Mrs. Mori's files, 10932 & 11332, reveal that the different members of their family were covered by the following policies:

			as at Jan. 6/44
Mutual Pol. No.			
335268	- Mikio MORI	- prem. owing	- 57.50
- do -	335285 - Masakazu MORI	- prem. owing	- 56.85
- do -	335418 - Hisa MORI	- prem. owing	- 92.75
- do -	336474 - Genjiro MORI	- prem. owing	- 89.65
		Total	296.75
- do -	335269 - Tatsuye MORI	- surrendered in	1938
- do -	494068 - Yoshiharu MORI	- paid up to	July 1947.

On March 30, 1944, from funds standing to the credit of Mrs. Mori's single account and funds in Mr. and Mrs. Mori's joint account the premium plus interest to March 29th, 1944, were paid on Mr. and Mrs. Mori's policies 336474 and 335418 (already mentioned in first paragraph above) on March 30, 1944, and \$25.00 paid on account of policies 335268 and 335285. There is no evidence on file of any further premiums having been paid from funds in Mr. and Mori's account with the Custodian.

It is noted in a letter on file dated October 1, 1943 from Mrs. Mori that she declared a \$1000.00 Crown Life policy jointly with her husband, which she stated had been paid up to date. A pencilled note at the foot of this letter states the Crown Life policy was cash surrendered for \$725.00 on March 10th, 1942. No further reference is made to this policy.

(over)

CHATELAIN SUMMARY

Hisa MORI (Mrs. Genjiro)
Genjiro MORI

Reg. No. 08413
Reg. No. 08412

File No. 10932
File No. 11332

Mr. Mori declared the following in his JP form dated December 2nd, 1942: "Furniture and equipment is placed in a back house of this family house". No itemized list of goods was supplied by him but on a sheet attached to his JP form information was given that Mr. Mori left Mrs. Soyo Matsuyama as tenant until she evacuated and she was to store her chattels on the premises, report such goods and hand over the key of the house to the Custodian. In a letter dated May 5th, 1943, Mrs. Hisa Mori advised that Mrs. Matsuyama had stored furniture in the premises at 1646 West 2nd Avenue but had subsequently sold her goods and therefore had no goods belonging to her at the above address. A check has been made of Mrs. Matsuyama's file, number 12315, which reveals that she declared she had no chattels in the protected area of British Columbia at the time of registration, and a review of her file reveals no chattels belonging to her.

Mrs. Hisa Mori declared a list of chattels as being stored in the small house behind the dwelling at the above address. We requested the agent, Western City Company, to take an inventory of the personal effects left on the premises and report as soon as Mrs. Mori and family were evacuated. Western City Company advised us on September 22, 1942, that Mrs. Mori had been evacuated and that the small 3-room house in the rear of the apartment was boarded up and locked, and was being used for storage of chattels belonging to Mrs. Mori, Mrs. An Hashi (presumably this should be Ohashi) and Mr. Kobayashi. An inventory of the effects left in this small building was taken by Western City Company February 19, 1943 and was signed by the tenant, Mrs. Scott. At this time an offer was made by Scott to purchase the goods shown on the above-mentioned inventory for the sum of \$20.00, but the offer was not then accepted as the interests of the other Japanese persons required clarification.

Mr. and Mrs. Mori were written on several occasions for the full names of the other persons having goods stored at these premises but no reply was received. Finally information was obtained through the Sandoz Supervisor advising that Mori stated there were goods belonging to Mr. Kobayashi stored with his effects but that Mr. Mori did not seem clear as to which articles belonged to each of them. A check has been made of the files of Mr. and Mrs. Kobayashi and Mrs. Ohashi in connection with chattels declared to have been left along with Mr. and Mrs. Mori's effects at 1646 W. 2nd Avenue, which reveals the following information:

Mr. and Mrs. Kobayashi: (Files 15344 and 10883)

Mr. Kobayashi declared he had no chattels in the protected area of British Columbia and a review of his file reveals no mention of chattels thereon. Mrs. Kobayashi, however, declared in her JP form dated June 19, 1942 that the following would be left at the above premises if she were unable to sell them before evacuation:

1 bed 1 couch 2 Japanese Musical Instruments 1 kitchen cabinet

No trace of these goods was found at 1646 W. 2nd Avenue and as no reply was received to the Custodian's letter to Mrs. Kobayashi of May 24, 1943 advising that our investigators had been informed that she had sold or removed her goods prior to evacuation, it has been considered that no chattels belonging to Mrs. Kobayashi were left at the above address and chattels on her file has been closed.

Mrs. Mary OHASHI - File 12493:

Mrs. Ohashi declared in her JP form dated August 24, 1942 the following goods as being left in one room at the back of the building at 1646 W. 2nd Avenue:

1 White Sewing Machine	1 dining room table	1 box dishes
1 kitchen cabinet	3 chairs	1 linoleum
	2 benches	1 bed

In reply to our letter of November 11, 1942 Mrs. Masu Ohashi advised that she had nothing left belonging to her on the premises known as 1646 West 2nd Avenue, Vancouver, B. C. (This reply attached to bottom of our letter of Nov. 11/42 and is not dated).

In view of the foregoing it would therefore appear that the only chattels remaining at 1646 West 2nd Avenue were those belonging to the Moris.

On May 21, 1943 the Custodian wrote to Mr. Mori stating that although declared, a White sewing machine, piano and 10 chairs were not found on the premises and our investigators had been informed that he (Mori) had sold or removed these goods prior to evacuation. On May 28th, 1943 a letter to Mr. Brown of the B. C. Security Commission from the Supervisor at Sandon advised that Mrs. Mori declared the sewing machine, 10 chairs, bureau and kitchen stove were stored in the small house at the rear and that these goods had been reported to the Custodian. She stated that the piano had been left in the care of Mrs. Hatten of 3853 W. 38th Ave., Vancouver for the duration. (This piano was later removed and sold at auction on August 28th, 1945). (As Mrs. Ohashi was not evacuated until September 19, 1942 and Mrs. Mori had been evacuated on July 27, 1942, it is possible that the White sewing machine mentioned by Mrs. Mori was that owned by Mrs. Ohashi and was removed by Mrs. Ohashi in September 1942 without Mrs. Mori's knowledge.)

However, a memo on file dated June 10, 1943 states that the tenant would be interrogated again in an effort to discover the whereabouts of the sewing machine and 10 chairs, but as these were not found Mr. Green wrote to the B. C. Security Commission on July 16th, 1943 and listed therein the goods declared by Mrs. Mori at the time of evacuation and advised them that investigation showed that belongings of others were stored but on writing to the Moris for further particulars of the owners no reply was received and we had to make inquiries through the Sandon Supervisor. He advised the B. C. Security Commission that in the meantime we had made an inventory of the effects and he sent them a copy of same stating they would see from this inventory that no piano was found, pointing out that it was not surprising in view of their letter to us of June 1st advising that Mrs. Mori had stored her piano with Mrs. Hatten. He also pointed out that the sewing machine and 10 chairs did not appear on our list and that we had been advised when making this inventory that these articles, together with the piano, were removed and we had so advised the Moris on May 21st, 1943. No further action was taken with regard to the sewing machine and chairs and no more inquiries in this connection were received from the Moris.

On December 14, 1943 Mrs. Mori requested us to send her a list of the effects which Mrs. Scott wished to purchase for \$20.00. This was done on January 19, 1944 and authorization to sell these to Mrs. Scott for the above sum was given by Mrs. Mori in her letter to us dated January 25th, 1944. Accordingly, the sum of \$20.00 was received and credited to Mrs. Mori's account. (Payment shown on February 1944 Rental Statement in real property section of this file).

CHATELLE SUMMARY

Under date of July 21, 1943, Mr. Spain advised that a number of articles were found in the loft over the shed at the rear of the main premises but identification was impossible and the goods were not of sufficient value to warrant removal to our warehouse. Following is a list of the goods found:

1 porcelain toilet bowl	1 sledge hammer	1 tank (galv. metal)
2 porcelain crocks	1 axe	
4 old iron bed ends	1 shovel	

④ An additional memo by Mr. Spain on the same date states the condition of the shed and loft was such that it was impossible to locate, separate and inventory any chattels which might be there and that there was little apart from junk and old broken lumber, nothing worth moving to Custodian storage. He stated the whole place was congested with rubbish, junk, old broken boxes, cartons and an expensive clean-up would be required. On December 4, 1944, Mr. H. L. Brown of the B. C. Security Commission forwarded to us a copy of a letter received from the New Denver Welfare Manager dated November 30th, 1944, which stated that Mrs. Mori wished to know what happened to the chattels stored in the attic of the little shack at the rear of the property, namely: 2 carpets, several gallon crocks and about eight parcels of kitchen utensils but that she was not anxious about anything except the two carpets, one of which had been stored for a neighbor. (Here again it may be that this one carpet may have been that belonging to Mrs. Ohashi who removed all her goods previous to evacuation).

Mr. Doust of the Custodian's Office wrote to Mr. H. L. Brown on December 7th, 1944 enclosing a copy of our letter of July 16th, 1943 (mentioned earlier in this summary), which clearly outlined the chattel situation. He stated that subsequent to the above letter a few old crocks were found in the loft but these were of insufficient value to warrant removal to our warehouse and advised Mr. Brown that the Moris agreed on January 25, 1944 to sell the chattels found at that address to Mrs. Scott for \$20.00 (List sent to B.C. Security July 16/43) which was done and sum of \$20.00 credited to the joint account of Mr. and Mrs. Mori, and as far as this office was concerned this cleared up the chattel situation. Mr. Doust stated he did not understand why the Moris did not raise the question of carpets when the above chattels were sold and on taking the matter up again with Mr. Spain of the Protection Department he confirmed that neither in the house at the front nor in the small shed at the rear, including the loft of the latter, were there chattels found other than those reported and at no time were carpets discovered. Mr. Doust stated we regretted there was nothing further we could do in the matter.

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

④ Mr. Spain's memo July 21/43 gives a number of file numbers. On checking 11719, it is noted that Mrs. Matsumoto declared some goods as being left at 1646 W. 2nd Ave., and file 547 reveals that Eizo ONO left goods at that address. However no goods were found marked with these persons names and none identified as theirs on the Inventory taken by Western City Co. February 19/43, with perhaps the exception of 2 stands which were included in the goods sold to the tenant, Mrs. Scott, as authorized by Mrs. Mori on Jan. 25/44. These stands, however, were of little value and were stated to be badly in need of repairs (Jan. 14/43). (All funds from sale of chattels credited and remitted to Mr. and Mrs. Mori)

CHATTELS SCHEDULE

Misa MORI (Mrs. Genjiro)
Genjiro MORI

Reg. No. 08413
Reg. No. 08412

File No. 10932
File No. 11332

(Mr. Genjiro Mori declared chattels left at 1646 W. 2nd Ave., Vancouver, but did not submit an itemised list).

