

Name of Claimant HYODO, Toshi

Case 1256

Custodian File 7036

<u>REAL PROPERTY</u>										
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		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
1840.00	92.00 12.50									104.50
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
448.35	197.75	59.36	44.14%	247.15	109.09					168.41
TOTAL RECOMMENDATION										272.91



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CASE NO: 1256

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
November 16, 1948.

IN THE MATTER OF THE CLAIM OF
(MRS) TSHI HYODO

PROCEEDINGS AT HEARING.

Original



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IN THE MATTER OF THE "INQUIRIES ACT"
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

Toronto, Ontario,

November 16, 1948.

IN THE MATTER OF THE CLAIM OF

(MRS.) TOSHI HYODO

PROCEEDINGS AT HEARING.

APPEARANCES:

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

G. P. OPPER, ESQ., appearing for the
Claimant.

A. SMITH, ESQ., Secretary.
D. J. HANDFORD, ESQ., Official Interpreter.
J. B. MCGREGOR, ESQ., Official Reporter.



1 T. Hyodo,
2 In chf.

3 (MRS.) TOSHI HYDDO, the claimant herein, being first
4 duly sworn, testified as
5 follows:

6 DIRECT EXAMINATION BY MR. OPPER:

7 MR. OPPER: I am showing you a sheet called
8 Real Estate Other Than Farm; is that your signature
9 at the bottom? A. Yes.

10 this
11 Q. Was/sheet prepared under your instructions?

12 A. Yes.

13 Q. Do you swear the contents of it are true?

14 A. Yes.

15 this
16 Q. A change has been made in/sheet before she
17 signed it under the words Cost Price it shows 34 lots
18 sold in 1911, for approximately \$375. a lot. I was
19 advised by the claimant that should be \$500. a lot,
20 and a change was made and she signed it after it was
21 made.

22 (REAL ESTATE OTHER THAN FARMLAND FORM MARKED
23 EXHIBIT NO. 1)

24 MR. CHRISTIE: I tender first as Exhibit 2 an
25 appraisal of Loewen & Harvey Limited. This appraisal
26 is dated the 8th of January 1944, and it applies to
27 Lots 21, 22, 18, 17, 19 and 20. Then there are three
28 more appraisals of the same company. These are dated
29 March 31st, 1944, and the first one is the appraisal
30 of Lot 25, the second one of Lot 24, and the third
of lot 23. I do not know whether it is necessary
for me to enumerate each one separately. I am making
them all Exhibit 2. They are fairly lengthy.

(APPRAISALS ABOVE REFERRED TO MARKED EXHIBIT 2)

MR. OPPER: You are the owner of the real



T. Hyodo,
In chf.

1
2 estate shown in this form that you have just looked
3 at, and that real estate consisted of lots 17 to 25;
4 is that correct?

5 A. That is right.

6 Q. And they were purchased in 1909, is that
7 correct? A. Yes.

8 Q. In 1909 you bought quite a bit of land?

9 A. Yes.

10 Q. How much? A. In 1909 there was a
11 five acre parcel purchased and later subdivided into
12 43 lots.

13 Q. The price for the 5 acre parcel was \$5000?

14 A. Yes.

15 Q. And subsequently in 1911 you sold off
16 34 of the original 43 lots?

17 A. I kept 9 lots, seven on the front and two on
18 the side.

19 Q. When those 34 lots were sold in 1911, what
20 was the average price obtained for those lots?

21 A. The front would cost \$1500. one lot at that
22 time.

23 Q. You sold one of the lots for \$1500?

24 A. The front.

25 Q. I suppose some of the other lots sold for a
26 lot less than that? A. Yes, the highest

27 was -- I don't remember -- but my husband told me some
28 were \$475. and away back they were more cheaper.

29 Q. If you sold some at \$1500 and some for \$400.
30 and so on, what do you say the average sale price of those
31 34 lots you sold in 1911 would be? A. \$500.



T. Hyodo,
In chf.

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Q. When you bought this parcel of land in 1909 there was a house on it? A. Yes.

Q. And since 1909, over a period of years, as indicated on this form, you have made a lot of improvements to that house?

A. Yes.

Q. And you say the amounts shown on this form are correct for the cost of the improvements?

A. Yes.

Q. Are you familiar with lots 21 and 22?

A. Those are the lots that the house is on.

Q. They would be on the west side of Victoria Drive between 51st and 52nd. Avenue East?

A. That is right.

Q. They say that on these lots there is an old log house? A. Yes.

Q. The outside walls of which have been shingled over? A. Yes.

Q. And there is a very old shake roof on the north side? A. Yes.

Q. The house consists of a living room, dining room, and kitchen and bedroom on the lower floor?

A. Yes.

Q. Was there a partition between the living room and the dining room?

A. Yes, there was a door.

Q. It goes on to say that the floors throughout are very uneven and shaky, which would indicate the stringers and foundations are rotten. What do you say



T. Hyodo,
In chf.

1 about that?

2
3 A. The man came from the city to inspect it and
4 he saw the big cedar posts downstairs. We had a house
5 mover come to inspect it and he looked and saw the big
6 cedar posts underneath and they were not rotten at all.

7 Q. What does she mean by a house mover?

8 A. Contractors who arranged to move the house
9 itself. It was to be moved to another lot.

10 Q. Was the house ever moved?

11 A. We didn't move the house because we didn't
12 have the money.

13 Q. Well then, it goes on to say in this appraisal
14 that the floors throughout are very uneven and shaky,
15 the floors in the house are very uneven and shaky?

16 A. The side where the kitchen was sloped a
17 little.

18 Q. Were they insecure, did you have a feeling of
19 insecurity? A. No, it wasn't shaky.

20 Q. Had you ever been offered anything for your
21 house, had anybody ever offered to buy your lots
22 21 and 22 with the house on it?

23 A. Just before the evacuation a man came who
24 wished to buy lots 1 and 2 and the house for \$3000.
25 The man came from Alberta.

26 Q. Now, as I understand it, on lot 23 there was
27 a chicken house? A. Yes.

28 Q. And what was the state of repair of that
29 chicken house? A. It was strongly built.

30 Q. Had you been using it for the raising of
chickens? A. Yes.



T. Hyodo,
In chf.

1 Q. How many chickens could you keep in that
2 chicken house? A. I think one hundred on
3 each side, two hundred altogether.

4 Q. Now what kind of a district was it in around
5 where your property was -- I suppose when you bought
6 the property in 1909 there wasn't much around there?

7 A. No.

8 Q. Subsequently, over a period of thirty years
9 what happened to the district?

10 A. A few years after we bought, the city street
11 car started to run past the front of the property.

12 Q. And did the district build up?

13 A. Lots of houses were started building.

14 Q. Would it be fair to say that this was a
15 residential area? A. Oh yes.

16 Q. What kind of houses were there around there?

17 A. Bungalows, lots of bungalows.

18 Q. You are familiar with lot 18?

19 A. 17 and 18, that is on the side.

20 Q. What street did those lots front on,
21 51st Avenue East? A. Yes.

22 Q. There was nothing on them, they were vacant?

23 A. Just my garden and fruit trees.

24 Q. You had fruit trees? A. Yes.

25 * Q. Had you ever been made an offer for these
26 lots? A. I couldn't sell them, I would have to
27 move the house if I wanted to sell. We couldn't
28 sell those lots because the house was touching on the
29 property and in order to sell those lots we would have
30 had to move the house.



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T. Hyodo,
In chf.

Q. Lot 19 was used for your garden?

A. Yes.

Q. And it fronted on 51st Avenue and Victoria Drive -- it was on the corner?

A. Yes.

Q. It was about 33 x 120 feet? A. Yes.

Q. All the lots were about the same size?

A. Yes.

Q. And lot 20 was another vacant lot on the south-west corner of Victoria Drive and 51st Avenue?

A. Yes.

Q. Here is another sheet entitled Personal Chattels?

A. Yes.

Q. Is that your signature? A. Yes.

Q. Was this form prepared under your instructions?

A. Yes.

Q. Do you swear the contents are true?

A. It is true.

(PERSONAL CHATTELS CLAIM FORM MARKED EXHIBIT 3)

MR. CHRISTIE: I tender as Exhibit 4 the Analysis of Personal Property Claim.

(ANALYSIS OF PERSONAL PROPERTY CLAIM MARKED EXHIBIT NO. 4)

MR. OPPER: Before you were evacuated you had a number of chattels? A. Yes.

Q. In fact there is quite a long list here. Now, where were they left?

A. Five different places. You must have some record because it was reported to the Custodian.



T. Hyodo,
In chf.

1

2

Q. We want you to tell us so it goes down?

3

A. I don't remember the house numbers.

4

Q. Supposing we help you out. Some of these
chattels were left at your house?

5

6

A. Yes, some were in the house.

7

Q. Have you any idea which ones were left in
your house and which ones were left somewhere else?

8

9

A. All the books, the Books of Knowledge and
the cedar chest and the Japanese dinner furniture.

10

11

Q. Would most of your furniture be left where
it was?

12

13

A. Yes, the furniture was in the sixth
block on Victoria with Mr. Cocker.

14

Q. You left stuff in your own house didn't you?

15

A. Yes.

16

Q. What I am saying is things like the beds and
the dining room suite would be left in the house, or
would they be moved somewhere else?

17

18

A. The dining room suite and the radio and the
piano went to Mr. Cocker's.

19

20

Q. Well referring to some of the items you
have listed in this sheet, one item deals with
a heater stove, what kind of a stove is that?

21

22

A. It is square, it looks like a radio.

23

24

Q. What did you use in it, coal or wood?

25

A. Coal.

26

27

Q. Was it working all right when you left it?

28

A. Its condition was O.K. It was new in 1936,
it would be about four or five years old.

29

30

Q. Stoves don't get so old. Then where was the
stove left?



T. Hyodo,
In chf.

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A. At Mrs. Halliday's.

Q. Is she a neighbour? A. Yes.

Q. Where did she live, next door?

A. Across the street.

Q. There was a double bed?

A. That was at Mr. Cocker's.

Q. And there were four pieces complete; what do you mean complete, did it have springs and mattresses?

A. Four pieces, and a lady's bureau with a mirror on it, and a man's chest of drawers, and a chest and a bed and the mattress and springs.

