

11651

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: ONO Risa (Mrs. Sanjiro)HOME ADDRESS: 1108 Raymur Avenue, Vancouver, B. C.REGISTRATION NUMBER 08044 SEX: Female AGE: 64OCCUPATION: 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: noneMARRIED? widowNAME OF WIFE OR HUSBAND: Sanjiro (deceased)ADDRESS OF WIFE OR HUSBAND: noneNAMES OF ANY LIVING CHILDREN: 1. Tamano (Mrs. Ito) 2. Kino (Mrs. Ota)3. Kisaburo (M) 1460 4. Tomiko (Mrs Uyede) 54 375 5. Suesako (Mrs. Iwanaka) 12/436. Fusako (F) 2977 7. Hideyasu (M) 1280ADDRESS OF CHILDREN: 1 Hastings Park Hospital. 2. address unknown.
3. Slocan. 4. Tashme. 5. 1108 Raymur Ave. 5. address unknown.
AGE OF CHILDREN: 37, 35, 34, 32, 30, 24, 23 7. Griffen Lake, B. C.
yrs.

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

1. LOCATION AND DESCRIPTION: 1108 Raymur Avenue, City of Vancouver.
Lot 12, block 116, district lot 181. Title deed #95271 e.2. BUILDINGS AND OTHER IMPROVEMENTS: One rooming house (two 2 room suites and 12 rooms) wooden building. Managed "The Raymur Rooms" managed by declarant's son, Hideyasu.
One 4 room wooden bungalow at the back of the rooming house.
One woodshed.3. INSURANCE (Give particulars; state where policies are) National Fire Insurance Co.
Policy in own possession, number 278656. Amount \$1500.00.4. TAXES (Amount and where payable) \$57.99 payable City of Vancouver, 1942 paid.5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
none6. MORTGAGES AND LEASES (If vacant so state) Occupied by declarant. An
been drawn up by A.H. Young, 1009 Dominion Bank Bldg., by which
agron is to be agent, caretaker & attorney for the rooming house
1108 Raymur Ave., and is to receive as remuneration for his
services the sum of \$15.00 per month and free lodging
by house.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

1108 Raymur Ave., Vancouver, B.C.
1 axe, 1 machete last, 2 buckets, 1 rake, 1 hoe, 1 sledge hammer, 1 mallet, 1 pickaxe,
barrow, 2 wagons, 1 hammer, 1 grass shearer, 2 step ladders, 1 blow torch, 6
burners, 2 stoves, 2 beds, 4 small tables will be left in the woodshed at the above add-
ress, 1 heating stove, 1 stool, 3 pieces carpet, 1 portable gramophone, 3 small cap-
tured birds, 1 kitchen range, 8 stoves, 17 tables, 17 blinds, 19 curtains, 1 writing
dressing, 10 chairs, 1 Buddha ornament. These things will be left
at the back of the rooming house at the above address. That amount for the duration of
the war.

2 HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS.
None

Sold by Auction 28/9/44 - Vancouver 512 (SEE EXHIBIT)

3. GIVE THE NAME AND ADDRESS

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

CO-TENANTS, IF ANY (Give name, address, rent and to what date paid)
none

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID.
none

2. LANDLORD'S NAME AND ADDRESS.

none

AND DESCRIPTION.

STATEMENT OF REAL PROPERTY OCCUPANCY

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In own possession.

7. STATE WHERE

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

none5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: _____none

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

none

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

One \$200.00 Victory Bond. 1941. In own possession.

8. BANK ACCOUNTS: _____

none

9. LIFE INSURANCE: _____

none

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

none

11. SAFETY DEPOSIT BOX: _____

none**LIABILITIES:**

1. PERSONAL DEBTS: _____

none

2. TRADE DEBTS: _____

none

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 ^{25th}~~24th~~ day of September 1942.

(Signature) R. OWSD. M. Chape

Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

Date Apr. 17/43

File No. 11651

1 Name ONO, Risa (Mrs. Sanjiro)
(Surname in Block Letters)

Registration No. 03044

^V
Male - Female
(check)

Age Oct. 2, 1877

Former Address 1108 Raymur Ave., City

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

and arrived 26. 5/9/46
Present Address Tashme, B. C.

^{Widow}
~~Married~~ - Single
(check)

Name of Wife - - - - -

Name of Husband ONO, Sanjiro (Dec'd)

Name of Mother - - - -

Name of Father - - - -

Names of Children under 16

Requested by E.C.T.

Registered with Custodian

Additional Information Owner of house & land at above address.

October 21st 1942.

File Number 11651

Registration Number 03044

ONO, Risa (Mrs. Sanjiro)

1108 Raymur Avenue, Vancouver, B.C.

LOCATION AND NATURE OF PROPERTY:

1108 Raymur Avenue, Vancouver, B. C.
Lot 12, Block 116, D.L. 181, Group 1,
New Westminster District.

OWNERSHIP:

ONO, Risa (Mrs. Sanjiro)

BUILDING:

This is a large two storey frame building on the East side of Raymur Avenue, approximately 6 blocks south of Main Street. It is operated as "The Raymur Rooms". There is a centre hallway off which are several rooms on the ground floor and an open stairway to several more upstairs. The Building is without heat there being no basement. There is a toilet on the ground floor and one on the second floor, but no bathroom. At the rear of this rooming house building there is an addition built on which contains a kitchen, two bedrooms and a living-room. At the rear of this again there is a lean-to shed which is utilized as a woodshed, work shop, etc. The building is frame with V-joint walls. It is in fair condition inside and out considering the class of building.

On the Office of the Custodian Form you show this property as a Rooming House containing 2-2 room suites and 12 rooms. This is incorrect as they are all rooms. You also show one four room wooden bungalow at the rear; this is also incorrect, it is an addition which contains four rooms. We will give more particulars regarding the building under the heading of "Remarks".

LAND:

The size of the Lot is 25 x 125

TAXES:

No arrears.
1942 Taxes paid \$57.99

ASSESSMENT:

Assessment of Land	\$ 310.00
Assessment of Building	\$1700.00
Total Assessed Value	<u>\$2010.00</u>

INSURANCE:

We note from the Office of the Custodian Form that there is a National Fire Insurance Company Policy #278656 in the amount of \$1500. We do not know whether this Policy covers the Building and the Furniture contained therein. The Agent on the premises Mr. S. Johnson did not have this Policy in his possession. We will therefore write the National Fire Insurance Company and request a copy of this Policy for your files and at that time advise as to what additional insurance should be placed on these premises to properly protect same.

FINANCIAL POSITION:

In our opinion the financial position of this property is very good in view of the fact that the owner has the Certificate of Title in his possession and that there are no encumbrances against same and also taking into consideration that the premises are approximately 90% occupied and

therefore bringing in sufficient revenue to take care of the taxes and general overhead such as payment of the caretaker's remuneration in accordance with the Agreement between the Evacuee and the caretaker, Mr. S. Johnson.

The personal financial position of the owner, of course, could not be checked as he had already been evacuated from the City. We presume that your Department has all the necessary particulars in this connection.