Declared by Misa
MORI in her JP form
dated June 22/42, as
being left in small
house at rear of 1646
W. 2nd Ave., Vancouver

Western City Co.
inventory (Feb. 19/43)
taken of goods stored
in small house at rear
of 1646 W. 2nd Ave., and
sgd. by tenant, Mrs. Scott

		<u>SOLD</u>	<u>Auctioned</u>	<u>Other Disposition</u>
1 Kitchen stove	1 Fawcett Range	} Mrs. Scott, Feb. 1944.		
1 bureau	1 dresser			
1 sofa				Not found
1 White Sewing Machine				Not found
1 piano			28/8/45	
3 carpets	1 Linoleum rug	1 Lino rug }		2 - not found
1 bed	2 bedsteads and 2 springs	2 beds & 2 springs }		
2 tables	2 tables	2 tables }		
10 chairs		also sold to Mrs. Scott)		Not found
	1 chair (child's)	} Sold to Mrs. Scott February 1944.		
	1 wardrobe (W.M. - medium size)			
	2 cabinets			
	2 chests of drawers (one)			
	1 stool - home made			
	2 stands (bedside and (refrigerator))			
	1 Victrola (not working phonograph)			

(permitted remarks - see form 10/42)

CR

10932

July 13th, 1942.

Messrs. Western City Co.,
544 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Mrs. Genjiro Hisa MORI

We beg to acknowledge, with thanks, your
report on the above dated the 2nd instant.

When Mrs. Mori and her family vacate these
premises please take an inventory of the personal effects
left on the premises and report to us.

We are placing this property with you to act
as real estate agents on behalf of the Custodian.

Yours truly,

R. P. Alexander
Manager

[Handwritten signature]
R. P. Alexander

Pear

The Western City Company

Limited

CABLE ADDRESS
"WESTCO"

INVESTMENT SECURITIES

WESTERN CITY BLDG.
544 HOWE ST.

Vancouver, Canada

July 18th, 1942.

10932
Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 20 1942

Dear Sir:-

Mrs. Genjiro Hisa Mori

In reference to yours of July 13th, we beg to state that we have made further contact with Mrs. Mori and find that the date of her evacuation is still indefinite. Mrs. Mori is collecting rents from tenants and they are as follows:-

Apartment House	-	Mrs. Matumata	\$3.00 per month
		Auhasi	8.00
		Yosoya Matsuyama	6.00
Small house in rear	-	Mrs. Kobayashi	\$6.00 per month

Mrs. Mori has a verbal agreement with a Mr. David Paul to take possession of the whole property at a monthly rental of \$15.00 per month. Mrs. Mori considers this not enough rent so will contact Mr. Paul to see if it is possible to arrange a greater amount.

We have placed \$650.00 insurance on the Apartment house and \$100.00 on small dwelling house, made payable to Mr. G. W. McPherson, Deputy Custodian or his successor on behalf of Sadakichi Murata and these policies will be delivered to you in a few days.

Yours very truly,

THE WESTERN CITY COMPANY LIMITED

C. J. Harstone

C. J. Harstone

CJH:M

10932

July 29, 1942

The Western City Company,
544 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: MORI, Hisa (Mrs. Genjiro)

We are in receipt of your letter of July 23 enclosing Lumbermen's Insurance Company Policy #5792 for \$750.00, which we return herewith. The correct name is Mrs. Hisa Mori and not Mrs. Genjiro Hisamori; the husband's name is Genjiro Mori.

While the loss under this policy is payable to G. W. McPherson, Deputy Custodian, or his successors, in future the actual policy should be written in this name on behalf of Mrs. Hisa Mori. Will you also send invoices in duplicate covering all premiums.

In addition, we would ask you to be kind enough in writing us, to quote our file numbers and to use a separate letter for each individual case.

Yours truly,

F. G. Shears
Assistant Manager

GDM/GH

Enc.

OFFICE OF THE CUSTODIAN

RECEIVED
SEP 22 1942
WESTCO

The Western City Company

Limited

INVESTMENT SECURITIES

Vancouver, Canada

WESTERN CITY BLDG.
544 HOWE ST.

September 22nd, 1942.

FILE NO. 10932

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

Dear Sir:-

Attention Mr. G. D. Wilson

As requested by your letter of 12th instant re developments in connection with Mrs. Hisa Mori, 1646 West 2nd Avenue, we beg to state that Mrs. Mori has been evacuated. Two suites of the apartment house are still being occupied by two of the tenants, Mrs. Yosoya Matsuyama and Mrs. Matsumata who have paid rent to the end of August to Mrs. Mori and are remaining on until evacuated. The small 3 room one and a half storey house to the rear of apartment has been boarded up and locked being used as storage for chattels of evacuees, Mrs. Mori, Mrs. Au Hashi, and Mr. Kobayashi.

Thanking you, we are

Yours very truly,

THE WESTERN CITY COMPANY LIMITED

C. Harstone
J. Harstone

CJH:m

17th November, 1942

~~CONFIDENTIAL~~

To: Mr. Wilson

From: Mr. Shears

Re: John Paul

Referring to your memorandum of November 16th, I think the Western City will have to work this problem out for themselves.

Their letter of July 16th indicates that any arrangement made by Mrs. Paul and Mr. D. Paul were of a verbal nature and that Mrs. Paul did not consider the suggested rent of \$15.00 per month was sufficient.

I advise that on September 26th we advised the Western City that if the suggested arrangements did not go through, to look for another tenant.

Western City will have to satisfy Mr. Paul that they took every effort to locate him before making other arrangements.

39

Shears

Page 7/10

11322 - San Francisco
10922 - McArthur

HEALTH DEPARTMENT
STEWART & THE CITY

OFFICE OF THE CITY
JAPANESE SECTION
MEDICAL HEALTH OFFICER

RECEIVED
NOV 23 1942



TELEPHONE FAIRMONT 2711

VANCOUVER, B. C.

Nov. 20th, 1942.

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

Dear Sir:-

Re: 1646 West 2nd Avenue,
Owners - Gangiro & Hisa Mori

The above premises have been inspected at the request of the agents, Western City Company Limited (Mr. Harstone), with a view to their being rented and the following information has been obtained.

Ground floor

Three roomed suite on west side has a sink with defective trap and waste.

The other suite is in good condition, except for cleaning and re-decorating.

A Japanese bath has been in use, as usual.

A toilet is available for this floor.

Second floor

Three rooms with sink in satisfactory condition.

Toilet in the hall requires repairs to flush tank, at present leaking.

Top floor

Four room suite with sink in satisfactory condition.

There is a 4-room, two-storey building at the rear with a sink, all closed completely. The usual collection of sheds and articles in the yard, which should be removed if not in use.

R. P. Alexander, Esq.

Nov. 20th, 1942.

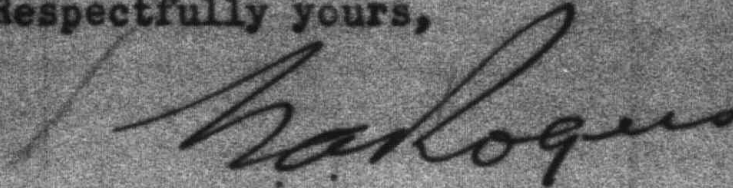
There is, of course, the usual lack of bathing facilities here.

To comply with the regulations, two baths or showers are required, especially if the rear portion should be opened up.

However, if suitable arrangements can be made, some compromise might be found in this regard.

A general clean-up and re-decorating, plumbing repairs and bathing facilities are the points to be considered.

Respectfully yours,



GAR:EM

CHIEF SANITARY INSPECTOR.

Milson

OFFICE OF THE CUSTODIAN
OFFICE OF THE CUSTODIAN
JAPAN
RECEIVED
DEC 9 1942

The Western City Company
Limited

INVESTMENT SECURITIES
Vancouver, Canada

WESTERN CITY BLDG.
544 HOWE ST.

December 8th, 1942.

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

Dear Sir:-

Attention Mr. G.D. Milson

Referring to yours of November 21st re File No. 932
and 11332, MORI, Hisa (Mrs. Genjiro) and MORI, Genjiro, 1646
West 2nd Avenue, we beg to state that this property has been
rented as from November 15th to a Mrs. M. Scott for \$15.00 per
month.

Mrs. Scott has complied with all the requirements,
other than the installation of baths or showers requested by the
Health Authorities in their letter of November 20th.

To date have made an allowance of \$12.20 for plumbing,
replacing glass and getting keys. The receipted bills for same
will be attached to our rental statement.

Thanking you, we are

Yours very truly,

THE WESTERN CITY COMPANY LIMITED

C. J. Harstone
C. J. Harstone

CJH:m

HEALTH DEPARTMENT

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



EVACUATION SECTION	
Rec'd	DEC 17 1942
File No.	10932
TELEPHONE FAIRMONT 2711	
Referred	<i>Quackenbush</i>

VANCOUVER, B. C.

Dec. 16th, 1942.

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

Dear Sir:-

Re: 1646 West 2nd Avenue
Owners - Cangiro & Hisa Mori.
Agents - Western City Co. Ltd.

The District Inspector advises me that the present tenant, Mrs. Scott, is endeavouring to clean up the refuse and rubbish left by the Jap tenants and to date has done a good job. However, there is a large amount of refuse which requires removal.

The Japanese bath has not been removed as required and the toilet upstairs is still leaking.

I am sorry to trouble you with the foregoing but feel the present tenant cannot be required to take care of these matters.

Respectfully yours,

A handwritten signature in cursive script, likely belonging to the Chief Sanitary Inspector.

CHIEF SANITARY INSPECTOR.

GAR:EM

The Western City Company

Limited

INVESTMENT SECURITIES

Vancouver, Canada

CABLE ADDRESS
"WESTCO"

EVACUATION SECTION	
Rec'd	JAN 9 1943
File No.	10932 & 11332
Ans.	WESTERN CITY BLDG 544 HOWE ST.
Referred	Milson

January 8th, 1943.

11332 - on 17th Jan
10932 - Inm

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

Dear Sir:-

Attention Mr. C. D. Milson
File No. 10932 & 11332

Referring to yours of December 28th enclosing a copy of a letter you received from the City Health Department regarding the property at 1646 West 2nd Avenue, we beg to state that the tenant Mrs. Scott has done considerable work in cleaning up the refuse and rubbish left by the Japanese. Mrs. Scott has paid to have one load of refuse taken away and the City Scavenger Department have removed another load at our request. The pile of rubbish has increased instead of being cleaned up due to the fact that the Japanese apartment house next door is being renovated and the refuse from it is being thrown in the same place.

The Japanese bath has not been removed nor is it being used and their instructions will be complied with as soon as more essential renovating has been finished. The toilet leaks are being attended to and cropped up due to the fact that the repairs were trying to be accomplished with the minimum of expense.

Thanking you, we are

Yours very truly,

THE WESTERN CITY COMPANY LIMITED

C. J. Harstone
C. J. Harstone

cjh:m

MEMORANDUM

January 8, 1943

Files Nos. 10932 & 11332

To: Mr. G. D. Wilson

From: H. F. Green

Mr. Dusenbury brought File No. 11332 forward to the writer, apparently because of the mention of chattels on the unsigned letter attached to Mr. Genjiro MORI's registration.

On calling for Mrs. Matsuyama's file, I find she declares no personal property at all.

Turning to File No. 10932 (Mrs. Genjiro MORI), it appears from the Western City Company's letters of September 22nd and December 8th that the property has been rented and the chattels stored in a small building in the rear.

I think you will agree that the particulars asked for by Mr. Mori should be supplied him by your department - though, if you wish, I can easily do so. If you do write, however, would you be so kind as to ask for the full names of the two Japanese mentioned in the Western City Company's letter of September 22nd as having goods stored along with the Mori's?

HFG:NDE

"COPY"

10932 & 11332

January 11, 1943

Mr. Genjiro MORI,
Reg. No. 08412,
Sandon, B. C.