Q. Tell me, what type of wood was in that suite? A. Mahogany.

Q. Was it solid mahogany or veneer or what?

A. No; I paid \$200. for it.

Q. Then these six pictures; were they oil paintings?

A. They were oil paintings.

Q. Were they Japanese; were they good paintings?

A. Good paintings.

Q. How did you come by them, where did you buy them?

A. I bought them at the Hudson's Bay store new.

Q. You bought them in 1932? A. Yes.

Q. They were landscapes I suppose, were they?

A. Yes.

Q. How big were the paintings?

A. Some were very big.

Q. They were prints were they?

A. They were oil paintings.



T. Hyoda,
In chf.

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2 Q. Where was the Gurney range and a saw dust
3 burner left, -- with Mrs. McNiven?

4 A. Yes, with Mrs. McNiven.

5 Q. You say you paid \$200. for that in 1935?

6 A. \$150. for the stove -- it cost \$200.
7 altogether.

8 Q. Was it working all right?

9 A. The condition was good.

10 Q. There were several pieces of china and
11 silver; can you elaborate on that. Tell us what china
12 you had?

13 A. A nice dinner set. The children gave
14 it to me for a Christmas present and there was a
15 Japanese dinner set my daughter brought from Japan, a
16 whole set.

17 Q. How many pieces would there be in say the
18 English china?

A. That was for 12 people.

19 Q. Do you know whether or not that was bone
20 china or what kind of china it was?

21 A. I think it was Johnson china.

22 Q. Were there any pieces broken?

23 A. No, it wasn't used so many times, it was
24 only used at special times.

25 Q. And where was the china left?

26 A. At Mrs. McNiven's.

27 Q. And what about the silver, what did you have
28 in the way of silver? We are talking now about the
29 ones you left -- does the silver include knives and
30 forks and spoons?

A. No, I have those cheaper forks and spoons
and knives and this soup spoon, and those things I have



T. Hyoda,
In chf.

1
2 myself.

3 Q. You are claiming a fair amount for china
4 and silver, and what I am interested in knowing is if
5 you had any good silver when you left?

6 A. Yes, lots of other silver things.

7 Q. Ornaments and plates and things of that
8 sort? A. Yes.

9 Q. Now, some of your stuff you say you left
10 at your house, and some of it you gave to Mrs. Halliday
11 for safekeeping? A. Yes.

12 Q. Then Mrs. Halliday died? A. Yes.

13 Q. Her daughter, Mrs. Nolan, did she look
14 after your things after that? A. Yes.

15 Q. Where did Mrs. McNiven come into it -- she
16 was looking after the china and silver?

17 A. Yes, and my stove, my range, and I think
18 that is all.

19 Q. What happened to the china, did you ever
20 get the china back?

21 A. No, I asked her to keep it until we got/home
22 and when we got a home in Hamilton to send it out and
23 so she asked the Custodian about it and the Custodian
24 said no and took it away from her place and she went
25 and asked them to sell it to her -- if they were going
26 to sell it she would buy it, but the Custodian said,
27 sorry, it was too late, that it was sold. I asked her
28 to keep it for us until we got settled and when we got
29 settled in Hamilton I asked her to send it out to us,
30 and she asked the Custodian if she could send it and the



T. Hyoda,
In chf.

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2 Custodian said no, and then Mrs. McNiven then said if
3 it was going to be sold anyway she would like to buy
4 it but the Custodian said, no, you can't have it, it
5 is too late, it has already been sold. Then I wrote
6 a letter to Mr. McNamara at Ottawa to help me because
7 he told me anything he could do he would help me, and
8 he wrote to the Custodian too, and he got just the
9 same answer, it was too late. Then I asked them to
10 send the money and there was no answer at all. Then
11 my son was in the Army in Vancouver and I asked him to
12 go and see the Custodian and find out everything. Then
13 the Custodian said there was no record that it was
14 brought from Mrs. McNiven's and sold. The china sold
15 at auction was everyday china that was left at the
16 Halliday's.

17 Q. When you went away did somebody take over
18 your house? A. I rented to Mr. Hipstead, or something
19 like that.

20 Q. Did he use any of your chattels left in
21 the house? A. I told him he could only use the
22 table but I see from the list that that was sold for
23 25 cents.

24 Q. Where were the Books of Knowledge?

25 A. Upstairs in the house.

26 Q. And all these other books were up there too
27 were they? A. Yes.

28 Q. The chest of camphor wood, where was it?

29 A. Upstairs in the house.

30 Q. Were they locked up? A. No.



T. Hyoda,
In chf.

1
2 Q. You just told Mr. Hipstead he couldn't use
3 those? A. No, no, we put our books and things
4 in there. They were very heavy, so we couldn't take
5 them with us.

6

7 CROSS EXAMINATION BY MR. CHRISTIE:

8 Q. I am showing you a J.P. Form dated the
9 30th of April, 1942; is that your signature?

10 A. That is right.

11 Q. And another J.P. Form dated the 16th of
12 May, 1942?

13 A. That is my daughter's.

14 (TWO J.P. FORMS MARKED EXHIBIT NO. 5)

15 Q. You were evacuated on June 5th, 1942?

16 A. No, it must have been May.

17 Q. In any event prior to your evacuation you
18 left various household goods with different persons?

19 A. That is right.

20 Q. You told my friend that in 1911 there were
21 34 lots sold; were those sold by your husband?

22 A. Yes.

23 Q. And they averaged \$500. a lot?

24 A. Yes.

25 Q. Your husband would get a total of \$17000?

26 A. That is right.

27 Q. Now, this offer you say you got for \$3000.,
28 did you receive anything in writing or was it all verbally?

29 A. No, they just came to ask to buy, but we
30 needed the house. There was nothing in writing.



T. Hyoda,
cr. ex.

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Q. He made this offer to your yourself?

A. To my husband and I was beside him.

Q. I don't think it is necessary for me to go into the question of valuation of the real property -- it is really a question of valuation.

I am showing you an inventory dated November 14th, 1942. Is that your signature?

A. Yes.

Q. And you left some property with Mrs. McNiven?

A. Yes, Miss McNiven.

Q. Some with Mr. Cocker? A. Yes.

Q. Some with M. Bell?

A. Yes.

Q. Some with Mrs. Shepherd?

A. Yes.

Q. All this was before you were evacuated?

A. Yes.

Q. And you asked these people to look after this property for you? A. Yes, that is right.

Q. I tender an inventory, dated October 24th, 1942, signed by the claimant, as Exhibit 6.

(INVENTORY ABOVE REFERRED TO MARKED EXHIBIT NO. 6)

Q. I am showing you a letter received at the office of the Custodian and it is dated November 14th, 1942. Did you sign that? A. Yes.

Q. It says:

"I am sorry I have caused so much trouble.

The double bed you mentioned was brought here by my daughter."



T. Hyoda,
cr. ex.

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Which double bed was that?

A. I left it at Mrs. Halliday's.

Q. That isn't the double bed you are valuing
at \$75?

A. No, no.

Q. I file this as Exhibit 7; it is a letter
dated November 14th, 1942, from the claimant to the
Custodian.

(LETTER ABOVE REFERRED TO MARKED EXHIBIT NO. 7)

Q. What kind of bed was it, what kind of wood
was it made of?

A. Just a steel double bed.

Q. The one you left with Mrs. Halliday was
steel? A. Yes.

Q. Now, this double bed, four pieces complete,
where was it left?

A. That is at Cocker's.

Q. I am showing you a letter dated July 7th,
1944. It says:

"Please note that, 1 radio, 1 piano, belonging
to us and left in the care of Mr. Wm. Cocker,
7807 Victoria Drive, Vancouver, B.C. have been
sold at our request and that Mr. Cocker is no
longer responsible for these items."

Now, you sold these?

A. Mr. Cocker sold them.

Q. On your instructions?

A. Oh, that is right.

Q. You told him to sell them?

A. Yes.



T. Hyoda,
cr. ex.

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2

---see Exhibit No. 7.

3

Q. These carpenter tools, they were left at
Mrs. Nolan's?

4

5

A. Yes, Mrs. Halliday died.

6

Q. She was a daughter of Mrs. Halliday?

7

A. Yes.

8

Q. And this knitting machine was shipped to
Harry Suzuka?

9

A. That is my brother.

10

Q. And you received some photographs too?

11

A. No.

12

Q. Did you ever receive any photographs or
paintings, were any of those shipped to you?

13

A. Oh yes, the pictures.

14

Q. I file at the request of my learned friend
a letter dated August 3rd, 1946, addressed to the
Custodian. That is your signature?

17

A. Yes.

18

Q. You say in this letter:

19

"Fortunately the flat ware was removed before
the Custodian went to demand the goods left with
our friends and it will not be necessary for
any further search for them."

20

21

22

23

Now, did you take the silver and flat ware
away?

24

A. Yes, my daughter brought it except
for the good forks.

25

26

Q. Would most of your silverware be this
flatware that you took away?

27

28

A. Yes, we brought
the cheap ones away with us and left the good ones
there.

29

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T. Hyoda,
cr. ex.

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Q. How much of this flat ware did she take away?

A. That is different silver; it was cheap stuff we took away and that isn't in the claim.

THE SUB-COMMISSIONER: It is a most unusual procedure to take the cheap and leave the good?

MR. CHRISTIE: Didn't you need this flat ware for every day use.

A. I wrote my daughter -- she was still in Vancouver.

Q. Did Mr. Cocker sell anything else besides your radio and piano on your behalf?

A. No, that is all.

Q. I am showing you a letter dated January 25th, 1945; is that your signature?

A. Yes.

Q. I will read you this paragraph:

"I was informed before leaving Vancouver that goods left in the care of friends would be protected by the Custodian. But since they were no longer being protected but sold I ordered Mr. W. Cockery of 7811 Victoria Drive to sell what goods he was able to get rid of. Therefore no blame lies with Mr. Cocker but to myself. In regards to goods still left there in the hands of our friends, I would like to have all sent east to the above address except for the following items whose prices are stated and which we think are very reasonable for the times."



T. Hyoda,
cr. ex.

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Now, did you give Mr. Cocker authority to sell other goods besides the piano and the radio?