FURNITURE:

There was a large inventory of furniture shown on the Office of the Custodian Form. These articles were located in three separate sections:

Woodshed or warehouse at the rear:

We found all the articles shown on the Form as being in the woodshed, to be on the premises, but believe that there is one item which is wrongly named. The J.P. Form shows two bucking saws, this should read "two cross-cut saws".

Under the second part of this Inventory, which concerns articles in the addition at the rear of the Rooming House, there is shown three small cabinets, this should read "three shelf cabinets".

Also under this section there is shown:

3 pieces of carpet
1 hall carpet

this should read:

3 pieces of linoleum
1 linoleum runner

Under the third section of this Inventory covering the articles which are in the rooming house, we did not enter and view each and every room but after informing Mr. Sigward Johnson, the Caretaker of the premises, that he was responsible for each and every article on this list we then asked him if all of these articles were on the premises, he checked the list with the writer and advised that they were there. We did not check the third section individually as we would have disturbed each and every tenant in the Rooming House, which in our opinion was not advisable.

REMARKS:

We herewith give you a list of the rooms which are occupied at the present time and for which the rents have been paid in advance and to whom the rents were paid.

Room No.	Rent	Due date	To Whom Paid
1 - 3	\$ 5.00	Oct. 6th	Paid to evacuee
5	5.00	Oct. 24th	not paid
7	4.00	Oct. 1st	Paid to evacuee
8	4.00	Oct. 1st	Paid to evacuee
11	4.00	Oct. 1st	Paid to evacuee
14	4.00	Oct. 7th	Paid to evacuee
17	5.00	Oct. 7th	Paid to S. Johnson (Caretaker)
18	4.00	Oct. 21st	Not paid
21	3.50	Oct. 17th	Paid to S. Johnson (Caretaker)

You will note from the above that the Japanese Owner has collected the sum of \$21.00, prior to his being evacuated, and that Mr. S. Johnson the caretaker has collected \$8.50,

and that there are rents outstanding in the amount of \$9.00. In addition to this the Caretaker, Mr. S. Johnson has paid an electric light bill amounting to approximately \$5.80. The following rooms are still for rent in the premises; Rooms 2, 10, 12 and 15, but only three of these rooms can be rented due to the fact that the rooming house is only licenced for the renting of 12 rooms by the City of Vancouver Licence Department.

The above room numbers cover all rooms in the section known as the "Rooming House". Mr. S. Johnson occupies the addition to this building which comprises kitchen, 2 bedrooms and living-room. Mr. Johnson is also in charge of the woodshed at the rear of this addition.

We examined the Agreement drawn by one A.H. Young, between the owner and the Caretaker, Mr. Sigward Johnson. This agreement apparently calls for Mr. Johnson to be caretaker of the premises, collect the rents, pay taxes, water rates, insurance and light and see that the premises are kept in good repair, and for these services he is to be allowed to occupy the premises at the rear of the Rooming House and be paid the sum of \$15.00 per month.

RECOMMENDATIONS:

You will note from the above that the above rooms which are rented bring in a revenue of \$38.50 per month. After paying the Caretaker the sum of \$15.00 this would leave \$23.50 per month to take care of the taxes, insurance, water and light. You will note that the taxes amount to approximately \$5.00 per month and in our opinion the light will amount of approximately \$5.00 per month and the Insurance and Water \$2.00 per month. These charges, therefore, when deducted from the amount of \$23.50 will leave a surplus of \$11.50 per month to be paid to the evacuee or to take care of any repairs that may be necessary. The above of course is based on the fact that the Caretaker does not rent the three additional rooms. If he does this would automatically increase the nett revenue.

Mr. Johnson seems to be a very reliable Caretaker and the premises are occupied mostly by old men who are old age pensioners and are not working. We would suggest that as there is no Real Estate Agent looking after this property that we be appointed as Agents for same, Mr. Johnston to be left in charge as Caretaker in accordance with the Agreement between himself and the Owner, collect the rents and remit same to this office each and every month and we would in turn forward them to your Department.

In addition to this we would strongly recommend that the Taxes, Water and Insurance be paid out of the revenue by your Department and that the only deduction Mr. Johnson should be allowed to make would be the deduction of \$15.00 per month for his own services and payment of the light bill, the receipted light bill to be turned over to us as Agents, each month, we do not think it advisable to allow Mr. Johnson to pay the taxes, insurance and water in accordance with the Agreement drawn up. These items should be taken care of by the Office of the Custodian in the usual manner.

THE RENTAL VALUE:

The above room rents will give a fairly accurate rental value. We would set a maximum gross rental value of \$50.00 per month on an average.

THE SALE VALUE:

The sale value of this property would not be more than its assessed value. We think that a price of approximately

\$2000 gross could be obtained for the premises. This of course is not based upon its earning power but from its physical value.

This property was inspected by Mr. J.M.Anderson, Rental Manager, and the writer on October 20th 1942.

KER & KER LTD.

Per.

Alan N. Ker

REAL PROPERTY SUMMARY

JAPANESE NAME: Risa (Mrs. Sanjiro) ONO Reg. No. 03044 File No. 11651

CATALOGUE NO: 228

PROPERTY ADDRESS: 1108 Raymur Avenue, Vancouver, B.C.

LEGAL DESCRIPTION: Lot 12, Block 116, District Lot 181, Group 1, New Westminster District, Plan 196.

TITLE: Registered in the name of Risa ONO.

ENCUMBRANCES: Registered: Vesting Order filed 35662 - dated Feb. 1, 1943,
in the Custodian.
Unregistered: No indication of any unregistered charges.

ASSESSED VALUES: Land \$ 310.00
Improvements 1700.00 - \$2,010.00 Taxes - \$60.90

CLASSIFICATION: This is a two-storey frame Oriental rooming house - 18 rooms -
heat in only four (4) rooms. One toilet and one sink on each
floor. There is also a four-room cottage at the rear. Lot
25'x 125'.

Valuator's appraisal for sale (April 15th, 1944)\$1100.00.

HISTORY OF

ADMINISTRATION: Mrs. Risa Ono, before evacuation, appointed Sigward Johnson
as caretaker and collector of rents - his remuneration being
\$15.00 per month and the use of the four room cottage free of
rent.

Messrs. Ker and Ker Limited were appointed rental agents for
the Custodian, and Mr. Johnson was allowed to remain as care-
taker with the consent of the Custodian.

Rents collected \$ 1008.72 against which were the following
charges:

Caretaker	\$315.00
Electric light	58.53
Water Rates	27.35
Insurance	68.58
Commission	<u>50.83</u> - \$520.29

SOLD:

To: Edward Wong for \$1200.00 as at June 19th, 1944.
Approval of Advisory Committee May 10th, 1944.

Funds released to the credit of Risa Ono as at September 14,
1944, against which were the following charges: Real Estate
Commission \$60.00, Valuation \$5.00, Advertising \$4.00,
Registration Fees \$2.50, Taxes \$28.37, Water Rates \$3.72 =
\$103.59 leaving a net credit of \$1096.41 from said transaction.