Dear Sir:

In connection with the letter attached to your registration form, we beg to advise that your house at 1646 West 2nd Avenue has been rented from November 15th to a Mrs. M. Scott for \$15.00 per month. Upon the evacuation of the former tenants, our agents endeavoured to get in touch with Mr. David Paul with whom you had made a verbal agreement to rent the house, but they were unsuccessful in finding Mr. Paul, but were able to secure Mrs. Scott to take over the house.

For your information, Mrs. Scott has been under considerable expense in having this property meet the requirements of the City of Vancouver by installing baths and repairing the plumbing.

We understand that in the small three room building in the rear of the apartment which is boarded up, there have been stored chattels belonging to Mrs. Mori, Mrs. An Hashi and Mr. Koboyashi. Would you be kind enough to supply us with the full names of these parties.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

The Western City Company

Limited

CABLE ADDRESS
"WESTCO"

INVESTMENT SECURITIES

Vancouver, Canada

EVACUATION SECTION	
Rec'd	JAN 15 1943
File No.	
WESTERN CITY BLDG.	
Referred	Gibson

January 13th, 1943.

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

Dear Sir:-

Attention Mr. S. M. Gibson

Kindly find attached separate letters covering properties under our administration showing detailed insurance in force, also suggestions for additional insurance to give complete coverage.

We find, and the recent fire damage to one of the properties demonstrates this, that \$500.00 or \$1000.00 does not go very far in replacing the structure to its original condition.

We would appreciate an early decision on the enclosed for we consider the sooner this is attended to the better for all concerned.

Thanking you, we are

Yours very truly,

THE WESTERN CITY COMPANY LIMITED

C. J. Harstone
C. J. Harstone

CJH:m
Encls.

The Western City Company
Limited

CABLE ADDRESS
"WESTCO"

INVESTMENT SECURITIES
Vancouver, Canada

EVACUATION SECTION	
Rec'd	JAN 13 1943
File No.	10932-11332
Refused	Gibson

January 13th, 1943.

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

Dear Sir:-

Attention Mr. S.M. Gibson
File No. 10932
and
File No. 11332

This property in the name of Hisa (Mrs. Genjiro) MORI, situated at 1646 West 2nd Avenue, Vancouver, B. C., has fire protection on the building to the extent of \$750.00; \$600.00 on the apartment building and \$150.00 on the one and a half storey house in the rear, covered by Lumbermans Insurance Company Policy No. 5792, expiring July 16, 1945.

We figure that an additional \$900.00 insurance should be placed on the apartment building making the entire coverage on this structure \$1500.00, as there has been considerable renovating done and decorated throughout.

We await your instruction regarding the above.

Thanking you, we are

Yours very truly,

THE WESTERN CITY COMPANY LIMITED

C. J. Harstone

C. J. Harstone

CJH:m

NOTE: As per telephone instructions, Mr. Harstone will place additional insurance as suggested in this letter.

18/1/43

SM GIBSON

File No. 10512 & 11332

MEMORANDUM

To: Mr. Green
From: Mr. Wilson

January 28, 1943

Re: 1646 W. 2nd Avenue

The house in the rear of 1646 W. 2nd Ave. is going to be rented to the tenant of the front house. In this rear house there is some furniture and Mrs. Scott, the tenant, wishes to know whether she can use and look after it.

Will you kindly advise Mr. Bartstone of the Western City Co. if this can be done. If not, the furniture will have to be sent to storage.

WJW/22

No objection. Mrs. Scott
wishing about this & going
moving 12/2/43

HEALTH DEPARTMENT

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



TELEPHONE

EVACUATION SECTION	
Rec'd	FEB 13 1943
File No.	10932
Ans.	
Delivered	<i>M. L. Scott</i>

VANCOUVER, B. C.

Feb. 12th, 1943.

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

Dear Sir:-

Re: 1646 West 2nd Avenue,
Owners - Cangiro & Hisa Mori

Inspector Proud advises me that a small building at the rear of the above premises is rat-infested and should be rat-proofed. The condition is such, however, that Mrs. Scott is unable to cope with it.

I would appreciate your co-operation in arranging for this work. Mrs. Scott is a very energetic and conscientious caretaker and would also appreciate this work being done.

Respectfully yours,

A handwritten signature in cursive script, likely belonging to the Chief Sanitary Inspector.

GAR:EM

CHIEF SANITARY INSPECTOR.

File # 10132 + 10332 Mrs. M. Scott (the former)
Mrs. M. Scott

Inventory of furniture in house at rear of 1115 West End Avenue,
and in possession of Mrs. M. Scott, present tenant.

-
- 1. Parson's Range (badly needed repairs)
 - 2. Cabinets (in need of repair - home made)
 - 1. Wardrobe (do do)
 - 2. Bedsteads (badly need of repairs)
 - 2. Springs (do)
 - 1. Dresser (fair shape)
 - 2. Chests of Drawers (fair shape)
 - 1. Stool (home made)
 - 2. Stands (badly need repair)
 - 1. Chair (Child's chair)
 - 1. Victrola (not in working condition and in poor shape)
 - 2. Tables (home made)
 - 1. Linoleum Rug (badly deteriorated)

All the above in poor condition.

Mrs. M. Scott.

The Western City Company
Limited

CABLE ADDRESS
"WESTCO"

INVESTMENT SECURITIES

Vancouver, Canada

February 19th, 1943.

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

WESTERN CITY BLDG.
844 HOWE ST.

EVACUATION SECTION

Rec'd FEB 20 1943

File No. 10932 & 11332

Ans.

Referred

Dear Sir:-

Attention Mr. C.D. Wilson
File No. 10932 & 11332

Kindly find attached Inventory (in duplicate)
for furniture in house at rear of 1616 West 2nd Avenue,
duly signed by Mrs. M. Scott, the present tenant and in her
possession.

As advised by phone, the house was entered in
order to fix a burst water pipe and while inspecting arranged
with Mrs. Scott to rent it at a rental of \$7.00 per month, as
at February 15th. Mrs. Scott can use some of the articles
enumerated in the inventory but as practically all are in a
bad state of repair, she would like to purchase outright and
has made an offer of \$20.00 for the attached list in order to
repair and paint so as to be made serviceable. Understand
these articles constitute the interest of several parties so
would appreciate clarification and possible settlement.

Thanking you, we are

Yours very truly,

THE WESTERN CITY COMPANY LIMITED

C. J. Harstone

CJH:m
Encl.

no enclosure
sent by

not rec'd
phone
now to
handle

MEMORANDUM

Files 10932
11332

March 15, 1943.

To: Mr. Green

FROM: Administration Department.

Re: Empire WRE, #08412, file 11332
Also (Mrs. Scott) WRE, #08413, file 10932

In our conversation this morning respecting the letter dated February 19th from the Eastern City Company, I had a talk with Mr. Harstone on the phone today and explained that before these chattels could be sold to Mrs. Scott we would have to obtain the consent of the various owners.

Mr. Harstone mentioned that the Pennett range is in very bad shape, and Mrs. Scott has obtained an estimate to repair same for \$25.00. She will not, of course, have the repairs done unless the range is sold to her with the other goods for the sum of \$20.00 as mentioned.

Will you kindly take this matter up with Mori and the two other Japanese mentioned in our letter of the 11th of January to Mori?

Mr. Harstone advises that Mrs. Scott has in the meantime done a certain amount of repairing etc. to the furniture and same is being utilized, to which I said we had no objection.

P. Smith.

10932
11332

March 22nd, 1943

Mr. & Mrs. Genjiro MORI,
Registration Nos. 08412 & 08413,
Sanden, B. C.

Dear Sir and Madam:-

We cannot trace any answer to ours
of January 11th to Mr. Genjiro Mori, last paragraph
in which we asked you for particulars of the owners
of effects stored in the small three-roomed building
at the back of your house at 1646 West 2nd Avenue.
Please send us promptly the full names of the Japan-
ese owners as we have had offers to buy some of this
furniture in which perhaps they might be interested.

Yours truly,

H. F. Green
Protection Department

Review 12/4

HFG:IF

~~12532~~ and 10932

March 22, 1943.

Attention Mr. C. J. Harstone.

The Western City Company,
Western City Building,
544 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Mr. and Mrs. Gentiro MORE

With reference to the property of the above
at 1646 West 2nd Avenue, we confirm that you install
a new toilet at a cost of \$40.00, as it is impossible
to repair the existing one.

We shall be glad if you will arrange for
the cost of the above to be deducted from rentals received,
showing same up in your monthly statements.

Thanking you,

Yours truly,

P. Douet,
Administration Department.

PD:BT

11332
10932

April 14th, 1943

Mr. F. G. Skinner,
The Sandom Supervisor,
c/o B. C. Security Commission,
Sandom, B.C.

Dear Sir:-

Re: Mr. & Mrs. Genjiro MORI

We have written twice to the above Japanese asking for particulars of the owners of effects stored in the small three-roomed building at the back of their house at 1646 West 2nd Avenue. We believe that several Japanese have stored things there but the tags are not clear. We should be very much obliged if you could have Mr. or Mrs. Mori give us the full names of any friends who have left their belongings at this place.

Yours truly,

H. F. Green
Protection Department

Handwritten:
Hansen 11/14
Hansen 12/5

HFG:IF



April 29, 1943.

file 10932
Kyutaro KOBAYASHI

From the Desk of: Mr. D. MacTavish, Supervisor
To: Mr. M. L. Brown, Secretary, Vancouver
Re: Genjiro MORI, Serial #08412 AND

We are in receipt of a letter dated April 14, File No. 11332 - 10932 in regard to the above from the Office of the Custodian.

Mr. Green enquires as to the owners of effects stored in a small three-roomed building at the back of Mr. Mori's house at 1646 West Second Avenue, and requests particulars of the owners of the effects.

Mr. Mori informs us that he himself has certain effects stored there as has also Kyutaro KOBAYASHI, Serial #09392, who is also a resident of Sandon. Mr. Mori did not seem very clear as to what effects were stored there by him and Mr. Kobayashi, but perhaps the information given will be sufficient to identify the goods concerned.

An extra copy of this letter is enclosed for use of the Custodian's Office.

D. MacTavish,
Supervisor.

DR:TH
C.C. - Custodian ✓

M. L. Brown
May 5/43

IMMIGRATION SECTION	
MAY 6 1943	
File No.	11332-10932
Ans.	
Referred	Green
Out → Do not	

Sandon, B. C.,
May 5, 1943.

Custodian of Alien Property,
506 Royal Bank Building,
Hastings and Granville Streets,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	MAY 10 1943
File No.	11 3225 10732
Ans.	
Referred	<i>[Signature]</i>

14/5

Gentlemen:

I would like to make enquiries regarding the payment of a premium amounting to \$62.15 which is due May 14, 1943 to the Monarch Life Assurance Company, 801 Rogers Building, Vancouver, B. C. I would like to know if this amount can be paid from the rental received by you on our home.

Prior to evacuation, we were residing at 1646 West 2nd Avenue, Vancouver. It is now being rented at \$15.00 a month since, I believe, January 1943. If there is any money to my credit after deduction for taxes, would it be possible to have a part of the premium paid from the balance?

Recently, I received a letter from Mr. K. W. Wright, Counsel to the Custodian, asking for information regarding property belonging to Mrs. Matsuyama in our home. At the time of our registration with the Custodian, Mrs. Matsuyama requested some furniture and property to be stored in our home. This, we agreed to do, and so we duly registered these goods with the Custodian. However, in the meantime, Mrs. Matsuyama sold her goods, and therefore, at the present time we have nothing in our possession belonging to Mrs. Matsuyama.