A. No, they asked my daughter.

Q. What does she mean "I ordered Mr. Cocker to sell what goods he could get rid of"?

A. I think that is what my daughter said. I didn't know that.

Q. I will file this letter with the same exhibit.

~~11~~ See Exhibit No. 7.

Q. There is another letter dated January 2nd, 1945. Whose signature is that?

A. That is my daughter's.

Q. Was that letter sent on your instructions?

A. No; what does she say?

Q. I will read it to you?

"I have recently received word that our china and other dishes, also the kitchen range, Gurney, left in the care of Miss C. McNiven, 1945 W. 35th were removed by your workers.

As the family has decided to settle in the East, we were paanning to have all those articles with the exception of the kitchen range, sent out to them. All that was not required were sold previous to evacuation and only those of personal value kept. I hope you can make arrangements at an early date to ship all the dishes to Mrs. T. Hyodo, 104 West Ave S., Hamilton, Ont. We would like to sell the kitchen range if a satisfactory price can be



T. Hyoda,
cr. ex.

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"obtained.

An early reply to this note would be greatly appreciated."

What do you mean when you daughter said:

"All that was not required were sold previous to evacuation and only those of personal value kept."

Do you know anything about this?

A. No.

Q. Is your daughter here today?

A. She was here in Toronto; she is not in Court, no.

Q. Do you know of any other goods sold by you or by any others prior to your evacuation?

A. I think that is all.

Q. I am showing you a photograph of your property; that is your house?

A. Yes.

(PHOTOGRAPH OF CLAIMANT'S PROPERTY MARKED EXHIBIT NO. 8)

Q. You have an item here for 9 cartons of bottles that you value at \$44.20 and these were sold for \$100. What were they?

A. Those were fancy bottles that I imported from the United States.

Q. What kind of bottles were they?

A. They were such bottles as are used for hair oil.

Q. Nine cartons, is that what it is?

A. It is nine boxes full of bottles.



T. Hyoda,
cr. ex.

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Q. They were sold for \$1.00?

A. Yes.

Q. What were you going to use them for?

A. We were going to open a business for hair
oil.

Q. Did you ever go into this business?

A. Just samples that we gave to friends and
various people when we were going to leave and it
petered out.

Q. What were these six pictures you value at
\$20. and which were sold for \$1.00. Were they oil
paintings? A. All oil paintings.

Q. Now, these Books of Knowledge, what year
was the edition?

A. I don't remember.

Q. How long had you had them?

A. About ten years I think.

Q. And how old were these school text books?

A. Some were old and some were new -- my
eight children went to school.

Q. At the time of evacuation what were the
range of ages of your children?

A. The youngest was 12.

Q. What was the eldest?

A. The old one was teaching.

Q. I will file as Exhibit 9 the Certificates
of Encumbrance for this property.

(CERTIFICATES OF ENCUMBRANCE MARKED EXHIBIT
NO. 9)

Q. I will file as Exhibit 10 a large group of



(Discussion)

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tenders and offers on the two lots. I will just put them in and say they are tenders and offers to purchase on two lots.

(TENDERS AND OFFERS TO PURCHASE MARKED EXHIBIT NO. 10)

Q. I might say that one parcel of property was sold to John Vogt for \$500. and the other was sold to the same person for \$1340. I think it should be noted for the record there were numerous tenders received and these were the highest.

(REAL PROPERTY SUMMARY AND PERSONAL PROPERTY SUMMARY MARKED EXHIBIT NO. 11)

(2 NOTICES OF ASSESSMENT FOR THE YEAR 1943, MARKED EXHIBIT NO. 12)

(AUCTIONEER'S SHEETS MARKED EXHIBIT NO. 13)

It is submitted your honour, that the real property was sold at its fair market value.

It is submitted that those articles of personal property which were sold at auction were sold at their fair market value.

It is submitted that the Custodian is not responsible for goods which were left in the custody of a person other than the Custodian and of which he had no record and which were not sold by him.

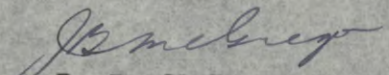
It is submitted that the valuation placed on those articles under the heading "Declared Not Found", is excessive.

(PROCEEDINGS ADJOURNED SINE DIE)

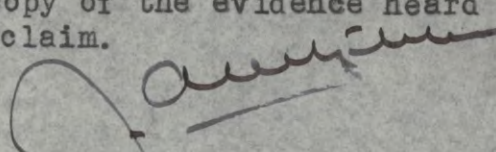


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I, hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.


J. B. McGregor,
Official Reporter.

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


J. A. McGibbon,
Deputy Commissioner.

DEC - 8 1947

base 1206

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

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

ACKNOWLEDGED

[Signature]

7036

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

(1) NAME HYODO TOSHI (RCMP) Reg. No. 00794
(Print) Surname Given Name

(2) Pre-Evacuation Address 6751 Victoria Rd. Vancouver, B.C.

(3) Present Address 93 Inchburyst Hamilton, Ont.

(4) REAL ESTATE
(a) Street Address (if any) 6751 Victoria Road, Vancouver, B.C.
City or Municipality, Province

Brewer

(b) Legal description (lot number, block number, section number, etc.)
Lot 17-25 Blk 3 D.L. 735

(c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) Residence Type of business
(iii) ~~Business~~
(iv) Any other type of property (describe) _____

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

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ _____
(ii) Buildings - - - - - \$ _____
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ _____
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 4550.00
(v) Amount at which Custodian sold property and credited your account - - \$ 1840.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2710.00

(5) PERSONAL PROPERTY
(a) Place or places at which property was left by the claimant at date of evacuation _____
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) _____
(c) How stored or packed at time of evacuation _____

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

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

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

TOTAL CLAIM FOR PROPERTY LOSS \$ 617.40

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 3327.40

(6) (a) Place at which claimant prefers to be heard. (b) Do you require the services of an interpreter at the hearing? Yes or no

(Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

Toronto

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

DOMINION OF CANADA)
of)
TO WIT:)

I, Toshi Hyodo of the City of Hamilton in the County of Wentworth

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City)
of Toronto)
in the County of York)
this 29th day of November)
A.D. 1947.)

Toshi Hyodo

A Commissioner &c.

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

	<u>Value</u>	<u>Sold by Custodian</u>
Brought Forward	641.45	125.60
Lamp	2.10	2.10
Miscellaneous	1.00	1.00
Basket Tab and Content	2.00	.80
2 Lamps and Shades	1.50	.75
Bag and Umbrella	3.00	1.15
Miscellaneous	.25	.25
Clock	.65	.65
2 Boxes of Miscellaneous	1.75	1.75
Big Round Table 4 feet.	5.00	.25
Box of Books including 29 Volumes Book of Knowledge	75.00	
#10 Dictionary Doctors's Directory, Jap. Book of Knowledge, School Text Books and Various Japanese Books 14 x 14 Canvas Chest (Camphor wood)	10.00 <u>8.00</u>	
	751.70	\$135.30
	<u>134.30</u>	
	\$617.40	

	<u>Value</u>	<u>Sold by Custodian</u>
Tray and Glassware	3.00	1.00
Platter and dishes	5.00	1.10
Saucepan, Bowl & etc.	5.00	.60
Roast Pan (Aluminum)	3.00	1.50
Roast Pan	1.00	1.00
Odd Lot Pots and Pans	1.00	.80
3 Frying Pans and etc.	2.00	.60
Plated Vase and Dish	3.00	1.50
Box Dishes	2.00	.75
Beatty Washer	65.00	65.00
2 Box & Odd lot	1.50	.85
Odd Lot	2.50	1.25
9 Cartons & Bottles	44.20	1.00
Heater	50.00	11.00
Bed Single Complete	15.00	
Ladder and Tub Carrier	5.00	1.50
3 Boxes Kitchen Chairs	5.25	
2 Pluning 10' & 5'	2.00	
Crockery containers (5 Gal)	2.50	
Saws (7'5'4')	10.00	
Axes (Double and Single)	2.00	
2 Hammers (8#,5#)	5.00	
2 Wedges (8)		
Weelbarrow	3.00	
2 Planes	3.00	
2 Chisels	2.00	
2 Ladders (20' and step)	3.00	
Chain 40'	2.00	
Machine Wrench	2.00	
Scythe	.75	
Peevee	.75	
2 Garden Rakes	1.00	
2 Mattacks	1.50	
2 Hoes	1.00	
5 Shovels	3.00	
3 Crow Bars (2 big 1 small)	3.00	
Set of Scales	5.00	
Range, Gurney	125.00	25.00
Several boses of China and Silver	125.00	
Double Bed(4 pieces complete)	75.00	
22 Rife(placed under custody of City Police)	2.00	
6 Pictures	20.00	1.00
Box of Coral	5.00	2.25
Cutlery	7.00	2.35
Bag	2.50	.70
Basket and Plated Ware	5.00	1.05
2 Boxes of Christmas Decor- ations	2.50	1.50
2 Bags and Trays	4.00	.50
Basket and contents	2.50	1.80

641.45

125.60

Carried Forward

(Claimant's Name)

EXHIBIT No. 1256-1
DATE NOV 16 1948
FILLED BY A. G. P. Opper

Reg. No.

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
1. House	2 storey	log	residence	lots 17-25 33x120 each	1909	
2. Chicken House on lot 23						

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Residential	Purchased 1909-5 -acre totalling 43 lots lots at \$8000.00. 34 lots sold in 1911 for approx. \$375 a lot. <i>500</i>	1912-front verandah constructed-\$600.00 1917-improvements to living dining room -\$100.00 1930-new floor to kitchen -\$75.00 -improvements to upstairs rooms-\$75.00 1941-walls papered downstairs plus interior painting -\$80.00 1915-kitchen sink, running water brought in-previously well water -\$125.00	Improvements 1500.00 Land 3050.00 <u>\$4550.00</u>
Comments re upkeep of premises:			Summary: Estimated value 4550.00 Sold by custodian 1840.00 Claim <u>\$2710.00</u>

Comments re Appraiser's report not covered above:

1. Claimant states foundation was not rotten at evacuation.
2. Floors were slightly uneven but not shaky.
3. Claimant feels appraisal value as too low.
4. Claimant sold in 1911 34 lots of the original purchase at app \$375 per lot.
5. Claimant states chicken house on lot 23 had value of app \$50.00. The building was in use as a chicken house at evacuation.
6. Assessment 1943:

Land	\$1900.00
Improvements	650.00
	<u>\$2550.00</u>
7. Just prior to evacuation (1942) claimant was offered \$3000.00 for house and 2 lots but name forgotten.