Adjustments as at June 19th, 1944, to the amount of \$22.11
Unexpired Fire Insurance Premiums, \$2.61 Purchaser's share of

share of

- Page 2 -

File No. 11651.

Electric Light, and \$35.50 Purchaser's share of Caretaker's service - \$60.22 were placed to the credit of Risa Ono's account.

The following Fire Insurance Policy:

Wellington Fire Insurance Company, Policy No. 302541
- \$1500.00 - covering on two storey Rooming House,
1108 Raymur Avenue, known as "Raymur Rooms."
was transferred to Edward Wong July 11th, 1944.

OLD CERTIFICATE OF TITLE:

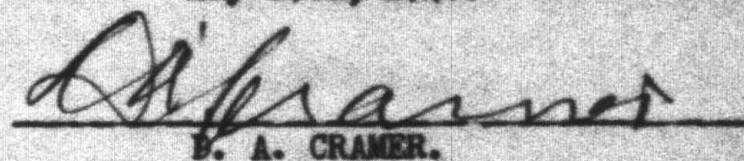
No. 95271-E absolute.

Mrs. Risa Ono declared on her J.P. Form signed 25th September 1942, that the Title Documents were in her possession.
Mr. George Peters wrote to Risa Ono June 21st, 1944, asking her to forward the Certificate of Title No. 95271-E absolute to this office. So far, there has been no reply to this request.

Certificate of Title No. 106149-L in the name of Edward Wong was handed to him on September 12th, 1944, and his receipt of even date acknowledging same is on file.

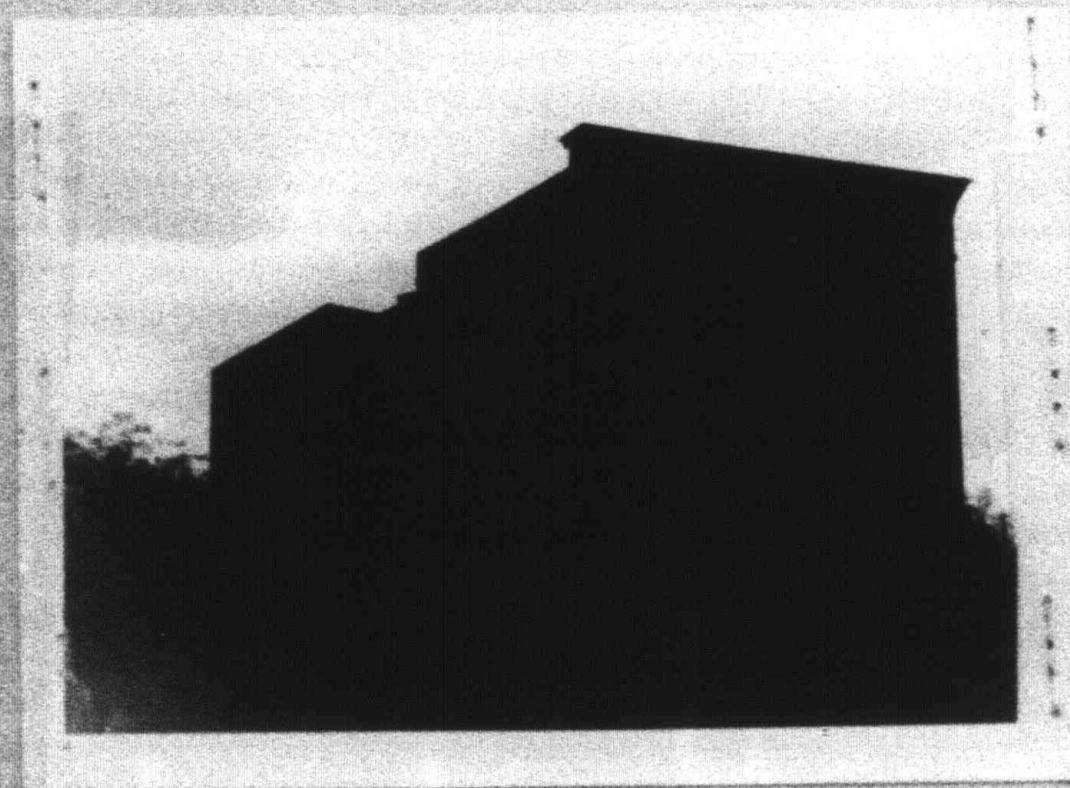
The above summary is certified to be in accordance with information on file.

May 19th, 1947.


B. A. CRAMER.

DAC:ic

ONO, Mrs. Risa
1108 Raymur St., Vancouver, B.C.
Evac. File 11651



Picture Taken April 29, 1943

EVACUATION SECTION	
Rec'd	APR 22 1944
File No.	
Ans.	
Referred	<i>Mrs. Hemm</i>

243 D. Powell St.,
Vancouver, B. C.

April 22nd, 1944

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

Dear Sirs:

Re: Catalogue No. 228.

I herewith submit an offer of Ten
Hundred and Fifty Dollars (\$1050.00) for Lot 12,
Blk. 116, D.L. 181, known as 1108 Raymur Avenue,
Vancouver.

I would call your attention to the fact
that there is no heat in this building, nor any
baths, and a purchaser would be liable at any
time to be called upon by the City to install 2
baths.

I estimate it would cost \$500.00 to
bring this building up to the City's require-
ments.

Yours truly,



Peter Hem.

11621

27th April, 1944.

Mr. Peter Hen,
243 D. Powell Street,
Vancouver, B.C.

Dear Sirs

Re: Catalogue #228
1108 Bayview Street

Your letter of the 22nd April in which you submitted an offer to purchase the above property for the sum of \$1,050.00 has been received and considered.

We are not able to accept this tender. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$1,550.00.

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

Yours truly,

F. G. Shears,
Director.

PMH

EVACUATION SECTION	
Rec'd	MAY 8 1944
File No.	11651
Ans.	THU.
Referred	HARROP

243 D. Powell St.,
Vancouver, B. C.

May 8th, 1944

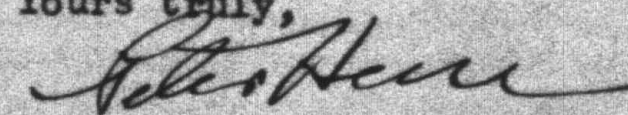
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sirs:

Revised offer
Re: Catalogue No. 228.

I herewith submit an offer of Twelve
Hundred Dollars (\$1200.00) for Lot 12, Block 116,
D. L. 181, known as 1108 Raymur Avenue, Vancouver.

Yours truly,



Peter Hem.

ERIC W. PEMBERTON
RES. PACIFIC 2404

PROPERTY MANAGEMENT
MORTGAGES

Campbell & Pemberton

REAL ESTATE AND FINANCIAL BROKERS

Telephone Pacific 9693

506 CROWN BUILDING,
615 WEST PENDER STREET.

VANCOUVER, B. C.

7th June 1944.

FRANK G. CAMPBELL
RES. BAYVIEW 27201

INSURANCE
APPRAISALS

Rec'd	JUN 8 1944
File No.	11651
Ans.	THAT
Referred	HARROP

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

Dear Sirs:-

Re: Catalogue # 228.
1108 Raymur Ave. City.