I hope that this information will be of assistance to you, and shall appreciate an early reply to the above.

Yours truly,

Hisa Mori
Genjiro MDRI, Serial #08412
Hisa Mori, Serial #08413 (wife)

*Delivered
to
Wright
by
Green*

MEMORANDUM

May 12, 1943.

TO: Mr. E. W. Wright

FROM: Administration Department.

Re: Genjiro MORI, #08412, File 11332
Hisa MORI (Mrs. Genjiro), #08413, File 10932.

The following is an extract of letter dated May 5th, 1943, received from the above relating to property belonging to Mrs. Matsuyama:

"Recently, I received a letter from Mr. E. W. Wright, Counsel to the Custodian, asking for information regarding property belonging to Mrs. Matsuyama in our home. At the time of our registration with the Custodian, Mrs. Matsuyama requested some furniture and property to be stored in our home. This, we agreed to do, and so we duly registered these goods with the Custodian. However, in the meantime, Mrs. Matsuyama sold her goods, and therefore, at the present time we have nothing in our possession belonging to Mrs. Matsuyama."

We are sending a copy of this memo to Mr. Green for his information.

F. Douet.

FD:BT

10932 and 11332

May 13, 1943.

Mr. and Mrs. Genjire Mori,
Registration Nos. 06412 and 06413,
Sandon, B. C.

Dear Sir and Madam:

In reply to your letter of the 5th instant regarding the possibility of payment of premium amounting to \$62.15 to the Monarch Life Assurance Company, we enclose statement prepared by our Accounting Department, which shows that there are no funds available in your account. We would explain that in addition to Mrs. Scott, the tenant, spending quite a considerable amount on your property, in order to bring it up to the requirements of the City Health Department, an appreciable amount of plumbing and sundry repairs had to be done, which has used up a considerable portion of the rent collected. We now learn that the toilet is beyond repair and has been condemned and we have had to agree to a new toilet being installed at a cost of approximately \$40.00, which will be paid for from future rents. 1942 taxes amounting to approximately \$45.00 are still to be paid, but these and 1943 taxes will be taken care of in due course from rentals.

In these circumstances, we regret that it is not possible to pay the premium you mention.

In passing, we would mention that the main building is rented for \$15.00 per month, less 5% commission, and recently the small house in the rear has also been rented to Mrs. Scott at \$7.00 per month, less 5% commission, so that the net rental per month is \$20.90.

Yours truly,

P. Doust,
Administration Department.

PD:BT

Encl. 1

11332
10932

May 21, 1943.

Mr. Genjiro MORI,
Registration No. 08412,
San Jose, B. C.

Dear Sir:

In your registration with the Custodian,
you declared:-

1 White sewing machine
1 Piano
10 Chairs

at 1646 West 2nd Avenue.

Our investigators were informed that you
had sold or removed these chattels prior to your
evacuation.

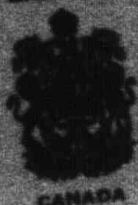
If this information is incorrect, please
advise us promptly, otherwise please sign and return
the attached copy of this letter for our record.
Your prompt reply is requested.

Yours truly,

Geo. B. Spain.
Protection Department.

GHS/HFP
Enc.

DEPARTMENT OF
LABOUR



CANADA

EVACUATION SECTION

Rec'd JUN 3 1943

File No.

Ans.

Referred

BRITISH COLUMBIA SECURITY COMMISSION

355 BURNARD STREET,
VANCOUVER, B.C.

Sandon, B. C.,
May 28, 1943.

Mr. M. L. Brown, Secretary,
B. C. Security Commission,
Marine Building,
Vancouver, B. C.

Re: Mrs. Genjiro MORI, #08413.

This lady has recently received letters dated May 13th and 21st, under Custodian File Numbers 11332 and 10932 in regard to her property situated at 1646 West Second Avenue.

Mrs. Mori recently wrote to the Custodian, requesting that he pay The Monarch Life Assurance Company premium of \$62.15 on Policy 98655, which premium is now past due. In reply under date of May 13th, the Custodian informs Mrs. Mori that a considerable expenditure had to be made on the property in order to bring it up to the requirements of the City Health Department, and that there still remains repairs and taxes to be paid, amounting to some \$88.00.

As the rent received for the main building is \$15.00 a month, and that for the small house at the rear of the property is \$7.00 a month, this would mean that four months' rental is still required to place the property in the clear, and in the meantime, it would seem that Mrs. Mori will lose what equity she retains in her Monarch Life Assurance Company Policy.

In their letter of May 21st, Mr. Spain of the Custodian Protection Department states that Mrs. Mori registered with the Custodian's Office, 1 White Sewing Machine, 1 Piano, and 10 chairs, stating that these were stored at 1646 West Second Avenue. In his letter, Mr. Spain avers that their investigators were informed that these chattels had been sold

or removed prior to evacuation.

Mrs. Mori states that this information is incorrect. According to her, the White sewing machine, 10 chairs, 1 bureau and kitchen stove were stored in the small house at the rear of the property which is now rented for \$7.00 per month. She states further that these goods were reported to the Custodian.

The piano was left in care of Mrs. Hatten at 3853 West 38th Avenue, from whom Mrs. Mori holds a receipt dated July 10th, 1942. The agreement with Mrs. Hatten was that she would hold the piano for Mrs. Mori's account until the cessation of hostilities.

Mrs. Mori states that she did not desire to have the small house at the rear of the property rented at all but wished to reserve it as a storing place for the chattels which she states were left therein.

Furthermore, she feels that in view of the rentals being received, the expenditures on the property are very excessive and that she would rather have the property left vacant in the hands of the Custodian than have it rented and all the revenue diverted to expenditure upon improvements. She also objects to payments made to Lumberman's Insurance Company on account of Policies No. 9-5792 and No. 6082.

She asks that the Commission take up this matter with the Custodian's Office with the view of seeing whether something cannot be done to keep her life insurance policy in good standing until such time as the rentals received from the property are liquid and the outstanding premium account be paid in full.

She also asks that she be given some definite information regarding the disposal of the sewing machine, chairs, bureau and stove which she declares were left stored on the property.


D. MacTavish, Supervisor.

DM:EH

P.S. A copy has been enclosed for use of the Custodian's office.

DEPARTMENT OF
LABOUR



CANADA

EVACUATION SECTION	
Rec'd	JUN 3 1943
File No.	11332 10732
Ans.	
Referred	<i>R. P. H.</i>

BRITISH COLUMBIA SECURITY COMMISSION

June 1st, 1943.

355 BURNARD STREET,
VANCOUVER, B.C.

Custodian of Alien Property,
506 Royal Bank Bldg.,
VANCOUVER, B.C.

Re: MORI, Genjiro (Mrs.) #08413, Sardon

Attached is copy of letter from above, the salient points of which are, as you will note:

Desire to have paid \$62.15 premium on Monarch Life Assurance Policy #98555, now past due;

That the rent of \$22.00 per month of her property at 1546 West Second Avenue be applied;

That the status of her sewing machine, piano and ten chairs stored at this place and claimed to have been sold by you be cleared up, she claiming the goods were declared to you and not sold previous to evacuation;

That the piano was left in the care of Mrs. Hatten, 3853 West 38th Avenue;

That the expenditures on her property were excessive;

Objection to payments made to Lumberman's Insurance Company, Policies Nos. 9-5792 and 6082.

Shall be obliged if you will take necessary action in this matter, advising Mrs. MORI direct, with copy to this office for our information and file.

CWF:FF

[Signature]
W. A. Eastwood

FILED	INDEXED
JUN 12 1943	
FBI - NEW YORK	

June 7, 1943

W. J. Statten

W. J. Statten
111 West 11th Street
New York, N. Y.
Dear Sir:

Re: *Carlisle W. W.*

The above has declared to the Custodian that the
undersigned articles have been left in your care:

Please

Please acknowledge holding these articles by sign-
ing and returning to this office the declaration on the attached
copy of this letter in the enclosed envelope.

Yours truly,

PROTECTION DEPARTMENT,
GEO. H. SMITH

I acknowledge holding the articles above described
for safe custody and undertake to account for same to the
Custodian on behalf of the above-named Japanese. I have no
claim on such articles (if any claim asserted, state basis and
amount).

Mrs. Statten

10912
11332

7th July, 1943.

B.C. Security Commission,
360 Homer Street,
Vancouver, B.C.

Attention Mr. H.A. Eastwood

Dear Sir:-

Re: MRI. Gendiro (Mrs.) - 408413

Your letter of June 1st with copy of your Supervisor's letter of May 28th attached has been referred to me to deal with that part in connection with the fire and life insurance mentioned therein.

First, with reference to Mrs. Mori's objection to payment made on Lushburn's Policies 9-7792 and 6082. At the time of evacuation the buildings on this property were in a very bad state of repair and carried no insurance. The Western City Company were appointed rental agents and on their recommendation in July, 1942 a policy of insurance was placed under Lushburn's Policy No. 9-7792 which covered the three-story apartment building at 1646 West 2nd Avenue to the extent of \$650.00 and also \$100.00 on the two-story frame shed on the rear of the property.

In order to make the apartment building habitable and put it on an earning basis, it was necessary to do certain repairs. After the repairs had been effected the Western City Company advised us that an additional \$900.00 fire insurance should be carried, which we instructed them to put on. The cost of the first policy mentioned was \$10.50 and the additional \$900.00 - \$12.60, totalling \$23.10. The property is now protected to the extent of \$1550.00 on the apartment building and \$100.00 on building at the rear, for three years.

If Mr. and Mrs. Mori wish to carry the risk on their own shoulders we will have the fire insurance cancelled upon receiving written authority signed by both Mr. and Mrs. Mori, and witnessed. If they should require the insurance to be cancelled it must be pointed out to them that should a loss occur it will be their responsibility.

With reference to Monarch Life Policy No. 98655 on which Mrs. Mori has requested that we pay the premium. A premium of \$62.15 was due April 14th plus interest of 9% as from that date, making a total owing of \$63.10. We cannot look after payment of this premium at the present time because the funds standing

DEPARTMENT OF
LABOUR



CANADA

EVACUATION SECTION	
Rec'd	JUL 14 1943
File No.	10932
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

BRITISH COLUMBIA SECURITY COMMISSION

Our ref. No. 247

355 BARRARD STREET,
VANCOUVER, B.C.

13th July 1943.

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

Attention: Mr. S.M. Gibson.

Dear Sirs,

Re: MORI, Genjire (Mrs.) No. 08413.

We wish to acknowledge your letter of July 7th in connection with the above and are passing a copy of your letter along to Mr. MacTavish, our Supervisor at Sandon.

In our letter to you of June 1st, there are two questions still unanswered, and we would appreciate your referring these queries to the proper party in your office so that they may be dealt with and an explanation given to the Moris. The two questions are those dealing with the sewing-machine, piano and ten chairs stored on the premises, which have been the subject of previous correspondence. The Moris have the idea that this furniture was sold arbitrarily without their permission.

The Piano was left with a Mrs. Hatten, 3853 West 38th. Will you please let us have an answer to these two queries.

Yours truly,
BRITISH COLUMBIA SECURITY COMMISSION

[Signature]
W.A. H. WOOD.