8. Lot 1, Block 1, District 725/3618 same size lot as others and near the site of the others (about 30 yds away) was sold by custodian for \$400.00 in Jan. 1945. No claim is made on this property but claimant feels it is a good evidence as to the value of lots 17 to 25 (papers on file).
9. When lots were purchased in 1909, district was mostly farm area. By 1942, district had become a desirable residential area with all city services.

Toshi Hyodo.

Signature

Type of Property: Residence
Date of Purchase: 1952
When Purchased: 1952

1252

Estimated Value of Land: 4500.00
Estimated Value of Buildings: 2500.00
Total: 7000.00
Improvements: 2500.00
Land: 4500.00



1. For 1951, the estimated value of the property was \$4,500.00. This value was based on the value of the land and the value of the buildings. The value of the land was \$4,500.00 and the value of the buildings was \$2,500.00. The total value of the property was \$7,000.00. This value was based on the value of the land and the value of the buildings. The value of the land was \$4,500.00 and the value of the buildings was \$2,500.00. The total value of the property was \$7,000.00.

2. The value of the property was based on the value of the land and the value of the buildings. The value of the land was \$4,500.00 and the value of the buildings was \$2,500.00. The total value of the property was \$7,000.00. This value was based on the value of the land and the value of the buildings. The value of the land was \$4,500.00 and the value of the buildings was \$2,500.00. The total value of the property was \$7,000.00.

EXHIBIT No. _____
DATE..... Nov. 16/48
FILED BY K.A.Christie

LOEWEN & HARVEY, LIMITED

751 Dunsmuir Street,
VANCOUVER, B.C.

8th January, 1944.

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

Dear Sir:-

Re: Catalogue Nos. 285, 287, 288, 290, and Lot 17
(not in catalogue) Lots 18, 19, 20, 21 and 22,
Block 3, District Lot 735 - 6700 Blk. Victoria
Drive, City.

Catalogue 285. Lot 21 and 22. These two lots are on the West side of Victoria Drive, between 51st and 52nd Avenue East, each lot being 33 x 120 ft. The property has all been cleared and in use as a garden but has not been cultivated by the present occupants. On the rear of the property a surveyed but unopened lane shows on the map. The lane has been opened north from 52nd as far as Lot 22.

On these two lots and encroaching on the lane, there is an old log-house, the outside walls of which have been shingled over. There is a very old shake roof and on the North side a lean-to has been added. The house consists of living-room, dining-room, kitchen and bedroom on the lower floor, with a partition between the living-room and dining-room, having been installed by the tenant and is of wood. The floors throughout are very uneven and shaky which would indicate that the stringers and foundations are rotten. On the second (2nd) floor there are two (2) rooms and the front is open for storage. Throughout, the house is wooden walls and ceilings which have been papered over. The only plumbing in the house is a kitchen sink and hot water boiler, there being a dry-toilet which is really on Lot 18 across the lane.

If at any time it becomes necessary to open the lane, this house would have to be removed and owing to its condition we are very doubtful if this can be done.

In our opinion a fair valuation for the property as a whole is
\$500.00.

Catalogue No. 287. Lot 18. This is a vacant lot on the South side of 51st Avenue East, being the S.W. lane corner being 33 x 107 ft. It is level and in grass having unopened lane allowance on the East side, with an open lane at the rear.

In our opinion a fair valuation is \$125.00

~~In our opinion a fair valuation is \$125.00.~~

Lot 17, (not in Catalogue) This lot lies West of the above referred to property and is of the same size 33 x 107 feet. In our opinion a fair valuation is \$115.00.

Catalogue No. 288, Lot 19. This property is situated on the South West corner of 51st Avenue East and Victoria Drive, being 33 x 120 feet. It is level with both Streets, cleared and has been used as a garden property. In our opinion a fair valuation is \$200.00.

Catalogue No. 290, LOT 20. This vacant lot adjoining the South West corner of 51st Avenue and Victoria Drive, referred to above, being 33 x 120 feet. The property is in similar condition and in our opinion a fair valuation is \$150.00.

Yours faithfully,

Loewen and Harvey, Limited.

"A. Rout Harvey"

Director.

ArH/F.

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

Jan. 26/44

J. D.

LOEWEN & HARVEY, LIMITED

751 Dunsmuir Street,
Vancouver, B. C.

March 31st, 1944.

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

Dear Sir:

re: Catalogue No. 286, Lot 25 Block 3,
District Lot 735.

This is a vacant lot on the North West corner of Victoria Drive and East 52nd Avenue, 33 x 120 feet. It is level with both streets and is cleared, at one time being an old orchard. A few old fruit trees remain. There are the remnants of cedar slat fence around the lot. A 20 foot lane is at the rear.

At the present time there is a Vancouver Daily Province carrier's shed facing on 52nd Avenue, for which I understand a nominal rental of \$2.50 per month is paid for the ground and the Province have the right of removing the shed if the lot is sold.

While the size of the lot is given as 33 x 120 feet, I understand that there is a dedication to the City of Vancouver, of 7 feet for the future widening of Victoria Drive, which would reduce the size of the lot to 33 x 113 feet.

In my opinion a fair valuation is \$200.00.

Yours faithfully,

Loewen and Harvey, Limited.

"A. Rout Harvey"

Director.

ArH/F.

EXHIBIT No. 1256-2
DATE Nov. 16/48
FILED BY K.A.Christie

EVACUATION SECTION
rec'd APR 1 1944
File No.
Ans.
referred Shears

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

Jan. 26/49

J. May

LOEWEN & HARVEY, LIMITED

DATE Nov. 16/48
 FILED BY K.A.Christie

751 Dunsmuir Street,
 VANCOUVER, B. C.

March 31st, 1944.

EVACUATION SECTION
 rec'd APR 1 1944
 File No.
 Ans.
 referred Shears

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

Dear Sir:

re: CATALOGUE NO. 291 - Lot 24, Blk 3,
District Lot 735.

This is a vacant lot on the West side of Victoria Drive, to the North of the corner lot of East 52nd Avenue. It is level with the street, and 20 foot lane, and has at one time been part of an orchard.

The lot is 33 x 120 feet, but there is a dedication of 7 feet to the City of Vancouver for future widening of Victoria Drive, so that the saleable area is 33 x 113 feet.

In my opinion a fair valuation is \$150.00.

Yours faithfully,

Loewen and Harvey, Limited.

"A. Rout Harvey"

Director.

ArH/F.

I hereby certify the foregoing words
 to be a true copy of the original
 whereof they purport to be a copy.
 Jan. 26/49 *J. May*

LOEWEN & HARVEY, LIMITED

751 Dunsmuir Street,
VANCOUVER, B. C.

March 31st, 1944.

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

Dear Sir:

Re: Catalogue No. 289 - Lot 23, Block 3,
District Lot 735.

This is a vacant lot on the West side of Victoria Drive, and is the 3rd lot North of East 52nd Avenue. It is level with the street and 20 foot lane and has at one time been part of an old orchard. There is an old chicken house on the rear of the lot 16 x 19 feet, of no value.

The lot is 33 x 120 feet, but there is a dedication of 7 feet to the City of Vancouver for future widening of Victoria Drive, so that the saleable area is 33 x 113 feet.

In my opinion a fair valuation is \$150.00.

Yours faithfully,

Loewen and Harvey, Limited.

"A. Rout Harvey"

Director.

ARH/F.

EXHIBIT No. 1256-2
DATE Nov. 16/48
FILED BY K.A.Christie

EVACUATION SECTION
Rec'd APR 1 1944
File No.
Ans.
referred Shears

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

Jan. 26/49

[Signature]

HYDO, Toshi

(Claimant's Name)

PERSONAL CHATELSEXHIBIT No. 1256-2

00794

DATE NOV 16 1948

Reg. No.

FILLED BY

L. P. Appel
A. B. Wooten

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
1. Heater Stove	1936	new	\$60.50	excellent	\$50.00
2. Double Bed (4pcs. Complete)	1935	new	200.00	good	75.00
3. six pictures	1932	new	45.00	good	20.00
4. Range. Gurney&sawdust burner	1935	new	200.00	good	125.00
5. Several boxes of china and silver	1937-41	new	250.00	excellent	125.00

Total claim \$749.70 Original claim as per col.3, analysis of Personal Property Claim, \$751.70. Deduction of \$2.00 for air rifle turned over to city police but not declared to Custodian.

Description of Storage of Goods:

All goods claimed were stored in the house of the claimant or with friends of the items "declared not found". The tools were left with Mrs. D.A. Halliday and declared to the Custodian Nov. 42. The remainder were in the house. The items listed as "no record" were also at Mrs. Halliday's. The Carpenter's tools (C.T.) mentioned are the same or the "old tools" stored with Mrs. Halliday and ~~the tools of the claimant's goods when~~ Mrs. Nolan is the daughter of Mrs. Halliday and she took care of the claimant's goods when Mrs. Halliday died. All china dishes and goods removed by the custodian from the home of Miss. C. Mcniven according to letter received by claimant. The leasee Mr. Hipstead was given permission to use only one round table and nothing else. The leasee promised the claimant to look after her things.