We have been instructed by a client to offer to purchase the above property for the sum of \$1200.00, and we are enclosing his marked cheque for this amount.

We will be glad if you will consider this offer and advise us at your earliest convenience if it is acceptable.

yours very truly,

Campbell & Pemberton

Per: *F.G. Campbell.*

P.S. For the purpose of conveyance, particulars are as follows:-

Edward Wong,
Merchant,
Canadian, Chinese.

269 Powell St.

File No. 11651.
Catalogue No. 228.

August 12th, 1944.

MEMORANDUM

TO: Mr. George Peters
FROM: Mr. D. A. Cramer

Rise GHO - Reg. No. 03044
City of Vancouver
Lot 12, Blk. 116, D.L. 181,
Sp. 1, N.W.D., Plan 196.
Certificate of Vesting No.
39562.

With reference to the above property which was
recorded in the Vancouver Land Registry Office, dated
July 8th, 1944, we enclose herewith the following documents
in connection therewith.

1. Copy of application number 106149-L, dated
July 8th, 1944, registering the property in
the name of the Custodian (Transmission).
2. Copy of application number 106150-L, dated
July 8th, 1944, registering the property in
the name of Edward Wong (Deed).
3. Duplicate of Transmission dated June 29th, 1944.
4. Duplicate of Deed dated June 29th, 1944 - Secre-
tary of State to Edward Wong.
5. Certificate of Indefeasible Title No. 106149-L
dated August 8th, 1944, covering the above property
in the name of Edward Wong.

D. A. Cramer

DAC:MM
Encls.

Catalogue No. 228
File No. 11651
1108 Raymur Avenue
12/116/181

Receipt of Certificate of Title No. 106149-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of Wellington Fire Insurance Company policy No. 302541 which has been assigned to me.

Receipt is also acknowledged of cheque for \$75.39 representing closing of adjustments on sale to me of 1108 Raymur Avenue.

Dated at Vancouver, B. C., this 12 day of September 1944.

Edmund Wong.

Catalogue No. 228

File No. 11651

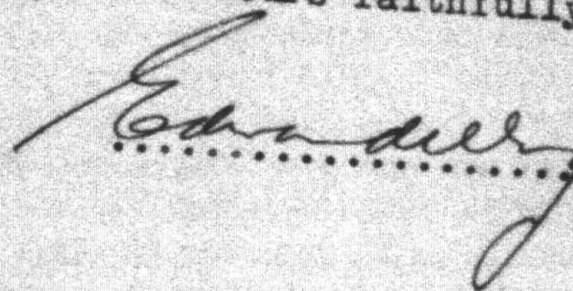
To The Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:-

Re: 1108 Raymur Avenue

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,


..... Signed

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

April 15th, 1944
"One Day Nearer Victory"

Catalogue #228.

1108 Raymur Avenue, 12/116/181/

Lot 25 by 125.

This is a two-storey frame Oriental rooming house. 18 rooms, about 8 by 8. There is only one chimney, which allows stoves in only four of the rooms, the balance of the rooms are without heat. One toilet and sink on each floor. There is also a 4-room frame cottage at the rear.

Value for Sale \$1,100

PEMBERTON REALTY CORPORATION LIMITED

W. G. Moore

W. G. Moore.

WGM-JM

S.S. Mr. Peters.

11692

17th May, 1944.

Mr. Peter Hen,
213 S. Powell Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 226
1108 Bayview Avenue

This will acknowledge receipt of your letter of the 8th instant in which you advise that you are prepared to revise your former offer and now offer to purchase the above property for the sum of \$1,200.00.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for \$1,200.00, the full amount of the purchase price on this property.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

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

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

Yours truly,

F. G. Shears,
Director.

FBI

Catalogue No. 226
File No. 11691
1108 Bayview Avenue
Vancouver, B. C.
12/116/181

September 8, 1944.

MR. EDWARD TONG

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As of June 19, 1944)

	DEBIT	CREDIT
Purchase price	\$1,200.00.	
Cheques received		\$1,200.00
170/365 x \$60.90 seller's proportion of taxes (1944)		28.37
Water March 10th to June 19th		
3 months & 9 days @ \$1.12 per month		3.72
Amount of rental - \$46.55 net		
June 19th to June 30th - 11/30 x \$46.55		17.07
July 1st to July 31st		46.55
August 1st to August 31st		46.55
Registration fees on deed - \$1,200.00	6.65	
Insurance premium - 67% x \$33.00 (expiry 23/6/46)	22.11	
Electric service - June 19th to July 5th	.88	
" - July 6th to August 5th	1.73	
Carotaker Service - \$15.00 per month (due 1st of month)		
June 19th to June 30th	5.50	
July 1st to August 31st	30.00	
AMOUNT OWING TO PURCHASER	75.39	
	\$1,342.26	\$1,342.26

AMOUNT OWING TO PURCHASER - \$75.39

STATEMENT RE SALE OF:

Catalogue No: 228

Street Address: 1108 Baymur

Legal Description: 12/116/181

Name: ONO, Hise

File No: 11651

Reg. No. 03044

Date of Sale and Adjustments .. June 19th, 1944

Sale Price		\$ 1,200.00
------------	--	-------------

Real Estate Agent's Commission	\$ 60.00	
--------------------------------	----------	--

Charge for Valuation	5.00	
----------------------	------	--

Charge for Advertising	4.00	
------------------------	------	--

Land Registry Office Transmission Fee	2.50	
---------------------------------------	------	--

~~Insurance~~~~Insurance~~~~Mortgage~~~~Interest on Taxes~~~~Other charges~~

Adjustments:

Fire Insurance		22.11
----------------	--	-------

Taxes to June 19/44	28.37	
---------------------	-------	--

Water	3.72	
-------	------	--

Electric Service		2.61
------------------	--	------

Caretaker Service		37.50
-------------------	--	-------

103.59		\$ 1,260.22
--------	--	-------------

Net Proceeds credited to your account

1,156.63 *Sal*

Date: November 17th, 1944

Compiled by: George Peters

LIABILITY SUMMARY

Risa (Mrs. Sanjiro) ONO Reg. No. 03044 File No. 11651

The above-named Japanese declared on her J.P. Form, signed 25th September 1942, that she had no Personal or Trade Debts, and we can find no evidence of any claims having been filed against her.

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

May 19th, 1947.


D. A. CRAMER.

DAC:ic

Milson
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
SEP 29 1942

A POWER of ATTORNEY created the ²³ day of May, in the year of our Lord One-thousand-nine-hundred and ¹²⁸⁰ forty-two (A.D. 1942), by us RISA ONO, widow and HIDEYASU ONO, both residing at #1108 Raymur Avenue, in the City of Vancouver, in the Province of British Columbia, (hereinafter called the Principals);

¹¹⁶⁵¹
WHEREAS the said RISA ONO, is the owner of the premises known as #1108 Raymur Avenue, in the City of Vancouver, in the Province of British Columbia:

AND WHEREAS the said RISA ONO and her son the said HIDEYASU ONO, have heretofore carried on rooming-house business at said premises known as #1108 Raymur Avenue, in the City of Vancouver, in the Province of British Columbia;

AND WHEREAS the Principals are about to leave the City of Vancouver and reside for some time away therefrom and being desirous that their said rooming-house business should be properly attended to, run, and managed during their absence have requested SIGWARD JOHNSON, labourer, residing at said premises #1108 Raymur Avenue, in the City of Vancouver, in the Province of British Columbia, (hereinafter called the Agent) to take upon himself the care and charge thereof on their behalf during their absence which the Agent has consented to do.