WAE/EG

10932
11392

July 16th, 1943

TRANSPORTATION

The B. C. Security Commission,
The Dick Building,
360 Homer Street,
Vancouver, B. C.

Attention Mr. E. A. Eastwood

Dear Sirs:-

Re: Mr. & Mrs. Genjiro MORI
Reg. Nos. OS412 & OS413

Thank you for your letter of July 13th referring to yours of June 1st. The facts of this case are as follows.

The husband did not register any effects with us until after evacuation and then in the words "furniture and equipment in a back-house of this family house." The wife declared on June 22nd the following items left in the small house at the rear of 1646 West 2nd.

- 1 Kitchen stove
- 1 Bureau
- 1 Sofa
- 1 Sewing machine (white)
- 1 Piano
- 3 Carpets
- 1 Bed
- 2 Tables
- 10 Chairs

As investigation showed that the belongings of other Japanese were stored there, we wrote to this couple on January 11th and March 22nd for further particulars of owners. As we received no answer to either letter, we appealed to Mr. Skinner at Sendon and received a reply from him giving us the information required.

C
O
P
Y

Inventory of furniture in house at rear of 1646
West 2nd Avenue, and in possession of Mrs. E.
Scott, present tenant.

- 1 Fawcett Range (Badly need of repairs)
- 2 Cabinets (in need of repair - home made)
- 1 Wardrobe (" " " " " ")
- 2 Bedsteads (Badly need of repairs)
- 2 Springs (do)
- 1 Dresser (fair shape)
- 2 Chests of drawers (fair shape)
- 1 Stool (homemade)
- 2 Stands (badly need repair)
- 1 Chair (child's chair)
- 1 Victrola (not in working condition and in poor shape)
- 2 Tables (home made)
- 1 Linoleum rug (badly deteriorated)

All the above in poor condition

MEMORANDUM.

Files #10932

July 21, 1943.

11332

10683

11719 - *re: Luning*

547

TO: File

FROM: Mr. Geo. B. Spain.

Re: 1646 West 2nd Ave.

When inspecting the rear of the above premises, I noticed the following articles:-

1 Porcelain Toilet Bowl	
4 Porcelain crocks	
2 Old iron bed ends	
1 Sledge hammer	} Now being } used by } Mrs. Scott
1 Axe	
1 Shovel	
1 Tank (Galvanized metal)	

These were in a shed or in a loft over the shed. Identification was impossible, but if claimed by any Japanese, we will be able to deliver.

They were not of sufficient value to warrant removal to warehouse.

GBS/WFP

[Handwritten signature]

MEMORANDUM.

Files #10932
11332
10883
11719
547

July 21, 1943.

TO: File

FROM: Mr. Geo. B. Spain.

Re: 1646 West 2nd Ave.

The condition of the sheds and lofts at the rear are in such shape that I consider it quite impossible to locate, separate and inventory any chattels that may be here. Several visits that I have made to this place convince me that there is little apart from junk and old broken lumber.

Certainly, I did not see anything worth removing to Custodian storage. If there was anything of any value, then it would appear that the many Japanese who lived here, either sold their articles, or took them with them at the time of their evacuation.

The whole place is congested with rubbish, junk, old broken boxes, cartons, and an expensive clean up would be required. So much garbage would be involved that we would incur additional expense with the garbage department.

I cannot see that any useful purpose will be served by keeping these files open for settlement re chattels. If anything was discovered, we would still face the problem of identification.

GBS/MFP

4/1



247

EVACUATION SECTION	
Rec'd	JUL 30 1943
File No.	
Ref.	

BRITISH COLUMBIA SECURITY COMMISSION

Sandon, B. C.,
July 22, 1943.

Mr. W. A. Eastwood,
B. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

Re: Mrs. Geniro MORI, #08413.
Custodian File Nos. 10932, 11332.

With further reference to Custodian's letter of the 7th, and yours of the 13th inst., in respect to the above, we have today interviewed Mrs. Mori on the subjects contained therein.

Mrs. Mori has at last come to the conclusion that in view of the fact that such a large amount was spent in repairing the buildings, it is quite advisable that the insurance mentioned in your letters be placed on the property.

However, she is of the opinion that since said repairs were made and insurance placed on this property, she should be entitled to a higher rate of rent.

We are quite aware of the fact that a ceiling has been placed on rentals and wonder if it might be feasible to raise the rentals on this property in this instance.


F. Aydon, Assist. Supervisor.

FA:EH

Encl.-1

cc - for use of Custodian

10932 & 11332

August 3, 1943.

Western City Company, Ltd.,
544 Howe Street,
Vancouver, B. C.

Dear Sirs: Re: H. & G. Mori, 1646 W. 2nd Ave.

With reference to the property of the Mori's, at 1646 West 2nd Avenue, the main building being rented for \$15.00 per month to Mrs. Scott, we have received a suggestion from the above Japanese that in view of the amount spent on the repairs, a higher rate of rent should be obtained. We rather feel that in view of the very poor condition of this property when taken over by Mrs. Scott, and the fact that only about \$8600 has been spent on plumbing and repairs, that it will be impossible to obtain a higher rent for this property; but if you consider a case should be made up to present to the Rental Control Board, we should be glad if you will do so.

Perhaps you will kindly telephone the writer after you have looked into this matter and let us have your views.

Thanking you, we are,

Yours truly,

P. Douet
Administration Department

PD/ms

Sandon, B. C.,
October 1, 1943.

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

EVACUATION SECTION	
Rec'd	OCT 7 1943
File No.	10932
Ans.	
Referred	<i>Shaw</i>

Gentlemen:

In reply to your letter of September 14th,
Form Letter #118, 10932, with regard to insurance, I wish
to inform you that I have six policies, one jointly with
my husband, of \$1000.00, with Crown Life, and five policies,
one for each member of our family, with the Mutual Life
Insurance Co. *pa 7211*

The policy with Crown Life for \$1000.00 has
been paid up to date. As regards the five Mutual Life
policies, I am enclosing copy of letter received by my
husband concerning his policy, which, I believe, will
explain the standing of the other four policies with the
same company.

However, if there is any amount accrued to
my credit with the Custodian through rent, etc., I would
appreciate the necessary amounts being paid toward keeping
insurance policies in force.

Yours very truly,

(Mrs.) Hisa Mori, #08413.

H Mori

EH
Encl-1.

Crown Life } *Hisa Mori* - *csvd to 1942*
78473 - 725

NAME MORT. Rice (Mrs. Gaudin)

REGISTRATION NO. 97433

FILE NO. 10232

The following chattels were sold by public
auction at 792 Powell, Vancouver, B.C. on November 10, 1943.

Piano

\$ 175.00

Total:

\$ 175.00

Less Expenses: (Auctioneer's Fee: \$17.50
Advertising: 5.60
Moving: 16.92

\$ 40.02

Net Proceeds Credited:

\$ 134.91

Members of Custodian Staff Present. Mr. Wills.

Extracted from Auctioneering list No. Vancouver #5.

Remarks.

*Original sent to
Bureau
Aug 21/44*

10932

November 27th, 1943.

Mrs. Genjiro Mori,
Japanese Registration No. 08413,
Sandon, B. C.

Dear Madam:

Re: Chattels in house at rear
of 1646 West 2nd Avenue.

With reference to the sundry pieces of furniture at the above, all of which you are aware are in very poor condition and have been repaired on more than one occasion by Mrs. Scott, the tenant, we have been advised by this lady that further repairs to some of the furniture is necessary. She is not prepared to do this unless she can buy the furniture, for which she is willing to pay the amount previously offered, namely \$20.00. If this offer is not accepted then she wishes the chattels to be removed.

If the above offer is not accepted all we could do would be to have these odd pieces of furniture removed and sold by auction, and in view of their condition it is doubtful if they will fetch as much as has been offered by Mrs. Scott as some of the items are in very poor shape. (The cost of removal, etcetra, would have to be taken into account).

Will you please advise us by return on this matter and in order to facilitate your prompt reply we enclose a stamped addressed envelope.

I am truly,

P. Doust,
Administration Department.

PD/ER
Enc.

Sandon, B. C.
Dec. 14, 1943.

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

EVACUATION SECTION	
Rec'd	JAN 5 1944
File No.	10932
Referred	Scott
out to Gibson	

Dear Sirs:

Re: Chattels in house at rear of 1646 W. 2nd Avenue
Your File No. 10932

We are in receipt of your letter of November 27th in which you state that Mrs. Scott, the present tenant of the above house wishes to purchase our furnitures.

I would appreciate it very much if you would be kind enough to send me the exact list of all furnitures for which she is willing to pay \$20.00. On receipt of this information we will send an immediate reply by return mail.

Re rental for the above house, would you please send us a detailed information regarding income and disbursements of rent monies, etc..

Yours truly,

Genjiro MORI
(Mrs.) Genjiro MORI,
Serial #08413.

10932
11332

January 6th, 1944.

Mrs. Hise Mori,
Registration No. 08413,
SANDON, B.C.

Dear Madam:-

Re: Life Insurance

We have checked with the Mutual Life of Canada and find that the amount owing to date on each policy covering the lives of different members of your family are as follows:-

Policy No. 335268	-	Mikio MORI	-	\$57.50
Policy No. 335285	-	Masakazu MORI	-	56.85
Policy No. 335418	-	Hise MORI	-	92.75
Policy No. 336474	-	Genjire MORI	-	82.65
TOTAL -				\$296.75

Policy No. 335269 - Tatsuye MORI, was surrendered in 1938.

Policy No. 494068 - Yoshiharu MORI, is paid up to July, 1947.

Today the credit balance in your account is \$134.91 and the credit balance in the joint account, that is your husband and yourself, is \$38.90, totalling in all \$173.91. As you will see, there is insufficient in the two accounts to cover the total amount outstanding on the various policies.

Would you please advise as to which policies you wish paid or how much of the money available you wish to pay on each.

If you wish us to use the money standing in the Joint Account will you kindly ask Mr. Mori to give us his written authority as well as your own.

Yours truly,

S.M. Gibson,
Insurance Department

SME:FM

The Western City Company

Limited

CABLE ADDRESS
"WESTCO"

INVESTMENT SECURITIES

WESTERN CITY BLDG.
544 HOWE ST.

Vancouver, Canada

January 12, 1944

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

Attention Mr. S. M. Gibson
Re File No. 10932 & 11332.

EVACUATION SECTION	
Rec'd	JAN 13 1944
File No.	
Ans.	
Referred	Gibson

Dear Sir:-

Kindly find enclosed Proof of Loss in duplicate covering repairs to chimney caused by fire at property FILE NO. 10932 and 11332, Hisa (Mrs. Genjiro) MORI, 1646 West 2nd Avenue.

This property is covered by two policies:

Lumberman's Insurance Co.	9-6082 for \$900.00
"	" " 9-5792 for \$650.00
	\$ 1550.00

The latter 9-5792 has a \$25.00 deductible clause and does not share in its proportion of loss. The cost of repairs is \$18.00 therefore the insurance allowance is 900/1550 of that amount - namely \$10.45.

Request that the attached forms be completed as to "Declaration" on the face and as to "Release and Authorization to pay" on back and returned to this office at your earliest convenience.

On receipt of same will complete the transaction by paying the difference in bill from rents collected submitting an explanation to the accounting department on monthly statement.

Thanking you, we are

Yours truly,

THE WESTERN CITY COMPANY LIMITED

C. J. HARSTONE

CJH:IJ
ENCLS.