General Statement as to Chattels not Described above:

Summary
Estimated value \$ 749.70
Sold by Custodian 198.75
Claim \$ 550.95

Additional Comments, if any:

Toshi Hyodo.
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 7036

EXHIBIT No. _____

NAME Toshi HYODO

REG. No. 00794

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>Apr. 30/42</u>	TAKEN BY <u>Ker & Ker Ltd.</u>					
EVACUATION <u>June 5/42</u>	DATE <u>(See letter Sept. 11/42)</u>					
JP DECLARATION:						
<u>Located at 6751 Victoria Dr., Vancouver, B.C.:</u>	Inventory signed by <u>Toshi HYODO, Nov. 14/42,</u> as representing all her chattels in the Protected Area: <u>T</u>	<u>Tray and Glassware</u> 3.00	1.00			
<u>Bedroom suite</u>		<u>Platter and dishes</u> 5.00	1.10			
<u>2 double beds, complete</u>		<u>Saucepan, Bowl & etc.</u> 5.00	.60			
<u>Piano</u>		<u>Roast pan (Aluminum)</u> 3.00	1.50			
<u>3 tables</u>		<u>Roast pan</u> 1.00	1.00			
<u>12 chairs</u>		<u>Odd Lot Pots and Pans</u> 1.00	.80			
<u>Kitchen utensils</u>		<u>3 Frying pans and etc.</u> 2.00	.60			
<u>Singer Sewing Machine</u>		<u>Plated Vase and Dish</u> 3.00	1.50			
<u>Beatty Washing Machine</u>		<u>Box Dishes</u> 2.00	.75			
<u>Stove</u>		<u>Beatty Washer</u> 65.00	65.00			
<u>Heater</u>		<u>2 Box & Odd lot</u> 1.50	.85			
<u>Garden tools</u>		<u>Odd Lot</u> 2.50	1.25			
---Declarant wishes to sell as many of these things as possible and will leave the balance with <u>Mrs. Couker</u> (not sure of spelling), 7000 Block, <u>Victoria Dr., Vancouver.</u>	<u>Left with Miss C. McNiven, 1945 W. 35th Ave. Vancouver:</u> <u>Kitchen Range</u> <u>Silverware</u> <u>China</u> <u>Gramophone records</u>	<u>9 Cartons & Bottles</u> 44.20	1.00			
	<u>Left with W. Couker, 7807 Victoria Dr., Vancouver:</u> <u>Bedroom Suite</u> <u>Piano</u> <u>Radio</u> <u>Mattress</u> <u>1 box lacquered goods</u>	<u>Heater</u> 50.00	11.00			
	<u>Left with M. Bell, Vancouver:</u> <u>Books</u> <u>Bookcase</u>	<u>Bed Single Complete</u> 15.00	10.00			
		<u>Ladder and Tub Carrier</u> 5.00	1.50			
		<u>3 Boxes Kitchen Chairs</u> 5.25	.85(4)			
		<u>2 Plumbing 10' & 5'</u> 2.00	GT			
		<u>Crockery containers (5 gal.)</u> 2.50				2.50
		<u>Saws (7'5 1/4')</u> 10.00	GT			10.00
		<u>Axes (double and single)</u> 2.00	GT			2.00
		<u>2 Hammers (8#, 5#)</u> 5.00	GT			5.00
		<u>2 Wedges (8)</u>				
		<u>Weelbarrow</u> 3.00				
		<u>2 Planes</u> 3.00	GT			3.00
		<u>2 Chisels</u> 2.00	GT			2.00
		<u>2 Ladders (20' and step)</u> 3.00	GT			3.00
		<u>Chain 40'</u> 2.00				
		<u>Machine Wrench</u> 2.00	GT			2.00
		<u>Scythe</u> .75	GT			
		<u>Peevee</u> .75	GT			.75
		<u>2 Garden Rakes</u> 1.00	GT			
		<u>2 Mattacks</u> 1.50	GT			1.50
		<u>2 Hoes</u> 1.00	GT			
		<u>5 Shovels</u> 3.00	GT			
		<u>3 Crow Bars (2 big 1 small)</u> 3.00	GT			3.00
		<u>Set of Scales</u> 5.00				
		<u>Range, Gurney</u> 125.00	23.00			
		<u>Several boxes of China and Silver</u> 125.00	8.60			
<u>Left c/o Miss McNiven, 1945 W. 35th Ave., Van'rs:</u> <u>2 boxes containing Silver & China, value about \$125.00.</u>	<u>Bookcase</u> <u>China cabinet</u> <u>Gramophone</u>					
<u>Left c/o Miss M. Bell, E. 52nd Ave., Vancouver:</u> <u>2 boxes and 1 Bookcase of Books</u>		<u>Double Bed (4 pcs. complete)</u> 75.00	47.00			
<u>Left c/o Mrs. Shepherd, 6600 Block Victoria Dr., Vancouver:</u> <u>1 China Cabinet and 1 Bookcase</u>		<u>22 Rifle (placed under custody of City Police)</u> 2.00				
		<u>6 Pictures</u> 20.00	1.00			
		<u>Box of Coral</u> 5.00	2.25			
		<u>Cutlery</u> 7.00	2.35			
		<u>Bag</u> 2.50	.70			
		<u>Basket and Plated Ware</u> 5.00	1.05			
		<u>2 Boxes Christmas Decorations</u> 2.50	1.50			
		<u>2 Bags and Trays</u> 4.00	.50			
		<u>Basket and contents</u> 2.50	1.80			
		<u>Lamp</u> 2.10	2.10			
		<u>Miscellaneous</u> 1.00	1.00			
		<u>Basket Tab and Content</u> 2.00	.80			
		<u>2 Lamps and Shades</u> 1.50	.75			
		<u>Bag and Umbrella</u> 3.00	1.15			
		<u>Miscellaneous</u> .25	.25			
		<u>Clock</u> .65	.65			
REPORTED by Toshi HYODO in letter of Oct. 25/44:						
<u>Auto Knitting Machine</u>						
<u>Preserving kettle</u>						
<u>Carpenter tools</u>						
<u>Single bed with spring</u>						
<u>2 5-gal. crockeries (reported as left in care of Mrs. N. Nolan, 1919 E. 56th Ave.)</u>						
<u>Books of Knowledge -at 6751 Victoria Drive.</u>						

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 7036

EXHIBIT No.

NAME Toshi HYODO (Mrs.)

REG. No. 00794

DATE DECLARATION EVACUATION	INVENTORY TAKEN BY DATE	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
-----CONTINUED FROM PAGE 1-----						
		2 boxes of Miscellaneous	1.75	1.75		
		Big roundtable 4 feet	5.00	.25		
		Box of Books including 29 Volumes Book of Knowledge	75.00			75.00
		#10 Dictionary Doctors's Directory, Jap. Book of Knowledge. School Text Books and Various Japanese				
		Books 14 x 14 Canvas	10.00			10.00
		Chest (Camphor Wood)	8.00			8.00
			<u>\$751.70</u>	<u>\$198.75</u>		<u>\$127.75</u>

Also Auctioned:

Furniture

(F) .85

Miscellaneous

(M) 14.70

\$214.30 (Total Sales)RECAP. of CLAIM:

Goods for which Japanese claims \$604.20 - sold at auction for \$198.75
 Goods for which Japanese claims 127.75 - declared, not found
 Goods for which Japanese claims 12.00 - no record at any time
 Goods for which Japanese claims 7.75 - unaccounted for, theft, etc.
\$751.70

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
1.75 .25								A Round Table was abandoned as of no value (22/6/44).
			75.00					
			10.00 8.00					
<hr/>								
\$198.75			\$127.75	\$12.00		\$7.75		

F) .85
M) 14.70
\$214.30 (Total Sales)

\$604.20 - sold at auction for \$198.75
127.75 - declared, not found
12.00 - no record at any time
7.75 - unaccounted for, theft, etc.
\$751.70

GENERAL REMARKS:

Chattels were declared by both Mrs. Hyodo and her daughter, Hide Adelaide, which goods were loaned to their various friends. A list of the loaned furniture (see letter Sept. 11/42) dated Oct. 24/42 was signed by Mrs. Toshi Hyodo on Nov. 14/42 as representing all her chattels in the protected area. Some of these goods were sold in the daughter's name but all the proceeds from the sale of chattels, with the exception of \$7.56 which was sent to Hide Adelaide Hyodo, were remitted to the mother, Toshi Hyodo.

Some of the goods which were loaned to friends by the Japanese were disposed of without the knowledge or consent of the Custodian. (Apr. 15 & July 7/44).

In a letter dated Jan. 21/45 Mrs. Hyodo requested shipment of all goods still in the hands of her friends, except a bedroom suite and kitchen range (bedroom suite & range sold at auction). The Custodian advised Mrs. Hyodo January 26/45 that the articles recovered by the Custodian had been sold at public auction and she was at liberty to make arrangements with her friends to have any goods they might still have shipped to her.

Memo of September 22/45 states a son, Lance Corporal Hyodo, called at Custodian Storage (992 Powell), checked a box of junk held as personal property, and took away some gramophone records, ironing cloth, etc., stating the rest "could be thrown out or destroyed".

The premises, 6751 Victoria Drive, Vancouver, were rented by Mrs. Hyodo to a Mr. Leonard Hystead as from June 1st, 1942.

E. Robertson
July 8/48.

Nov. 16/48

OFFICE OF THE CUSTODIAN

DATE FILED BY

K.A. Christie

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: HYODO, Toshi (Mrs.)

HOME ADDRESS: 6751 Victoria Drive, Vancouver, B. C.

REGISTRATION NUMBER 00794 SEX: Female AGE: 53

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: Hideichi

ADDRESS OF WIFE OR HUSBAND: 6751 Victoria Drive, Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN: Hide (f) Aki (F) Tadao (M) Chiyo (F)

Yoshio (M) Masao (M) Toshio (M)

ADDRESS OF CHILDREN: Hide, Masao & Toshio at 6751 Victoria Dr.

Aki at 1945 W.35 Ave., Van.B.C. Tadao, Ontario, Chiyo - Hamilton, Ont. Yoshio working at Hastings Park, Vancouver, B.C.

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

1. LOCATION AND DESCRIPTION: 6751 Victoria Dr.

Vancouver, B. C. "Tax receipt No". K2915 Lot. 21 - Blk. 3 - D.L. 735

N. B. See also back page.

2. BUILDINGS AND OTHER IMPROVEMENTS: Log cabin & shed.

3. INSURANCE (Give particulars; state where policies are) \$1500 (about) (Declarant

doesn't know who this is with, but will supply all details later.) Policy in owner's possession.

4. TAXES (Amount and where payable) \$27.81 Paid to the City Hall, Vancouver, B. C.

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

"407.00 being balance of purchase price to City of Vancouver."