NOW THIS DEED WITNESSETH: that the Principals constitute and appoint the Agent to be their agent, caretaker and lawful attorney of and for and concerning the rooming-house business heretofore carried on by the Principals at No. 1108 Raymur Avenue, in the City of Vancouver, British Columbia, under the designation of "RAYMUR ROOMS" and on behalf of and in the name of the Principals to take charge of, carry on and manage the same during the absence of the Principals and for the purposes aforesaid the Principals empower and authorize the Agent
in their

in their name and on their behalf to do the following acts, deeds and things or any of them, that is to say:

(a) To let for such period as he shall think fit rooms or suites in said premises #1108 Raymur Avenue, in the City of Vancouver, Province of British Columbia, at such rent as he in his discretion may think proper and also to sign and give lawful notices to quit to any tenant thereof;

(b) To sign and give notices to any tenant thereof to make good any damages caused to the property by any such tenant;

(c) To demand and recover from tenant or tenants rent in respect of said rooms or suites and on non-payment of any such rent to take and use all lawful means for recovering rents and for ejecting all tenants and occupants thereof who are in default, and for determining the tenancy or occupancy thereof and on receipt of any rent to sign and deliver proper and effectual receipt for the same;

(d) To pay all taxes, rates, water rates, charges, expenses and other outgoings whatsoever in connection with the said land and premises and the rooming-house business and to insure the building against fire and pay the insurance premiums;

(e) To obtain from the License Department of the City of Vancouver, license or renewal license in the name of the Principals or any one of them or in his own name to carry on the said rooming-house business;

(f) All rent moneys not required to pay taxes and other outgoings in connection with the said land and premises and the rooming-house business shall be remitted by the Agent to the Principals or to any one of them when directed so to do;

AND the Principals hereby ratify and confirm and

agree

As remuneration for his services the Agent shall receive the sum of ^{Fifteen \$15.00} ~~Twenty~~ (\$20.00) Dollars per month and free lodging in said rooming-house.

IN WITNESS WHEREOF the parties hereto have set their hands and seals the day and year first above written.

SIGNED, SEALED and DELIVERED

In the presence of:

N. Ono R. Ono

DATED May

A. D. 1942.

RISA ONO and
HIDEYASU ONO

- TO -

SIGWARD JOHNSON

POWER OF ATTORNEY

*P/A. Signed
in by his Omo.
Witnessed for us
Ward & Ward*

A. H. YOUNG
BARRISTER & SOLICITOR
1009 Dominion Bank Bldg.
VANCOUVER, B. C.

REAL ESTATE • RENTALS



LOANS • INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

Oct. 21st 1942.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

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

Attention Mr. R.P. Alexander

Dear Sir:-

Re: File Number 11651, Reg. No. 03044
ONO, Risa (Mrs. Sanjiro)
1108 Raymur Avenue, Vancouver, B.C.

In reply to letter under date of October 1st 1942,
from Mr. R.P. Alexander, Manager, Department of the Secretary of State,
Office of the Custodian, for a Report on the above, we herewith attach
our Report in duplicate as requested.

If there are any further instructions which you see
fit to give us arising out of the information contained in this Report,
we would be pleased to receive them at your earliest convenience.

We enclose our Statement in duplicate, covering the
cost of this Report.

Yours very truly,

KER & KER LTD.

Per.

ANK.DR
Encl.

11651

October 26, 1942

Messrs. Ker & Ker Ltd.,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: ONO, Mrs. Risa

Please accept our thanks for your report of October 21 in connection with Mrs. Risa Ono's property at 1108 Raymur Avenue. We note that she has appointed Mr. S. Johnson as caretaker, for which he is to receive free rent and a salary of \$15.00 per month.

We would ask you to take over the rental management of this property and agree with your recommendation that Mr. Johnson collect the rents from the different roomers and account to you for the rentals.

We took up with Mrs. Ono the matter of Power of Attorney given by her to S. Johnson in which he was to have the entire management of the property and remit the proceeds to the Onos and we advised Mrs. Ono that we could not carry out her instructions in this regard and she was satisfied with our explanation. Will you therefore kindly advise Mr. Johnson to pay all rentals to you and that the matter of the taxes, insurance, etc., will be attended to by the Custodian.

We note the discrepancies in the inventory of the articles found on the premises and these will have our attention.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

B.G.
for advice
on explanation

4551

November 12th, 1942

Mrs. Pica Ono,
Registration No. 03044,
Tashme, B. C.

Dear Madam:-

In your registration of September 25th, you declared a number of articles left as follows.

- (1) Wood shed at 1108 Baymur Avenue.
- (2) Bungalow at back of rooming house at same address.
- (3) Rooming house at same address in care of Mr. Sigward Johnson.

Our investigating agents report as follows.

- (a) Everything is in order except that two bucking saws should read two cross-cut saws.
- (b) Everything is in order except that three small cabinets should read three shelf cabinets. Also three carpets and one hall carpet should read three pieces linoleum and one linoleum runner.
- (c) Articles listed by you were not checked as this would have meant disturbing the tenants of the rooms, but Mr. Johnson checked the list given by you and declared that it was all in order.

As Mr. Johnson seems to be a very reliable caretaker and as the differences set out above are so small, we feel satisfied that your interests are being cared for and propose not further to correspond on your chattels unless, for some reason, you wish to do so.

Yours truly,

H. F. Green
Protection Department

HFG:IF

*Regard copied
12/14/42 unless
further correspondence
from Japanese*

C
O
P
Y

KER & KER, LIMITED.
475 Howe Street,
Vancouver, B. C.

Jan. 7th, 1943.

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

11651
Attention Mr. S.M. Gibson
Insurance Department.

Dear Sir:

We hand you herewith complete list, in duplicate, covering all Insurance Policies on properties which are under our Management as Agents and also on properties on which we have reported on behalf of the Office of the Custodian.

In support of the List which we hand you we also enclose the original Policy covering each evacuee's property, or a Certified Copy of same with the Endorsements attached thereto which were requested by your Department and where we could obtain same.

The List is complete but there are one or two exceptions as far as the Policies or Certified Copies are concerned. They are as follows:-

KITAMURA, Kenjiro - File #5090

Union Assurance Company Policy #4032609,
expiring April 25th 1945.
Continental Casualty Company Policy #514073,
expiring June 23th 1944.

Certified copies of these policies were forwarded direct to your Department by Thompson Agencies although we requested them to forward same to this office.

KITSILANO BUDDHIST MISSION - File #12811.

London Guarantee & Accident Policy #566614, expiring
October 7th 1943.

Forwarded direct to the Office of the Custodian
at their request.

Jan. 7, 1943.