10932

January 13th, 1944.

Mrs. M. Scott,
1646 West 2nd Avenue,
Vancouver, B. C.

Dear Madam:

With reference to the offer you made a little while back, namely \$20.00 for the furniture belonging to Mrs. G. Mori, will you please let us have an exact list of this furniture as we have to send same to Mrs. Mori before she will consider this matter—we also wish to check same with the list we have on our files.

Your early attention will oblige,

Yours truly,

P. Doust,
Administration Department.

PD/ER

4
3

STATEMENT

Re:

1000 Broadway, N.Y.

On 10/10/50, 1000 Broadway, N.Y. advised that the following items were received from the New York City Company, Inc. for the month of October, 1950:

1. Cash (including advance)

2. Rent, 1000 Broadway, N.Y.

3. 1000 Broadway, N.Y. (including advance)

4. 1000 Broadway, N.Y. (including advance)

5. 1000 Broadway, N.Y. (including advance)

6. 1000 Broadway, N.Y. (including advance)

7. 1000 Broadway, N.Y. (including advance)

8. 1000 Broadway, N.Y. (including advance)

9. 1000 Broadway, N.Y. (including advance)

10. 1000 Broadway, N.Y. (including advance)

Under the terms of the lease, the New York City Company, Inc. is obligated to pay the rent for the month of October, 1950, in the amount of \$10,000.00.

The New York City Company, Inc. has a balance of \$10,000.00 in the account of the New York City Company, Inc. for the month of October, 1950. The balance of \$10,000.00 is the amount of the rent for the month of October, 1950, less the amount of \$1,000.00 which was paid in advance for the month of October, 1950. The New York City Company, Inc. will pay the difference between the advance of \$1,000.00 and the actual cost of rent of \$10,000.00 and charge the amount of \$9,000.00 to the account of the New York City Company, Inc.

73

The Western City Company
Limited

CABLE ADDRESS
"WESTCO"

INVESTMENT SECURITIES

Vancouver, Canada

EVACUATION SECTION

Rec'd

JAN 15 1944

File No.

10932 & 11332

WESTERN CITY BLDG.

MAILED

DOUET

January

1944

10932 out to W. H. Harstone
11332

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

Attention P. Douet, Esq.
Re File No. 10932 & 11332.

Dear Sir:-

Requested by Mrs. Scott, tenant 1646 West 2nd Avenue, to reply to your letter of January 13th regarding purchase of furniture now in her possession, and again submit a duplicate list which is as follows:

1. Fawcett Range (Badly need of repair)
2. Cabinets (home made - in need of repair)
1. Wardrobe (" " " " " ")
2. Bedsteads (Badly need of repair)
2. Springs (" " " ")
1. Dresser (Fair Shape)
2. Chest of Drawers (Fair shape)
1. Stool (home made)
2. Stands (Badly need of repair)
1. Childs chair
1. Victorola (not in working condition and in poor shape)
2. Tables (home made)
1. Linoleum Rug (Badly deteriorated)

Thanking you, we are,

Yours truly,

THE WESTERN CITY COMPANY LIMITED

C. J. Harstone
C. J. HARSTONE

CJH:IJ

Sandon, B. C.,
Jan. 15, 1944.

Mr. S. M. Gibson, Insurance Dept.,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: File #10932 & #11332
Life Insurance

EVACUATION SECTION	
Rec'd	JAN 21 1944
File No.	10932 & 11332
Ans.	<i>Q</i>
Referred	<i>Libon</i>

10932 - in phone

In reply to your letter of January 6, 1944 regarding insurance I would like to have the credit balance of \$173.91 applied as premium payments to keep Policy No. 335418 (Hisa Mori) and Policy No. 336474 (Genjiro Mori) in force.

It is my wish that all future rentals credited with you be applied directly on the four policies stated in your letter.

Trusting that this arrangement will be satisfactory to you, I remain,

Yours truly,

Genjiro Mori

Genjiro MORI
Serial No. 08418

Hisa Mori

Hisa MORI
Serial No. 08415

asked about life to send articles see in future

10932 - *Q bal*
11332 - *134.91*
no afc
afc
10932 } *\$58.80*
11332 }

11-2-44

193.71

for 335418 → *\$93.20* of/s as at
(Hisa Mori) Jan. 31/44
for 336474 → *\$90.06*
(Genjiro Mori) 183.26

10932 & 11332

January 19th, 1944.

Mrs. Genjiro MORI,
Registration No. 08413,
Sandon, B. C.

Dear Madam:

Referring to your letter of December 14th, the following is a list of the chattels which Mrs. Scott, the present tenant, is willing to purchase from you for the sum of \$20.00:

1. Fawcett Range	(Badly need of repair)
2. Cabinets	(Home made - need of repair)
1. Wardrobe	" " " " }
2. Bedsteads	(Badly need of repair)
2. Springs	" " " " }
1. Dresser	(Fair shape)
2. Chest of Drawers	" " }
1. Stool	(Home made)
2. Stands	(Badly need of repair)
1. Child's Chair	
1. Victrola	(Not in working condition and in poor shape)
2. Tables	(Home made)
1. Linoleum Rug	(Badly deteriorated)

We would like to point out that quite a number of these items have practically no sale value, and in the circumstances we shall be glad to know if you are willing to accept the offer made; if not, Mrs. Scott wishes the goods to be removed without delay.

Respecting the last paragraph of your letter our Accounting Department are preparing a statement of your account and this will be sent you in the near future.

Yours truly,

P. Douet,
Administration Department.

PD/ER

EVACUATION SECTION	
Rec'd	JAN 31 1944
File No.	10932
Sandon, B. C., Jan. 25, 1944	

Mr. P. Douet, Admin. Dept.,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

I am in receipt of your letter of January 19th in
which you state that Mrs. Scott wishes to buy the following items;
namely,

1 Fawcett Range	2 Cabinets	1 Wardrobe
2 Bedsteads	2 Springs	1 Dresser
1 Stool	2 Stands	2 Chest of Drawers
1 Child's Chair	1 Victorola	2 Tables
1 Linoleum Rug		

for the sum of Twenty Dollars (\$20.00).

Since I have no alternative but to sell, will you please
have the above chattels sold and the money, \$20.00, credited to my
account.

Yours truly,

H. Mori
Mrs. Genjiro MORI,
Serial No. 08413.

11332 &
10932

February 18th, 1944.

Attn: Mr. E. J. Brown

D. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

Dear Sirs:

Re: Sanjiro MORI, #08412 - File 11332
Also MORI, #08413 - File No. 10932

We have received a request from the above that all future rentals credited to their account shall be applied to four Life Insurance policies, the total amount owing on same to date being about \$300.00. Our Insurance Department advise us that there are two Life Insurance premiums due amounting to \$189.26, and there is a credit balance in the Mori account amounting to \$193.71; \$135.00 of this amount is from the sale of chattels, and the balance from rentals.

We would explain that these Japanese own between them two old houses which are rented for a total of \$21.00 per month net, and which have a total value of \$1290.00 to \$1900.00. There is \$95.00 owing for 1942/3 taxes, but it is not essential that these are paid now as if the property is sold, as it may be in the not distant future, the taxes will be paid up and charged to the Mori.

Before taking any action in this matter we are reporting the circumstances to you, and we shall be glad to have your advice at an early opportunity.

Yours truly,

P. Doust,
Administration Department

PD/ER

CUATION SECTION
FEB 28 1944
10932712572
1719
10932712572
1719

Sandon, B. C. out Soudt
Feb. 24, 1944.

Mr. P. Douet, Admin. Dept.,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: Claim \$5.15 - B. C. Telephone Company
December, 1942

I am in receipt of your letter of February 18th regarding claim by the B. C. Telephone Company for \$5.15 in connection with Telephone number Bay. 4861-L at 1646 West 2nd Avenue.

I beg to advise that I left Vancouver on 29th of July when I was evacuated to Sandon. At that time my house was occupied by Mrs. Kiku YAMADA, who is at present living in Slokan BAY FARM City and Mrs. Tsuyako MATSUMOTO, who is now, I believe, in Toronto.

If there was any claim for telephone services for the months of October and November 1942 it should be paid by these two people. I am not willing to have funds taken from my account to pay for this account.

Yours truly,

G Mori
Mrs. Genjiro MORI, #08413.

12572, 10932,
11719

March 1st, 1944.

Mrs. Eileen YAMADA,
Registration No. 07232,
Day Furna,
Sloean, B. C.

Dear Madam:

We have written on various occasions to Mr. and Mrs. Genjire Mori, who are now at Sandon, B. C. and previously lived at 1646 West 2nd Avenue, Vancouver, regarding a claim against them by the B. C. Telephone Company for Exchange Service from October 1st to November 20th, 1942 at \$2.50 per month, the total claim being \$5.15, in connection with telephone number Bay. 4861-4 at 1646 W. 2nd Avenue.

We wrote again recently to the Moris with a view to clearing up this small matter and are now informed by Mrs. Mori that at the time in question their house was occupied by yourself and Mrs. Tsuyako Matsumoto and this claim, therefore, for telephone service should be for the account of one or the other of you, or both.

If the above is correct we shall be glad if by arrangement between you and Mrs. Satomoto you will see that the \$9.15 in question is sent to this office in order that we may settle this claim without further delay.

A copy of this letter is being sent to Mrs. Matsumoto and in order to facilitate a prompt reply a stamped addressed envelope is enclosed.

Yours truly,

P. Doust,
Administration Department

PD/ER
Cc to Mrs. Tsuyako MATSUMOTO
Registration No. 03665
44 Leonard Avenue,
Toronto, Ontario.

11332

Sandon, B. C.,
April 28, 1944.

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

EVACUATION SECTION	
Rec'd	MAY 12 1944
File No.	10932
Ans.	<i>Sm. G. Mori</i>
Referred	<i>Gibson</i>

Dear Sirs:

Re: Monarch Life Pol. #P98655

We are in receipt of your letter of April 17th with regard to Monarch Life Policy #P98655.

At the present time it is impossible for us to pay any premiums from my husband's wage as it is barely sufficient to cover our living expenses. Therefore, the only other alternative is to have the premiums paid, on account, from our rental monies as they accrue.

Previous to evacuation, there was an agreement with my tenant that all repair works, etc., were to be borne by them in which case we were willing to rent our house at \$15.00. The house at the rear of the property was not to be rented to any person but in spite of the understanding we find it let at such a low rental.

Mr. Mori

In view of the fact that a large amount was spent in repairing the buildings, we are of the opinion that a higher rent should be charged, that is, at least \$25.00 for the main building and \$10.00 for the house at the back. I am quite aware of the fact that ceiling has been placed on rentals, but I think it would be in order to demand a higher rent for the house of that size and for the reason that so much repair work had to be paid by us.

If the present tenant is unagreeable to paying higher rent, I would like you to find a new occupant who would be willing to pay our price and that, to my opinion, should not be difficult to find. If you cannot find any new tenant, I do not mind the house being left vacant.

Yours truly,

Mrs. G. Mori
(Mrs.) Genjiro MORI, #08413

10932-1
11332-1

10932
11332

May 15, 1944.

Mr. & Mrs. Genjiro MORI,
Reg. Nos. 08412 & 08413,
BANDON, B. C.

Dear Sir & Madam:

Re: Monarch Life Pol. P98655

As requested in yours of April 28th and also authorized by you both in your letter of April 3rd, we are making a payment on the premium and the loan interest on the above numbered policy.