6. OCCUPANCY AND LEASES (If vacant so state)

"Occupied by owner, will try to secure a tenant before evacuation."

OFFICE OF THE CUSTODIAN

Nov. 16/48

JAPANESE SECTION

DATE FILED BY

K.A. Christie

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: HYODO, Toshi (Mrs.)

HOME ADDRESS: 6751 Victoria Drive, Vancouver, B. C.

REGISTRATION NUMBER 00794 SEX: Female AGE: 53

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: Hideichi

ADDRESS OF WIFE OR HUSBAND: 6751 Victoria Drive, Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN: Hide (f) Aki (F) Tadao (M) Chiyo (F)

Yoshio (M) Masao (M) Toshio (M)

ADDRESS OF CHILDREN: Hide, Masao & Toshio at 6751 Victoria Dr.

Aki at 1945 W.35 Ave., Van.B.C. Tadao, Ontario, Chiyo - Hamilton, Ont. Yoshio working at Hastings Park, Vancouver, B.C.

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

"407.00 being balance of purchase price to City of Vancouver."

6. OCCUPANCY AND LEASES (If vacant so state)

"Occupied by owner, will try to secure a tenant before evacuation."

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In lands title office, City of Vancouver, B. C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 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:

Located at: 6751 Victoria Dr., Vancouver, B.C.: bedroom suite, 2 double beds, complete, piano, 3 tables, 12 chairs, kitchen utensils, Singer Sewing Machine, Beatty washing machine, stove, heater, garden tools. Declarant wishes to sell as many of these as possible and will leave the balance with Mrs. Couker (not sure of spelling) 7000 block Victoria Drive, Vancouver, B. C. radio is at Mrs. Couker's place now.

"Correct address will follow" Located at: 1945 West 35th Ave., Vancouver, stove, heater, dinner set.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

1 dog.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

None

MEMO

Further particulars re. Registration-

HYODO, Toshi (Mrs.)
6751 Victoria Drive,
Vancouver, B. C.

Registration No. 00794

Personal Property

Pilot Radio left with
D. Cocker, 7811 Victoria Drive., Vancouver, B. C.
FR. 1034

Household Insurance

\$2000.00 on dwelling and household furnishings at name
of Hideichi (Husband). Policy #6017462 (to be changed
to wife)

Life Insurance

British Columbia Mutual Benefit Association,
Cert. #A-11,168, Beneficiary Hideichi HYODO, (Husband).

4. INSURANCE CARRIED ON ABOVE PROPERTY: ~~Has insurance on the furniture~~
~~but declarant doesn't know any of the details. Will turn them in as soon as possible.~~

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)
..... None

8. BANK ACCOUNTS: Japan Canada & Trust Saving, Dunlevy & Powell, Vancouver,
B. C. ~~SA/~~ \$30.60. Bank book No HL449

9. LIFE INSURANCE: \$2500.00 with B.C. Mutual Benefit Association
789 West Pender St., Policy in owner's possession, beneficiary Hideichi HYODO
6751 Victoria Drive, Vancouver, B. C.

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: Owes City of Vancouver, \$407.50 (About) ~~for Taxes.~~
"See P. 1 on A/C"
"see memo Nov. 18/42 & footnote"

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 30 day of April 1942.

(Signature) "Toshi Hyodo".....

"A. G. McArthur"
Witness

FOR DEPARTMENTAL USE.....

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

Jan. 26/49 *J. May*

List of Property Owned: No improvements.

All belonging to Toshi, HYODO,
6751 Victoria Drive., Vancouver, B. C.

Tax Receipt
Numbers

K 2919 Lot.25 Taxes, \$16.00 Paid to City Hall, Vancouver, B. C.
Blk. 3 "6700 Blk. Vict. Dr."
D.L. 735

K 2918 Lot.24 Taxes \$10.67 "
Blk.3 "6700 Victoria Dr.
D.L.735 Blk"

K 2917 Lot.23 Taxes \$10.67 "
Blk.3 "6700 Blk. Victoria Dr. "
D.L.735

K 2914 Lot.20 Taxes \$10.67 "
Blk.3 "6700 Blk. Victoria Dr. "
D.L.735

K 2913 Lot.19 Taxes \$13.58 "
Blk.3 "6700 Blk. Victoria Dr. "
D.L.735

K 1043 Lot.1 Taxes \$24.51 "
Blk.1 "6600 Blk. Victoria Dr. "
D.L.725

K 2912 Lot.18 Taxes \$7.03 "
Blk. 3 "1900 Block E. 51st Ave. "
D.L.735

K 2911 Lot. 17 Taxes \$7.03 "
Blk. 3 "
D.L.735

IMPROVEMENTS

K 2915 Lot 21 Taxes \$27.81 - 6751 Victoria Dr.
Blk. 3
D.L.735

NOTE: HOUSE IS BUILT ON PART OF LOTS 18, 21 & 22.

K2916 Lot.22 Taxes 10.67 "
Blk. 3 adjoins Lot 21 - 6751 Victoria Dr.
D.L. 735

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 30 day of April 1945

TO IN TESTAMENTARY GIVE AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN OR

"A. G. McArthur"
Witness

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

FOR DEPARTMENTAL USE

Jan. 26/45
[Signature]

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN

DATE Nov. 16/49

FILED BY

JAPANESE SECTION

K.A.Christie

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: HYODO, Hide Adelaide

HOME ADDRESS: 6751 Victoria Drive, Vancouver, B. C.

REGISTRATION NUMBER 05447 SEX: Female AGE: 33

OCCUPATION: Teacher

(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: Lord Byng's School, Steveston, B. C.

MARRIED? No

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: None

2. BUILDINGS AND OTHER IMPROVEMENTS: None

3. INSURANCE (Give particulars; state where policies are)

None

4. TAXES (Amount and where payable) None

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

None

6. OCCUPANCY AND LEASES (If vacant so state)

None

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

STATEMENT OF REAL PROPERTY OCCUPIED

- 1. LOCATION AND DESCRIPTION: 6751 Victoria Drive, Vancouver, B. C.
Dwelling house of 6 rooms. Living with parents.
- 2. LANDLORD'S NAME AND ADDRESS: Father owns the house.
- 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:
 - Left in the care of Miss McNiven, 1945 West 35th Avenue, Vancouver, B. C.
 - 2 Boxes containing Silver and China. Value about \$125.00.
 - Left in the care of Miss Margaret Bell, East, 52nd Avenue, Vancouver, B. C.
 - 2 Boxes and 1 Bookcase of Books.
 - Left in the care of Mrs. Shepherd, Victoria Drive (6600 Block) Vancouver.
 - 1 China Cabinet and 1 Bookcase.
- 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: Will insure against fire and theft for \$250.00, and will notify the Custodian when the policy is received. (Name of Company not known).

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)

\$200.00 Dominion of Canada First War Loan 3 1/4 due Feb. 1st 1952.

\$50.00 War Savings Certificates, in safe custody at the Bank of Montreal, Main & Hastings St., Vancouver, B. C.

8. BANK ACCOUNTS: \$45.76 in Bank of Montreal, Main and Hastings St., Vancouver Acct. No. 2228.

9. LIFE INSURANCE: \$1,000.00 25 year Endowment Policy No. 2,010,022. Beneficiary father, Hideichi HYODO. Sun Life Assurance Co., Vancouver, B. C. Policy in safe custody at Bank of Montreal, Main and Hastings St., Vancouver, B.C.

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 10th day of May 1942.

(Signature) "H. A. Hyodo"

"A. G. McArthur" Witness

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

FOR DEPARTMENTAL USE

Jan. 26/49 [Signature]

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

1256-6
EXHIBIT No. _____
DATE Nov. 16/48
FILED BY K.A.Christie

File No. 7036

October 24, 1942.

Mrs. Toshi Hyodo,
Registration No. 00794,
Kaslo, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED

Dear Madam:

Nov 9 1942

We have secured the following signed inventory of your effects left behind in the protected area. Will you kindly examine them and if correct sign and return one copy.

Kitchen Range S
Silverware S
China S
Gramophone records

Left with:
Miss Catherine McNiven
1945 W 35th Avenue
Vancouver, B. C.

Bedroom Suite S
Piano } *ltr July 7/44 from H. Hyodo advises*
Radio } *these articles sold.*
Mattress NO VALUE
1 Box Lacquered goods S

Left with:
W. Cocker
7807 Victoria Drive
Vancouver, B. C.

Books
Book-case

Left with:
M. Bell
Vancouver, B. C.

Double Bed
Single Bed
Washing machine
Old tools
Heater

Left with:
Mrs. D. A. Halliday
1956 E. 52nd Avenue
Vancouver, B. C.

*These are Tiede's
things since moved
to storage.
See file 9359*

Book-case
China cabinet
Gramophone

*Mrs. Hyodo advised in ltr.
Apr. 15/44 that these gds.
had been disposed of*

Left with:
Mrs. J. E. Shepperd
66 Victoria Drive
Vancouver, B. C.

These are all my chattels in the Protected Area.

CONFIRMED: "Mrs. Toshi Hyodo"

DATE: "November 14, 1942"

S - Sold by Auction 14/12/44
Vancouver 522

Yours truly,
"H. F. Green"

HFG:MA

H.F. Green,
Protection Department.

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

Jan. 26/49 *J. May*

1256-7

EXHIBIT No. _____
DATE Nov. 16/48
FILED BY K.A.Christie

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

NOV 17 1942

Nov. 14, 1942.

Dear Sirs:

I am sorry to have caused so much trouble.

The double bed you mentioned was brought here by
^m ~~by husband.~~
DAUGHTER

"Mrs. Toshi Hyodo"

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

Jan. 26/49

J. May
J.L.

EXHIBIT No. 1256-7
DATE Nov. 16/48
FILED BY K.A.Christie

Box 443,
New Denver, B. C.
July 7, 1944.

EVACUATION SECTION
Rec'd JUL 10 1944
File No. 9359
Ans. Sp.
referred Spain

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

Dear Sir:

Please note that

- 1 radio
- 1 piano

FR 1034

belonging to us and left in the care of

Mr. Wm. Cocker
7807 Victoria Dr.
Vancouver, B. C.

have been sold at our request and that Mr. Cocker is no longer responsible for these items.