NAIKAWA, Sadao - File #10442.

Casualty Company of Canada Policy #P.G.22085,
expiring October 9th 1945.

Forwarded direct to the Office of the Custodian
on September 9th 1942 at their request.

YAMAGUCHI, Hatsu - File #10655.

Hawanesa Mutual Insurance Company Policy #c.47518
expiring May 22nd 1945.

Equitable Fire & Marine Insurance Co. Policy
#908195, expiring April 14th 1943.

These policies were sent direct to the Office of
the Custodian by W.W.Lefseaux although we request-
ed that they be forwarded to this office.

In addition to the above there were two Companies
who refused to issue Vacancy Permits, namely, Hobson Christie
& Co. Ltd. and Reed, Phipps & Davies Ltd. No reply was received
from Waghorn Gwynn & Co. Ltd. on our request for Vacancy Permits
on their policies. Hobson Christie & Co. Ltd. have now advised
us that they will write policies on City dwellings with the re-
quired vacancy clause. In the case of Commercial risks and
Steveston property, they would like us to give them the option
of putting this clause on or refusing the business.

There are one or two evacuees' properties and furni-
ture which we wish to advise you about, we will deal with them
separately. They are as follows:-

MASUDA, Hatsuaro - File #8551 - 325 Willingdon Avenue.

We would recommend that a policy be issued in the
amount of \$300 covering miscellaneous furniture,
chicken brooder and also a chicken incubator in
the above dwelling. Please advise.

MATSUI, Shizue - File #11187 - 617 Powell Street.

In connection with the above evacuee's property,
we reported that there was a considerable quantity
of furniture and also miscellaneous bicycle equip-
ment in the dwelling, and there has never been any
Insurance Policy issued to protect this furniture
and bicycle stock to date and we think it advisable
that a policy in an amount of not less than \$1,000.00
be issued at once. Please advise.

Office of the Custodian

3

Jan. 7, 1943.

MIKE. Uhei - File #10979 - 6736 Selkirk Street.

We would recommend that \$500 coverage be placed on the furniture in this dwelling at once. Please advise.

ONO. Risa - File #11657 - 1108 Bayview Avenue.

We would recommend that \$500 coverage be placed on the furniture and effects left in this dwelling at once. Please advise.

YAGI. Mitsuo - File #8614 - 130 West 1st Avenue.

Further to our letter to you of December 29th 1942, we are awaiting your instructions to issue a policy in the amount of \$1500 on the above property, being \$800 on the rear dwelling and \$700 on the front dwelling. We are still holding same covered in the London Guarantee and Accident Company.

Enclosed herewith you will please find London Guarantee & Accident Policy #566781 on Hinaye Maruno's property located at 2275 McGill Street. This replaces Millers National Insurance Policy #80535 which expired January 5th 1943, which is shown on our List. We will charge the amount of this premium against the revenue from the property.

Also enclosed please find Statement in duplicate of outstanding premiums due from the Office of the Custodian for which we have no revenue to charge same against. We have been carrying one or two of these on our books for a considerable period of time and would appreciate payment from your Department for same.

We regret the delay in turning all this Insurance information policies, etc., over to your Department, but may we assure you that it was no small task to accumulate it and as enable it in a proper manner to submit to your Department.

We are assuming, as Managers and Inspectors of the above properties, that we have the authority to automatically renew this business as it expires in our Companies or where we see fit, forwarding your Department the original policy with the required Endorsements attached and charging the premium to the revenue of the property where it is possible to do so. In the event of no revenue being received from the property, we will forward the Office of the Custodian a Statement covering the cost of the premium.

Yours very truly,

KER & KER LTD.
Per: "Alan N. Ker"

ANK.DH
Encl.

1460 & 11651

November 11th, 1943

Mrs. Risa ONO,
Reg. No. 03044,
Tashme, B. C.

Dear Madam:

Referring to your letter of October 29th,
enclosed find statement of your son's (Kisaburo)
account with us.

You will note that he has a balance with
us of \$200.45, but of this amount \$207.74 represents
rentals received from his logging equipment, sale
of his car and other items against which there are
charges of \$6.31, leaving a credit of \$201.43 in
his account which we cannot pay to you as we have
instructions from him to pay to you only the rentals
from the Franklin Street property and you have
received to date all the rentals we have collected,
less carrying charges.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Enc.

728-7th Ave.
Vancouver B.C.

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

Jan 11/44.

EVACUATION SECTION	
Rec'd.	JAN 14 1944
File No.	11651
Ans.	
Referred	Green

107

Dear Sir; -

Will you kindly send to
me (7) seven pieces of furniture which is
at 1108 Raymur Ave. Vancouver B.C.

He had intended to bring these with
us during evacuation but was not possible
because of shipping restriction. Therefore it
is packed to be shipped and was not in the
Custodian's list at that time.

I believe Mr. Johnson the caretaker will
know all about this matter.

File no. 11651
7 pieces furniture
{ 5 bed parts
1 roll carpet
1 bundle tools (rake, hoe,
shovel, etc)

Yours truly,

Mrs. R. Ono.
(per S. Ono)

Reg No. 03044.

Released by Custodian for shipping to Mrs Risa One above
30 1108 Raymar Ave. Vancouver

1 large 3/4 Bed.
1 small 3/4 Bed.
2 Springs
1 Roll Linoleum
Garden Tools.

Woods Truck to pick up.

22/1/44

B.C. Security Commission
no more money

1108 Raymar Ave., Vancouver, B.C. - Room 9

in possession of Mr. Johnson - Caretaker

and I release you from any claim whatsoever with respect to such
articles, and ship same through the B.C. Security Commission.

Description of articles wanted:

1 - large 3/4 bed) in 3 piece -- Springs, bed post, etc. no mattress.
1 - small 3/4 bed)
1 - roll linoleum Stored in Room 9
Garden tools (Rake, hoe, shovel, etc.)

shipped

Original Address: 1108 Raymar Ave., Vancouver, B.C.

Date Evacuated to Present Address: October 3, 1942.

Total Number in Family: 2

CHARGES:

I agree to pay all charges as required by the British
Columbia Security Commission.

Deposit received: \$4.00

Approved:
BRITISH COLUMBIA SECURITY COMMISSION

Per: T. O. Ford

Risa One
(Claimant Signs Here)

N.B. Above articles not included in the Custodian list.
These articles all have labels on and ready to be shipped.

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

Vancouver, B.C. January 25th, 1944.

One copy of Release to you. Shipment will be made as soon as convenient. As
goods were not declared to you, presume we can make it independently by
extra copy of this Release to the caretaker, Mr. Johnson, at 1108

BRITISH COLUMBIA SECURITY COMMISSION

C. W. F.
C. W. F.

File No. 11651

April 13th, 1944

MEMORANDUM
RE CHATTELS

Re: Mrs. Risa ONO
1108 Raymur Ave.

On September 25th, 1942 Mrs. ONO declared certain furniture, tools, etc. and Messrs. Ker & Ker Ltd. in their report of Oct. 21st, 1942 (On Real Property File) gave further particulars.