The total due as at April 14th last, was \$63.20. In checking up this I find that there is a credit balance in Mrs. Mori's account of \$6.68 and in your joint account there is a credit of \$10.45. We are today making a payment to the life insurance company of \$16.00 made up of the balance now standing to the credit of Mrs. Mori as mentioned above and \$9.32 from the joint account.

As funds become available from rentals in the future and if there is a balance available for life insurance after administration costs have been paid, we will make further payments for you.

Trusting that this is satisfactory,
we are

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

P. S. The latter part of your letter dealing with rentals will be passed on to the Administration Department.

May 25th, 1944.

Attn: Mr. C. J. Harstone

The Western City Company,
544 Howe Street,
Vancouver, B. C.

Dear Sirs: Re: H. & G. MORI
 1646 West 2nd Avenue

You will recall that on the 3rd of August 1943 we wrote you on the question of taking up with the Rental Control Board an increase in the rental of the above premises, but we have no record on file that anything actually was done on this matter, although we may have agreed between us not to take any action.

The Moris have again written us on this question—it arose over the payment of their life insurance policies. There is no need for us to give you a copy of their long letter, but the following is an extract:

"In view of the fact that a large amount was spent in repairing the buildings, we are of the opinion that a higher rent should be charged, that is, at least \$25.00 for the main building and \$10.00 for the house at the back. I am quite aware of the fact that ceiling has been placed on rentals, but I think it would be in order to demand a higher rent for the house of that size and for the reason that so much repair work had to be paid by us.

If the present tenant is unagreeable to paying higher rent, I would like you to find a new occupant who would be willing to pay our price and that, to my opinion, should not be difficult to find. If you cannot find any new tenant, I do not mind the house being left vacant."

10732

July 6th, 1944.

Attn: Mr. C. J. Barstone

The Western City Company,
544 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: H. & G. MORI
1646 W. 2nd Avenue

We wrote you on the 25th May regarding the possibility of increasing rentals at the above but have no record that a reply to our letter was made. The writer has some recollection of a telephone conversation in connection with this matter but no note was made at the time. Are we to take it that it is impossible to increase the rent beyond the present \$22.00 per month? We may say that we have not replied to the Mori letter about the increase of rent and feel we must do something about this one way or the other. Your early reply, therefore, will be appreciated.

Yours truly,

P. Doust,
Administration Department.

PD/ER

P.S.: The rent appears to be in arrears, as the last payment we have received from you is up to April 1st. If the above is the case, might not this be a good opportunity of getting rid of the present tenant—and obtain a higher rental rating from the Rental Control Board—please let us have your views on this point also.

P.D.

The Western City Company

Limited

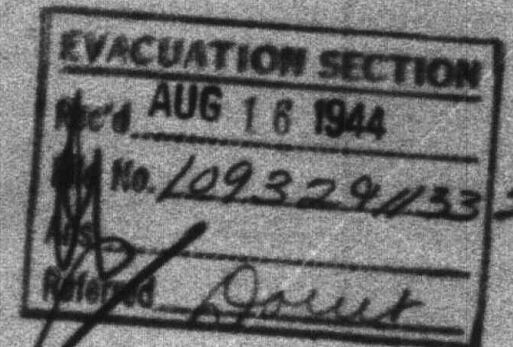
CABLE ADDRESS
"WESTCO"

INVESTMENT SECURITIES

WESTERN CITY BLDG.
544 HOWE ST.

Vancouver, Canada

August 15, 1944



Dept. of Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
VANCOUVER, B.C.

Dear Sir:

Attention: Mr. P. Douet

Referring to your letters of July 8th and 19th re File No. 10932 and 11332, H.G. Mori, 1646 West 2nd Avenue; as stated in our phone conversation, we do not consider it advisable to try and obtain an increase in rent. There has been approximately \$348.00 spent for the installation of new plumbing, new toilet, hot water boiler and bath, of which the Custodian assumed half and half by the tenant.

The tenant, at her own expense, has repaired and redecorated throughout, also fixed the roof and painted the exterior. The owner, H.G. Mori had made a tentative agreement to rent for \$15.00 per month, but this was not permissible in its condition at the time of evacuation as it did not conform with the requirements of the health authorities or the building inspector.

Negotiations are now in process for the present tenant to purchase and thereby protect her equity.

Thanking you, we are

Yours very truly,

THE WESTERN CITY COMPANY LIMITED

C. J. Harstone

C. J. HARSTONE

CJH/EH

10932 & 11332

August 18th, 1944.

Attn: Mr. C. J. Barstons

The Western City Company Ltd.,
544 Howe Street,
Vancouver, B. C.

Dear Sir: Re: 1646 W. 2nd Ave., Vancouver.

We thank you for yours of the 15th instant regarding the above and have noted carefully what you say.

In view of the large amount which has been spent by the tenant on this property we agree that at this stage it would be inadvisable to try and obtain an increase in the rent.

Respecting the last paragraph of your letter we think it would be as well if negotiations now in process for the tenant to purchase the building were hurried forward as much as possible in case the property is tendered for by an outside party. We await, therefore, your early news on this point.

Yours truly,

P. Doust,
Administration Department.

PD/ER

10932 - 11332

November 17th, 1944.

Attn: Mr. H. L. Brown

B. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

Dear Sirs:

Re: Genjiro HORI, A6412 - File 11332
Hisa Mori, A6413 - File 10932

In reply to your letter of the 14th instant we would advise that the property of the above at 1646 West 2nd Avenue has been sold for \$1250.00, but the final adjustments have not yet been made. In due course a statement will be issued to the Horis showing the net proceeds from the sale after all adjustments have been settled, and also a statement of their account showing the total credit balance in their account.

At the moment there is a debit balance of \$34.40 in their account and this is due to the fact that we recently paid all outstanding taxes covering the period 1942-44. Further, considerable repairs on this property have been necessary from time to time due to the poor condition of the premises.

The statement which will be forwarded later will of course show all revenues and disbursements from the time the property was handled by us until the completion of the sale.

Yours truly,

P. Douet,
Administration Department.

PD/ER

MEMORANDUM

November 17th, 1944.

TO: Files 10932 and 11332

FROM: Administration Department

RE: - CHATTELS -
1646 W. 2nd Ave., Vancouver, B.C.
Misa and Genjiro MORI.

For the purpose of record please refer to Mr. Spain's memo of July 21st, 1943 which deals with all the odd chattels at the above premises.

The piano owned by Mrs. Mori which was left in the care of Mrs. Hatten of 3853 W. 38th Avenue, Vancouver, was sold at public auction November 10th, 1943, net proceeds being \$134.91 and this amount was credited to the account.

Certain chattels as set out in our letter of January 19th, 1944 to Mrs. Mori were sold to Mrs. Scott, the tenant, for \$20.00—this was agreed to in Mrs. Mori's letter of Jan. 25, 1944.

It can be considered, therefore, that the matter of chattels on this file is closed.


P. Doust

PD/ER

C
O
P
Y

New Denver, B. C.
Nov 30th 1944

Mr M.L.Brown, Office Manager, Vancouver, B. C.

Re Genjiro MORI Serial No.08412
Hisa " " " 08413

The above noted woman was called into the office and informed that her property at 1464 West Seventh Ave, Vancouver had been sold. 1646 2 ~ ✓

She wants to know if this includes another building on the same property. She claims that prior to evacuation she was very confused and panicky not knowing what was going to happen next, and knowing that furnitures which had been declared before the Custodian had been stolen, that she took 2 carpets, several gallon corks and about 8 parcels of kitchen utensils of various kinds and stored them in the attic.

She is not anxious about anything but the 2 carpets, one of which does not belong to her but was stored for a neighbour.

Will you please check with the Custodian on this information and see whether or not this little shack at the rear has been sold. She claims that the aforementioned articles are stored in the attic between the rafters in this shack.

N.Bourns (Mrs)
Welfare Manager.

10932 - 11332

December 7th, 1944.

Mr. H. L. Brown,
S. C. Security Commission,
300 Howe Street,
Vancouver, B. C.

Dear Sir: Re: MORI, Nise - File 11332
 MORI, Gentaro - File 10932

We thank you for your letter of the 4th instant enclosing copy of memorandum dated November 30th from your Welfare Manager at New Denver regarding chattels of the above stated to be left at 1646 West 2nd Avenue (not 1644 W. 7th Avenue, Vancouver, as mentioned in the memorandum). We had considerable correspondence with the Moris regarding their chattels and some correspondence with your office and feel we cannot do better than enclose a copy of our letter to you dated July 16th, 1943 which clearly sets out the position.

Subsequent to the above a few old crocks were found in the loft but these were of insufficient value to warrant removal to the warehouse.

After much correspondence with the Moris they finally agreed in their letter of January 25th, 1944 that we should sell to Mrs. Scott, the tenant, the items mentioned below for \$20.00:

1 - Fawcett Range	2 - Cabinets	1 - Wardrobe
2 - Bedsteads	2 - Springs	1 - Dresser
1 - Stool	2 - Stands	2 - Chests of Drawers
1 - Child's Chair	1 - Victrola	2 - Tables
1 - Linoleum Rug		

and this was done. So far as we are concerned that cleared up the matter of the chattels and we do not understand why the Moris did not raise the question of the carpets, etcetera, when the above chattels were sold. We have again taken up this matter with our Mr. Spain who visited these premises on several occasions and is quite familiar with all the circumstances, and he confirms that neither in the house at the front nor in the small dwelling at the rear, including the loft of the latter, were there chattels other than those reported and at no time were carpets discovered.

10805 - 10807,
11332 & 10932.

March 28th, 1945.

The Western City Company Ltd.,
544 Howe Street,
Vancouver, B.C.

Dear Sirs: Re: 128,128¹,130 W. 4th Ave. - File 10805
 144 W. 4th Avenue - " 10807
 1646 W. 2nd Avenue - Files 10932 & 11332
 Vancouver, B.C.

With reference to your accounts for expenses incurred in connection with handling the above properties - such expenses being additional to what would ordinarily come under your five per cent rental commission, we enclose our cheque for \$64.00 representing payment in full of the three accounts relating to the above properties.

As regards your remaining account for \$14.00 relating to 1661 W. 2nd Avenue, it would appear that in this particular case there were no very unusual conditions involved as was the case with the other three properties, and it is felt that the usual commission of five per cent should take care of your efforts to collect rent at these premises. Without, therefore, fuller information regarding this item it is regretted we cannot see our way clear to make this payment.

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc.

10932 - 11332

June 12th, 1945.

Mr. and Mrs. Conjuro HCH,
Reg. Nos. 08412 and 08413,
c/o Sheridan Nurseries,
Sheridan, Ontario.

Dear Sir and Madam:

With reference to your letter of May 21st we enclose our cheque for \$600.00 which leaves you with a credit balance of \$112.03. We trust the above will be sufficient for your requirements in the meantime and at an early date your file will be thoroughly reviewed at which time we shall be in a position to forward you the balance now on hand.

In the meantime you might kindly confirm that there are no claims on file against you--which according to our file is the case.

Yours truly,

P. Drost,
Administration Department

PD/ER
Enc.

August 28th, 1945.

Mr. and Mrs. Genjiro MORI,
Reg. Nos. 08412 and 08413,
C/o Sheridan Nurseries,
Sheridan, Ontario.