Sincerely yours,

"H. A. Hyodo"

HAH.

noted Spain

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
Jan. 26/48 *L. May Ed.*

DATE Nov. 16/48

FILED BY K.A.Christie

93 Inchbury St.
Hamilton, ONT.
Aug. 3, 1946.

File No. 7036

EVACUATION SECTION
Rec'd Aug. 19/46
File No. 7036
Ans. Mrs. McArthur
Referred E. Robertson

Mr. A. G. McArthur
Office of the Custodian
Vancouver, B. C.

Dear Sir:

I wish to acknowledge with many thanks your reply of July 15th and enclosed cheque of \$226.16.

yes - see our letter & statement Aug. 21/44.
I must bring to your attention the fact that the house has not been accounted for in the sale and hereby register my protest. The sale of lots were far below the market values and it is most unreasonable to expect anyone to be satisfied with the deals made.

The sale by auction of certain chattels were also disgracefully low.

There were also several boxes of china and silver that were removed from 1945 W. 35th Ave. at the same time as the huge kitchen range with sawdust burner attached. These boxes have not been accounted for and the enclosed list will show you the contents. As you can see, a great many of these articles can hardly be replaced and some compensation would certainly be appreciated.

The china dinner set purchased at Millar and Coes is still available on the market and thus replacable. Would you be so good as to do what you can for us in this regard?

To be noted on Schedule Summary
The Rogers Silver chest was evidently auctioned off and was listed under a list of articles disposed of at the same time. Fortunately the flat ware was removed before the Custodian went to demand the goods left with our friends and it will not be necessary for any further search for them.

It is indeed heart breaking to think that articles we desired to keep have all been disposed of without permission. I do not think that your office can realize the extreme difficulty we have encountered in trying to re-establish ourselves in a new location. Although it was taking a long time, it was impossible to send for our possessions until we were settled.

However, if your department can do something to make some compensations for losses incurred, we would be very grateful.

Enclosed you will find a Money Order for \$3.00 in accordance with your notice of July 24th for shipping charges of photographs now discovered in your warehouse. I will certainly be very happy to see them again.

Sincerely yours,
Mrs. T. Hyodo.
"Toshi Hyodo"

os

11 No 00794

As you can see a great many

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

Jan. 26/48

J. May
68.

ARTICLES NOT ACCOUNTED FOR

Silver

- ½ doz. dinner forks
- 1 bread tray - grape design
- 1 silver and glass casserole deep
- 1 silver and glass pie casserole
- 1 bonbon dish tall
- 2 pairs candle sticks
- 2 pairs salt and peppers

Dinner set - Greenminster pattern - purchased at
Millar and Coes

- 1 doz. dinner plates
- 1 doz. salad plates
- 1 doz. bread and butters
- 1 doz. soups
- 2 vegetable bowls with covers
- 1 salad bowl
- 1 gravy boat and tray
- 1 cream and sugar
- 1 slop bowl
- 3 sizes of meat platters

Odd pieces of china

- 2 turkey size platters
- 1 fancy tea pot
- about 1 doz. individual bone china cup and saucers
- 2 hand painted cake plates 1-9" square
1-8½" round
- 2 prs. hand painted cream and sugars
- 1 hand painted bon bon bowl

Japanese china

Dinner set "ran pattern"

- 10 rice bowls with covers
- 10 tea cups with covers
- 10 7" plates
- 10 3" plates
- 10 5" bowls
- 2 sauce pots 1 tall
1 squat
- 1 tea pot
- 2 different tea sets complete
- 9 lacquered soup bowls with covers - shrimp design
- 5 lacquered saucers black oval
- 5 lacquered saucers black round
- 1 rice ohitsu with cover - lacquered and polished wood
- 1 round lacquered tea tray black

Glass

- 10 tumblers cut glass pattern on bottom

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

Jan. 26/40 *L. May Jr.*

EVACUATION SECTION
Rec'd JAN 23 1945
File No. 7036
Ans. Spain
referred Johnston
& Spain

1256-7
EXHIBIT No. _____
DATE Nov. 16/48
FILED BY K.A.Christie

104 West Ave. S
Hamilton, Ont.
Jan. 21, 1945

Mr. W. J. Johnston,
Administration Dept.

Dear Sir:

Thank you for your letter of Dec. 14 which was received Dec. 18. It has cleared up many things that had me worried but still other things have been brought to my attention regarding goods left with friends.

I was informed before leaving Vancouver that goods left in the care of friends would be protected by the Custodian. But since they were no longer being protected but sold, I ordered Mr. W. Cocker of 7811 Victoria Drive to sell what goods he was able to get rid of. Therefore no blame lies with Mr. Cocker but to myself. In regards to goods still left there in the hands of our friends, I would like to have all sent east to the above address except for the following items whose prices are stated and which we think are very reasonable for the times.

- ✓ 1. Bedroom suite - valued at \$150 minimum. Left with Mr. W. Cocker of 7811 Victoria Drive.
- ✓ 1. Kitchen range - minimum value \$100.00 left with Miss C. McNiven at 1945 West 35th Ave.
- ✓ All the other goods left with these people I would like to have sent out here to Hamilton. Please inform me as to how long this movement will take before the goods will start arriving here.

Yours truly,

Reg. No. 00794

"Toshi Hyodo"

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
Jan. 26/49 *[Signature]*

EVACUATION SECTION
Rec'd JAN 5 1945
File No. 9359 - 7036
Ans. Spain
Referred Spain

EXHIBIT No. 11256-7
DATE Nov. 16/48
FILED BY K.A.Christie

9359
Box 443,
New Denver, B. C.
Jan. 2, 1945.

Office of the Custodian,
Vancouver, B. C.

Dear Sir,

I have recently received word that our china and other dishes, also the kitchen range - Gurney left in the care of Miss C. McNiven, 1945 W. 35th were removed by your workers.

As the family has decided to settle in the East, we were planning to have all those articles, with the exception of the kitchen range, sent out to them. All that was not required were sold previous to evacuation & only those of personal value kept. I hope you can make arrangements at an early date to ship all the dishes to

Mrs. T. Hyodo
104 West Ave. S.
Hamilton, Ont.

We would like to sell the kitchen range if a satisfactory price can be obtained.

An early reply to this note would be greatly appreciated.

Sincerely yours,

"(Miss) Hide Hyodo"

Auction 522

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

Jan. 26/49 *S. May C.L.*

EXHIBIT NO. 1256-A
DATE NOV 16 1948
FILLED BY R. G. Christie

HYODO, Toshi
6751 Victoria Dr. Vancouver, B. C.
Evac. File 7036



Picture Taken May 3, 1943.

EXHIBIT NO. 1256-A
DATE NOV 16 1948
FILLED BY R. G. Christie

HYODO, Toshi
6751 Victoria Dr. Vancouver, B. C.
Evac. File 7036

7036
HYODO, Toshi
6751 Victoria Dr.
3/

Picture Taken May 3, 1943.

1256-9

EXHIBIT No. _____
DATE Nov. 16/48
FILED BY K.A.Christie

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

File 7036.
No.

VANCOUVER B. C.

minutes 2.30 P.M. 19th day of February, 1943

I HEREBY CERTIFY that the following is the state of the title to

City of Vancouver,
Lots 17 to 20 and 22 to 25,
Block 3
District Lot 735,
Group 1, New Westminster District,
Plan 3707.

*cat 285-
287
290
288*

viz:

Registered Owner: City of Vancouver

Volume 912, Folio 36762 L. Indef.
29512 M.

Registered Charges: 23/4/42. 1 P.M. Toshi Hyodo. Right to Purchase for \$1302.

Int 6%. (Inter alia).

Filing 34619. Vested in the Custodian.

Applications for registration None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

To:- Custodian's Office

"W. C. Brown"

registrar

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

Jan. 26/49

W. C. Brown

1256-9

EXHIBIT NO. _____
DATE Nov. 16/48
FILED BY K.A.Christie

CERTIFICATE OF ENCUMBRANCE
LAND REGISTRY OFFICE

File 7036.
No.

VANCOUVER, B. C.

minutes 10.30 A.M. 19th day of February, 1943.

I HEREBY CERTIFY that the following is the state of the title to

City of Vancouver,
Lot 21,
Block 3,
District Lot 735,
Group 1, New Westminster District,
Plan 3707.

Cat 285

viz:

Registered Owner: Toshi Hyodo

Volume 723, Folio 89576 K. Indef.

Registered Charges: Filing 34619, Vested in the Custodian.

Applications for Registration None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

To: -Custodian's Office

"W. C. Brown"

Registrar.

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

Jan. 26/49 *J. May*

J. May

EVACUATION SECTION
Rec'd JAN 20 1944
File No. 7036
Ans. PMH
Referred HARROP

EXHIBIT No. 1256-10
DATE Nov. 16/48
FILED BY K.A.Christie

Jan. 18/44
White Rock, B. C.

The Custodian :-
506 Royal Bank Bldg.
675 W. Hastings
Vancouver B. C.

Sir :-

Your File #7036.
Re Catalogue Nos. 285, 287, 288 & 290
Lots 17 (not in catalogue) 18, 19, 20, 21 & 22, Blk. 3
D.L. 735 - 6700 Blk., Victoria Drive

Herewith revised offer including Lots 17, 18, 19, 20,
21, & 22 with dwelling & sheds on same for the price of \$1340.00 I
inclose cheque for \$26.50 with the cheque you hold of a \$107.50
amounts to \$134.00 the 10% deposit required. Being that this has
been delayed considerable would like you to give this consideration
soon.

Yours truly,

"John Vogt"

John Vogt

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

Jan. 26/49 *F. May*

Rec'd FEB 4 1944
File No. 7036
Ans.
Referred HARROP

EXHIBIT No. 1256-10
DATE Nov. 16/48
FILED BY K.A. Christie

2075 E. 50 Ave.
Vancouver, B. C.
Feb. 2/44

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

Dear Sirs:-

I have decided to make you an offer for the following lots on Victoria drive. Lots No. ^{19, 20, 21, 22, 24, 25} ~~19, 20, 21, 22, 24, 25~~, also including 17 & 18 in Block 3. Nine lots in all, for the sum of \$1133.00 ²⁸⁷

Herewith I enclose a market cheque for \$113.30 being 10 per cent of price offered, balance as soon as if accepted.