Since that time some of these articles have been shipped to Mrs. ONO at Tashme (see Custodian Release form under date of January 24th, 1944).

GDM/GH

*This One was down 3/8 &
given permission to pick up
a dresser & bed-lam, also some
linens from these premises.*

728-7th Ave.

Tashme B.C.

April 18/44.

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

Dear Sir -

EVACUATION SECTION	
Recd	APR 19 1944
File No.	
Ans.	
Referred	<i>Pulson</i>

Referring to the cheque
you send me. The Welfare Dept. sent
it back to you. Since circumstances
came up that I have to have approximately
one hundred and twenty-five dollars. may need now

My daughter had to have her teeth
out, getting false teeth. imperative I
have to have about amount of cash.
Susan had been working full time
only for a very short time and is now
working part time. She has no money
sum necessary. I can't possibly let her
run around without teeth till such time
she has saved \$25.00.

Would appreciate very much if you
will send me the balance. proceeds from
rent of bath house from now on.

Yours truly,

(Mrs) Risk Oso

pu. 7. Oso

File No 1460

1743

2nd St.

11651

1108

Raymond Cur

File 11651

MEMORANDUM

File: 11651

July 11, 1944.

To: Mr. Green

From: Mr. Spain

Re: Catalogue Number 228
1108 Raymur Avenue
Owner: Mrs. Risa ONO
Operator: Mr. Johnson
Purchaser: Mr. Peterson

Edward Wood

Chattels of the above address were examined by me today and I have the following to report:-

Items in Woodshed: The list as taken by Ker & Ker is correct, in fact there are some additional items that can be included. It is unlikely that any of the articles in the shed will prove of interest to Mr. Hen, and just as soon as he has made a decision regarding the main furniture in the building, these articles in the shed may be moved to auction.

Edward Wood

Chattels in Bungalow: Ker & Ker's list checked with contents and found to be correct.

- 1 Portable Gramophone
- 1 Buddha Ornament
- 1 Trunk
- 1 Kitchen clock

These articles should be moved to storage, and the remaining articles sold to Mr. Hen.

Chattels in Rooming House: All of the Beds, Chairs, Stoves and Tables are pure junk and will have no value in auction. They would not justify truckage to the Warehouse as undoubtedly these articles would be rejected there by Mr. Thompson the auctioneer, and we would be obliged to call in the War Salvage or Red Cross to dispose of them.

Every effort should be made to persuade Mr. Hen to make an offer.

GBS/pls

no. 11651

Consider Thompson should condemn everything not worth moving; would not rooming house furniture have some small value to Hen + be sold to him at on recommendation of Thompson

File No. 11651

EVACUATION SECTION	
Rec'd	AUG 8 1944
File No.	11651
Ans.	
Referred	Peters

Tashme, B. C.,
Aug. 4th, 1944.

Your file

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

Dear Sir:

Re: Catalogue No. 238
1108 Raymur Avenue
12/116/181.

Your letter of June 21st informed me that my property consisting of 1108 Raymur Avenue was in the course of sale. Recently, I have been informed, by the caretaker, that he was notified by your Department that the house had been sold.

I do not think that it is fair not to have consulted me in regard to the valuation appraised on the said property and also whether or not it was my wish to dispose of same.

If and when such a property is sold, I think it only right that the Custodian should notify me of the amount for which it was sold without my asking for such a statement.

Although my protest will have very little weight in the matter, I am informing you that it was very much against my wishes to have the property sold.

Yours truly,

Per
Ries One #03044

Per. J. One

11631

August 10, 1944.

Mrs. Miss JNO,
Registration No. 03044,
Tashme, B. C.

Dear Madam:

We are in receipt of your letter of August 4th. This has been carefully read and we can appreciate that the disposal of your property is a matter of great personal concern to you. However, the sale of all Japanese properties is being carried out as a part of a policy of liquidation outlined by Ottawa on the basis of appraised values.

Your letter has been placed on our files so that your comments in regard to this sale will remain on record, but we can only advise you that we are unable to consider any alternative in regard to this matter.

As stated previously you will be notified of the amount and all adjustments in due course.

Yours truly,

George Peters,
Administration Department.

GP:EB

MEMORANDUM

File: 11651

September 28, 1944.

To: The file

From: Mr. Spain



Re: Mrs. Risa ONO

1106 Raymur Ave.

With the purpose of disposing of the furniture at the above address, I arranged for Mr. Wong, the new owner, and his attorney, Mr. Peter Hen to accompany me to ascertain if he would be interested in purchasing the furniture. On a previous visit, I had already decided that the furniture was worthless from an auction point of view, but I had hoped that Mr. Wong might show enough interest to enable us to sell on the basis of auctioneer's appraisal.

As expected however, Mr. Wong took one look at the chattels in the rooming house and said he had seen enough, and had no interest whatsoever in the purchase of the chattels. We are now obliged to have the auctioneer examine and condemn everything, or decide if the rooming house contains anything worth moving to auction. }

The contents of the shed were moved to Willard's Auction Room for inclusion in the auction today (Vancouver Auction No. 512). ✓

Mr. Thompson, the caretaker, left in charge by Mrs. ONO, stated that Miss ONO, on her recent visit to Vancouver had removed, and sold or shipped many articles from the house, bungalow and shed, and it would appear that she had left in the premises only these items for which she was unable to obtain a buyer among second-hand dealers. Mr. Thompson recalled specifically her removal of the following articles:

1 Pick Fork	1 Portable Gramophone
2 Buckets	1 Small cabinets
1 Wheelbarrow	2 Dressers
1 Wagon	7 Chairs
1 Blow torch	1 Writing Desk
2 Sofas	1 Trunk
2 Beds	
2 Tables	

In view of Miss ONO's action, we cannot assume responsibility for anything that may be missing. ✓

GBS/pls

Th. Spain

no. K. Spain

✓ Yes, please. we must have statement from Thompson as to what was there: 17 beds, 6 tables, 6 blinks, 20 chairs, 8 sofas, 19 cabinets, 1 desk

W. G. WILLARD
MANAGER

TELEPHONE: MARINE 5542
RES. TELEPHONE: MARINE 5680

WILLARD'S AUCTION ROOM

AUCTIONEER and VALUATOR



SALES CONDUCTED ANYWHERE IN THE CITY

1047 SEYMOUR STREET
VANCOUVER, B. C.

Oct 11th 1944

Kept of the Secretary of State
Office of the Custodian
506 Royal Bank Bldg
Vancouver B.C.

attention of Mr E. W. Wilson

Re File 11651 Mrs. Risa Ona. 1108 Raynor Ave.