Dear Sir and Madam:

We have your letter of August 21st and would advise in the first place that the credit balance standing to your joint account is \$112.03. You are aware that since the statement sent you on February 10th, showing a credit balance of \$1174.03 in this joint account, you have had sundry cheques for \$50.00 each, and a cheque for \$800.00 in June of this year. You will recall also that there was a payment of \$102.00 to the Receiver General of Canada on account of recoverable maintenance due to the Department of Labour, Japanese Division, (B. C. Security Commission).

Your file is in process of review and when this is done a cheque will be forwarded to you with the amount mentioned above, as the file does not reveal any claims against you.

We do not understand why you write again about the piano. This was sold in November 1943 and the net proceeds of the sale, namely \$134.91, together with \$38.90, was paid out to the Mutual Life of Canada in connection with your life insurance policies. In this connection please refer to our letter of January 6, 1944 and your letter of January 15th, 1944, signed by both of you. It may be that you did not realize that the \$134.91 above mentioned was from the sale of your piano, and in case you were not sent a copy of the auction sheet relating to the sale, a copy is herewith enclosed.

Yours truly,

P. Donet,
Administration Department

PD/ER
Enc.

P.S.: Since writing the above it has occurred to us that the misunderstanding may be due to the fact that the proceeds of the piano were placed in a separate account in the name of Mrs. Mori and not in the joint account, so that this item of \$134.91 was never shown in any statements we have sent you and which have of course only dealt with the joint account. Mrs. Mori's account was of course closed when the above amount was utilized for paying life insurance.

File No. 10732 & 11332
Reg. No. 08413 & 08412

Miss (Mrs. Gennifer) & Gennifer Mori

Date	Particulars	Debit	Credit	Balance
1945 February 14	Balance as per statement sent		\$1,174.03	
March 20	Cheque to you	50.00		
March 29	Western City - expenses	10.00		
May 1	Cheque to you	50.00		
May 17	Re fund of maintenance	102.00		
May 22	Cheque to you	50.00		
June 8	Cheque to you	800.00		
		<u>\$1,062.00</u>	<u>\$1,174.03</u>	
				CR \$ 112.03

Accounting Department
May 21st, 1947

1947
May 23

Cheque to you

112.03
\$1,174.03

\$1,174.03

CR - 112

File No. 10932 & 11332
Reg. No. 02413 & 02412

Hisa & Gemilang 2001

Date	Particulars
1944 January 7	Balance as per statement sent
February 8	Land Registry Office - Certificate of Encumbrance
March 9	Sale of furniture
April 1	Mutual Life Assurance Co.
May 18	Monarch Life Assurance Co.
September 20	1942, 1943 & 1944 taxes Rents collected - 7½ months @ \$22.00 to Aug. 31 Disbursements - commission, repairs, etc.
September 23	Balance rents to date (nett) Credit re Sale of Property

Debit	Credit	Balance
	\$ 59.80	
1.00		
107.05	19.00	
9.32		
144.68	165.00	
20.22		
	16.02	
	1,196.48	
\$ 282.27	\$1,456.30	
		CR \$ 1,174.03

Files No. 10932 & 11332
Reg. No. 06413 & 06412

Hisa A Genliro MORI

	<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943	April 7	Balance brought forward	\$.30		
	June 11	Rents collected Commission Repairs & Maintenance	2.20 40.00	44.00	
	November 19	Rents collected Commission Repairs & Maintenance	5.50 88.00	110.00	
	December 10	Rents collected Commission	1.10	22.00	
1944	January 7	Rents collected Commission	1.10	22.00	
					CR \$ 59.80

Files 10912 & 11312
Reg'd 08/13 & 08/12

Hisa & Genaro

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943	January 11		30.00	
	Rents collected	1.50		
	Commission	12.20		
	Repairs & Maintenance	12.10		
	Sundry per rental statement			
	February 10		15.00	
	Rents collected			
	Western City Co. Commission	.75		
	February 12			
	Ck 1766 - Western City Co. - premium			
	Lumberman's Policy # 9-5792	10.50		
	March 31			
	Ck 2460 - Premium - Lumberman's Insurance			
	Policy # 6082	12.60		
	April 7			
	Rents collected		44.00	
	Commission	2.20		
	Repairs & Maintenance	34.45		
	Sundry per rental statement	3.00		
				DR \$.30

His (Mrs. Genifiro) Mori

File No. 10932
Reg. No. 02413

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 Nov. 24	Proceeds Auction Sale		\$ 134.91	
1944 Apr. 3	Mutual Life Assurance Co.	\$ 128.23		
May 18	Monarch Life Assurance Co.	6.68		
		<u>\$ 134.91</u>	<u>\$ 134.91</u>	
				<u>.00</u>

Accounting Department
August 3/48.

File No. 10932 & 11332
Reg. No. 08413 & 08412

Miss (Mrs. Sam) & Gen. Mrs. MONT

Date	Particulars	Debit	Credit	Balance
1943				
Feb. 12	Fire Insurance Premiums \$10.50 & \$12.60	\$ 23.10		\$
Dec. 10	Rents collected			
	Agents commission	13.25		265.00
	Repairs	174.65		
	Water	15.10		
1944				
Feb. 8	Land Registry Office - Cert. of Encumbrance	1.00		
Mar. 9	Sale of Furniture		19.00	
Apr. 1	Mutual Life Assurance Co.	107.05		
May 18	Monarch Life Insurance Co.	9.32		
Sept. 20	Texas - 1942, 1943 and 1944	144.68		
	Rents collected		187.00	
	Agents commission	9.35		
	Repairs	11.97		
Sept. 23	Balance of rents to date (nett)		16.02	
	Credit re sale of property		1196.48	
	Agents expenses	10.00		
1945				
May 17	Refund of Maintenance	102.00		
May 22	Cheques to you - 3 at \$50.00 each	150.00		
June 8	Cheque to you	800.00		
1947				
May 23	Cheque to you	112.03		
		\$ 1683.50	\$ 1683.50	
				.00

Accounting Department
August 3, 1948.

Name of Claimant

HORI, Nisa

Case

1143

Custodian File

10932 & 11432

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
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		
1250	62.50 12.50									75.00
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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										75.00

May 29, 1951.

10932
11332

Mr. and Mrs. Genjiro MORI,
76 Augusta Ave.,
Toronto, Ont.

Dear Sir AND Madam:

Re: Japanese Property Claims Commission

Case No. 1143

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself ^{yes} covering the award recommended under
the above Claims Commission for the sum of ... \$75.00

Cheque in your favour is enclosed for \$75.00
and we have paid the Co-Operative Committee .. \$11
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

Defense Brief

Hisa & Genjiro MORI (Joint
owners)

Toronto, Ontario.
Oct. 19, 1948.

Files 10932 & 11332

Case No. 1143

REAL PROPERTY CLAIM

(All Claims Shown are Gross)

Real Property
Claim

\$2500.00

Appraisal

\$1300.00

Sale Price

\$1250.00.

Witness: J. R. Reid & Co. - appraisers.

Ref. (1) Report on inspection made by The Western
City Company on July 2, 1942 states
"buildings are in very bad state of re-
pair, being badly in need of paint both
to the interior and exterior."

(2) Trans. 3, Lines 25-30, and Trans. 4, Lines
1-5:

Claimant confirms that concrete base-
ment mentioned in Exhibit 1 as having
been built in 1930 was a concrete
footing put around the house, not a
basement.

Trans. 5, lines 6 - 18:

Claimant admits the house was painted
15 years prior to evacuation and that
the house was heated by stoves.

Trans. 2, Lines 20-22:

Claimant's counsel makes note that the
appraisal by J.R. Reid & Co. was dated
February 14/44. We have no record of
any previous appraisal, but property
was sold in September of the same year.

See NOTE below.

Submission: Trans. 5, Lines 29 & 30 - "It is submitted, your honour, this
property was sold at its fair market value".

Summary of Defense
Witnesses

Where Required

Documents to be
filed

Witness Proving
Same

J. R. Reid & Co. - appraisers

NOTE: No tenders were received on this property.
The following offers were received:

- (1) Mrs. Elizabeth May - \$1200.00 (rejected)
- (2) Mrs. Elizabeth May - \$1250.00 (accepted)

/ER
Feb. 8/49.

E. Hall,
In ch.

Q. And what did you do with the other part of
the building? A. Rented it.

Q. How many rooms did you occupy yourself?

A. We used three rooms.

Q. And how much did you rent the other part of
the building for altogether? A. \$22. a month.

Q. How were the remaining rooms divided up?
Were they in different suites or how were they divided?

A. There were five suites of three rooms each.
There was a larger house in front and a smaller house
in the back, and altogether there were 15 rooms.

Q. And therefore where the appraiser says it
is a wooden building arranged in three small suites,
that wasn't the arrangement, at any rate when you were
there? A. I don't know what the person who bought
it did, whether they used six rooms themselves or
what they did.

Q. Do you know Mrs. Elizabeth May who
eventually purchased the property? A. Someone came
to purchase it before I left, but I didn't know
their name.

Q. And did they make any offer to her or her
husband? A. No, somebody inquired in regard to
renting the place.

Q. Now there is one thing that bothers me a
little bit here, the appraiser says there is no
basement and in the Form, Exhibit 1, it says in 1900
a concrete basement was built. Has she any explanation
of that? A. When we bought the place there were some
of the foundation parts that were rotten and those
were taken out and a foot of concrete foundation, not a

basement was put in.

Q. Whoever completed this form must have mis-
understood what was said and it was a concrete footing

that was put in around the house, is that right?
A. Yes.

Q. Now perhaps those concerned will know about
this, but what sort of locality is this, is it in the

midst of factories or a residential district, or what
is it like? A. Surrounding our property were all

residences.

Q. Are there any large factories or industries

fairly near? A. Yes, there was a saw mill and
another factory about two blocks away.

Q. Before the period of the evacuation were
there many vacancies in the apartment houses?

A. No, there were no vacancies at all.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am producing J.P. Form dated the 22nd

of June, 1942. Is that your signature? A. Yes.

Q. I am producing a J.P. Form dated the 2nd

of December, 1942; whose signature is that?

A. That is my husband's.

Q. I think perhaps, your honour, the two J.P.

Forms of the husband and wife may be filed as one

exhibit, and August 28th, 1944, respectively,

marked Exhibit No. 5.

THE SUB-COMMISSIONER: Yes.

(CERTIFICATE OF RESIDENCE, MARKED EXHIBIT

NO. 5)

MR. CHRISTIE:

Q. I produce here a photo, will you tell me,

what this is a photo of? A. That is my house.

Q. Now, what is that building next door?

J. A. McIlhenny,
Ch. Clk. - Vancouver.

Mr. McIlhenny: I would call attention to the fact, and the reason, that this letter of August 17th, 1942, was the last received from a tenant, relative to the McIlhenny property being the present tenant, and says:

"Our client has spent considerable for improvements and figures this is a fair offer to protect her equity."

I might point out the amounts spent for repairs were added to the offer, so I think the records will show, and in the subsequent letter of August 22nd, 1942 says:

"Referring to yours of the 17th instant, and confirming our phone conversation of this morning; on behalf of our client we are prepared to increase our tender price to \$1200."

I would like to point out that the valuation made some nine months before was \$1200.

(ENCLOSURES ATTACHED HERETO).

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

J. A. McIlhenny
J. A. McIlhenny,
Official Reporter.

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

J. A. McIlhenny,
Deputy Commissioner.