Dear Sir

Beg to advise you I have called at above address, as instructed by your Mr Smith, and have inspected chattels there, comprised of:
17 Beds, 20 chairs, 8 stoves, 17 Tables, 17 blinds

These goods are in my opinion of such a poor condition, I cannot place any value on same and I would advise that said goods be discarded as we would not be able to recover the price of cartage if we were to auction same. The beds are Iron, wooden sided, springs, home made Tables, chairs broken, and the stoves in such poor condition as to be almost worthless
Yours very truly W.G. Willard

NAME OMO, Rita (Mrs. Sanlira)

REGISTRATION NO. 03044

FILE NO. 11651

The following chattels were sold by public
auction at 1047 Seymour St., Vancouver on September 28, 1944

Small box of tools	\$1.00
Child's wagon	2.50
Garden tools	2.20
Old linoleum	1.80
2 Rusty cross cut saws	1.00
Box of sundries	0.65
2 Windows and casing	5.90
2 Bundles poor shingles	2.00
1 Old Mayale (damaged)	4.00
Cupboard	2.00
1 Counter case	0.50

Total

\$ 23.55

Less Expenses: (Auctioneer's Fee: \$2.36
(Advertising: 0.77
(Moving: 10.50

\$ 13.63

Net Proceeds Credited:

\$ 9.22

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 512

Remarks. Goods of very poor quality.

NAME MR. RICH (Mrs. Sengler)

REGISTRATION NO. 03044

FILE NO. 11653

The following chattels were sold by public
auction at 1047 Seymour St., Vancouver, B.C. on October 12, 1944.

Bicycle

\$ 4.00

Total

Less Expenses: (Auctioneer's Fee: \$0.40
Advertising: 0.11
Moving:)

Net Proceeds Credited:

\$	4.00
\$	0.51
\$	3.49

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 513

Remarks. Moving charged in Previous Auction.

Not listed as inventory

11651

November 17th, 1944.

Mrs. Risa OHO,
Registration No. 03044,
Tashme, B.C.

Re: Catalogue No. 228
1108 Raymur Ave., Vancouver
12/16/41

Dear Madam:

Please be informed that the above property has been sold as of June 19th, 1944, for the sum of \$1,200.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

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

Yours truly,

forward on file
forward on file
D

George Peters,
Administration Department.

GP/MEG
encl. (2)
cc: B. C. Security Commission

11651

February 9, 1945

Mrs. Risa ONO,
Reg. No. 03044,
Tashme, B. C.

Dear Madam:

In connection with your property at 1108
Raymur Avenue, we enclose list of chattels which
were sold at auction.

We had the other articles appraised and
found that they were not worth the cost of moving
and shipping to auction. We tried to sell them to
the purchaser of the building but he refused to
make any bid, stating that they were of no value.

Will you kindly confirm that this takes
care of all your real and personal holdings in the
Protected Area.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

Enc.

ADDRESS ALL COMMUNICATIONS TO:
OLD-AGE PENSION BOARD
XXXXXXXXXXXXX
VANCOUVER, B.C.



Old-age Pension Board
VANCOUVER, B.C.

EVACUATION SECTION	
Rec'd	APR 28 1949
File No.	11651
App.	
Reviewed	<i>Rex</i>

April 26, 1949.

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

Dear Sir:

Re: ONO, Mrs. Risa,
New Denver, B.C.
File 51,376 J

The above-named is applying for pension and in connection therewith we require certain information.

We understand that applicant had property which was sold by the Custodian on June 19, 1944. May we have confirmation of this fact please, together with an explanation of the way in which the proceeds were distributed. Have you any other assets of applicant's which were not sold?

Thanking you for your assistance in this matter, we are,

Yours truly,

J. M. Putnam
For Old-age Pension Board

HM
4E

11651

April 28, 1949.

Old-age Pension Board,
661 Richards Street,
Vancouver, B. C.

Dear Sirs:

Re: Mrs. Risa ONO,
New Denver, B. C.
Your File 51.376 J

Replying to your letter of the 26th instant, we wish to confirm that the property of the above woman was sold on June 19th, 1944, for the net amount of \$1,096.41.

This money was sent to Mrs. ONO by monthly remittances of various amounts, the last cheque being sent to her on September 14th, 1948, for \$401.06, which represented the balance of her account.

There are no assets belonging to her now under the control of the Custodian.

Yours very truly,

C. H. Reed,
Office of the Custodian.

CHR/fm

File No. 11651
Reg. No. 03064

Mrs. Rita OHO

Date	Particulars	Debit	Credit	Balance
1942 December 12	Rents collected Commission Sundry per rental statement	1.00 8.49	12.22	
1943 January 13	Rents collected Commission Insurance Sundry per rental statement	1.95 18.75 17.59	38.50	
February 12	Rents collected Commission - Ker & Ker Repairs & Maintenance Sundry per rental statement	2.45 15.00 3.00	48.50	
March 10	Ck 2139 - Certificate of Encumbrance - Vancouver	1.00		
March 15	Rents collected Commission Repairs & Maintenance Insurance Sundry per rental statement	2.30 15.00 12.15 3.61	46.00	
April 13	Rents collected Commission Repairs & Maintenance Sundry per rental statement	2.15 15.00 2.96	42.50	
May 7	Ck 3081 - Mrs. Rita OHO	40.00		
May 14	Rents collected Commission Repairs & Maintenance Sundry per rental statement	2.15 15.00 6.79	42.50	
June 12	Rents collected Commission Repairs & Maintenance Insurance Sundry	2.25 15.00 25.66 2.59	45.50	

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 July 14	Rents collected Commission Repairs & Maintenance Insurance Sundry	\$ 2.25 15.00 7.34 2.76	\$ 45.50	
August 13	Rents collected Commission Repairs & Maintenance Sundry	2.25 15.00 5.18	45.50	
August 16	Ck 4736 - 1943 taxes, Lot 12/16/D.L. 181	59.20		
September 23	Rents collected Commission Repairs & Maintenance	2.25 21.41	45.50	
October 14	Rents collected Commission Repairs & Maintenance Sundry	2.45 15.00 1.08	49.00	

CR \$ 78.21

File No. 11651
Reg. No. 03064

Date

Particulars

1943 October 14

November 24

December 16

Debit

Credit

Balance

Balance as per statement sent

Cheque to you

Rents collected
Less disbursements

Rents collected 5 months @ \$49.00
Less disbursements

Balance rent to date

Credit re Sale of Property
1944 taxes

Cheque to you

\$ 78.21

\$ 78.21 CR

60.00

40.15

106.50

114.80

245.00

3.30

58.46

1,156.63

10.00

\$ 283.41

\$1,589.64

CR \$ 1,306.23

File No. 11654
Reg. No. 03044

Elm ONO

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 September 20	Balance as per statement sent			
October 20	Valuation fee re chattels	\$ 5.00	\$1,306.23	
November 8	Proceeds Auction Sale		9.92	
November 20	"		3.49	
December 21	Cheques to you - Nov. \$20.00, Dec. \$35.00	55.00		
1945 April 19	Adjustment of water rates collected from purchaser of real property		4.35	
May 2	Refund Insurance premium		2.07	
December 17	Cheques to you - 1 @ \$80.00, 12 @ \$10.00 each	200.00		
1945 December 17	Cheques to you - 8 @ \$10.00, 4 @ \$30.00 each	200.00		
1947 November 28	Cheque to you	165.00		
1948 February 18	Cheque to you	200.00		
June 29	Cheque to you	100.00		
		<u>\$ 925.00</u>	<u>\$1,326.06</u>	

CR \$ 401.06

Accounting Department
September 17th, 1948