The City was selling lots close around and on Victoria drive last summer for \$115.00 a piece.

The above lots are all small in size shorter than most lots.

The house is in poor condition and appears to be built on three or four of the lots and accross the lane. If the City would ask to have it moved it would mean considerable expence to tear it down. The material in it is rotten and could not be used again, the floors are bulging and must be rotting away.

Trust to hear from you at an early date wheather you will accept my offer, if not, will appreciate if you will advise me the least you will take for them.

Yours truly.

"E. F. Hall"

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

Jan. 27/49

J. May

Rec'd DEC 20 1943
File No. 7036
Ans. PMH
referred HARROP

1256-10

EXHIBIT No. _____
DATE Nov. 16/48
FILED BY K.A.Christie

1524 Kitchener St.
Dec. 20/43

The Custodian.

Sir :

Re yours of Nov. 30th I understand after an interview in your office that Lot 17, Block 3, D.L. 735 is also on the market. I beg to submit my tender of \$500. for this lot also lots 18, 21 & 22 being catalogue number 287 & 285.

Considering that the dwelling on above lots is built on the lane & is in such a condition that it will have to be torn down, ~~it will~~ hence is a liability instead of an asset. Also I have been offered lots the same size on sewer & water (which the above are not) closer in at \$150 per lot facing Victoria Drive I consider your appraised value considerably too high.

By your letter you mention lot 19 to be included in any tender. I understand this to be an error, as it would leave out lot 20 hence I have not included lot 19 in this tender.

I enclose cheque for \$50 and look to have an early reply.

I remain,

Yours truly,

"L. M. Morrison"

1524 Kitchener St.

Phone HA 0101M

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

Jan. 27/49

L. M. Morrison

Rec'd DEC 11 1943
File No. 7036
Ans. PMH
Referred HARROP

1256-10
EXHIBIT No. _____
DATE Nov. 16/48
FILED BY K.A.Christie

White Rock, B. C.
R. R. 1, Nichol Rd.
Dec. 9/43

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

Sir:-

Your File 7036.
Re: Catalogue Nos. 285, 287, and 288,
Lot 21 & 22, 18, and 19, Blk. 3, Victoria Dr.

Herewith put in a Tender to purchase property at
6751 Victoria Drive being a dwelling on lot 21 & 22 your catalogue
no. 285 and lots 18 & 19 Block 3 (Catalogue nos. 287 and 288)
which you want to sell together and I presume are in one block,
for \$1,075.00 and inclose cheque for \$107.50 being 10% of the
purchase price.

Would also like to know if accepted what fixtures
etc. go with the dwelling. Please advise ~~me~~ as soon as possible.

Yours truly,

"John Vogt"

John Vogt

"P.S.
What about lot 20
isnt that next to
21. Please advise.
"J.V.".

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

Jan. 27/49

J. May

Rec'd NOV 23 1943

1256-10

EXHIBIT No. _____
DATE Nov. 16/48
FILED BY K.A.Christie

White Rock, B. C.

R. R. 1, Nichol Rd.

November 22/43

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

Sir:-

Herewith put in a Tender for catalogue Parcel No. 285 being on 6751
Victoria Dr. Lots 21 & 22 with a Dwelling on it. I bid \$500.00
and inclose marked cheque for \$50.00 being the 10 per cent payment.
This house will need considerable rebuilding the way it looks from
the outside it has home made shake shingles which will all have to
be taken off.

^a
1 Please let me know as soon as possible whether you accept this offer
and also whether 6 months notice would be sufficient for notice to
tennants to vacate.

Yours truly,

"John Vogt"

John Vogt

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

Jan. 28/49

J. May

EXHIBIT No. _____
 DATE Nov. 16/48
 FILED BY K.A.Christie

KER & KER
 Limited

475 Howe Street
 Vancouver, B. C.

October 4th, 1943.

"Tender for Real Estate",
 Office of The Custodian,
 506 Royal Bank Building,
 Vancouver, B. C.

Dear Sir:

Re: Lot 17, Block 3, D.L.735, not listed in
 Catalogue, and Lot 18, Block 3, D.L.735,
 Catalogue No. 287.

Enclosed herewith you will please find Bank Money Order in the amount of \$16.00, being 10% of the total amount of the tender, which Mr. Arthur Dibble offers for both of the above pieces of property, namely, \$160.00. The adjustment date can be date of sale.

We note from the Catalogue that only Lot 18 is listed under Catalogue No. 287. Lot 17 is not shown. When we reported ~~it~~ to the Office of the Custodian, covering this property, we also reported on Lot 17, which was owned by Hyode, Toshi. Our report was made on May 18th, 1942. Therefore there might be a possibility that the listing of Lot 17 has been overlooked in your Catalogue.

Yours truly,

KER & KER LIMITED

Per "Allan N. Ker"

ANK:EC
 Encl.

"F. G. Shears"
 "H.S.D."

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

Jan. 28/49

J. May
 J. May
 C. S.

1256-10

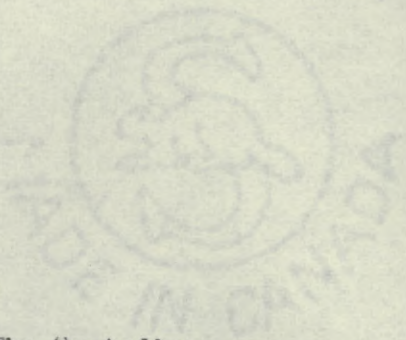
EXHIBIT No. _____

Nov. 16/48

DATE _____

FILED BY K.A.Christie

GENOA BOND



1524 Kitchener St.
Vancouver, B. C.
Sept. 30/43.

To

The Custodian,
506 Royal Bank Building
Vancouver.

Dear Sir:-

I beg to submit my tender of \$300 for Catalogue
No. 285 being lots 21 & 22 Block 3 D.L. 735.

I also tender \$100 for Catalogue No. 287 being
Lot 18 Block 3 D.L. 735.

P. S. Unless my first tender is accepted I do not want the other.

I am,
Yours truly,

"L. M. Morrison"
1524 Kitchener St.
Vancouver.

Enclosed Cert. cheque
for \$40. ✓

"L.M.M."

"F.G. Shears"
"H.S.D."

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

Jan. 28/49 *L. May*

COPY

*Original copy does
not appear to be
on file.*

1256-10

EXHIBIT No. _____

Nov. 16/48

DATE _____

FILED BY K.A.Christie

E. F. Hall,
2075 East 50th Avenue,
Vancouver, B. C.

May 5th, 1943.

Dear Sirs:-

re: File No. 7036, Toshi HYODO

The property he owns on Victoria Drive & 51st, the following lots, 19-20-21-22-23-24-25 and Lots 18-17 on 51st in Block 3 - D.L. 735.

I will be pleased to make you an offer for this property which I trust you will consider Nine hundred dollars cash for clear deed and taxes paid up to time of sale.

The house is built on three of the lots and across a city owned lane, however, the buildings are very poor and need to be torn down, in fact the City may order the house moved off the lane after the war and that would mean an extra expense. The buildings are old.

The lots are all small, all of them together would measure only about $\frac{3}{4}$ of an acre. There is no street improvement in front of lots.

Please advise me at your earliest convenience whether my offer will be accepted.

Respectfully,

(Signed) E.F. Hall

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
Jan. 28/48 *[Signature]*

EVACUATION SECTION
Rec'd MAR 31 1943

1256-10

EXHIBIT No.
DATE..... Nov. 16/48
FILED BY K.A.Christie

1866 East 51st Avenue,
Vancouver, B. C.
March 30, 1943.

Mr. P. Douet,
Office of the Custodian,
Sec. of State Dep.,
506 Royal Bank Bldg.,
City.

Dear Sir:

Please refer to File No. M/B

In reply to your letter of the 2nd March regarding
lots 17, 18, Blk.3, D.L. 735, owned by HYODO TOSHI I hereby
submit my offer of \$170.00 cash for both lots.

Awaiting your reply.

Yours truly,

"I. S. Banns"

I. S. Banns.

*await
copy letter*

I hereby certify the foregoing words
to be a true copy of the original
whereof they purport to be a copy.
Jan. 28/49 *[Signature]*

HOWARD SMITH

GENOVA ROAD

Rec'd APR 19 1944
File No. 7036
Ans.
referred HARKOP

EXHIBIT NO. 1256-10
DATE Nov. 16/48
FILED BY K.A.Christie

White rock, B. C.

April 13/44

The Custodian
Dpt. of the Sec. of State,
Vancouver, B. C.

cat 286 285
289 287
291 288
290

Sir:-

Lots 23, 24, & 25, Block 3
6700 Block Victoria Dr.

Your File #7036

Herewith make an offer to purchase the above mentioned lots for \$500.00
and enclose a marked cheque for \$50.00 the 10% deposit. Would appreciate
hearing from you soon.

Yours truly

"John Vogt"

John Vogt

Withdrawn

I hereby certify the foregoing words
to be a true copy of the original
whereof they purport to be a copy.
Jan. 28/48 *[Signature]*

REAL PROPERTY SUMMARY

EXPIRING: _____
 DATE: Nov. 14/48
 FILED BY: K. A. Christie

JAPANESE NAME: Toshi HYODO Reg. No. 00794 File No. 7036.
 CATALOGUE NOS: 285, 286, 287, 288, 289, 290, 291 and 405.
 PROPERTY ADDRESS: 6751 Victoria Drive, Vancouver, B. C.
 Dwelling and vacant lots.
 LEGAL DESCRIPTION: Lot 21, Block 3, District Lot 735, Group 1, New Westminster District,
 Plan 3707. Clear Title.

Lots 17 to 20 and 22 to 25, Block 3, District Lot 735, Group 1, New
 Westminster District, Plan 3707.

TITLE Lot 21/3/735/3707 - Registered in the name of Toshi HYODO.
 Lots 17 to 20 and 22 to 25/3/735/1/NWD/3707 - Registered in the name
 of City of Vancouver.

ENCUMBRANCES; Lot 21/3/735/1/3707 - Clear Title.
 Lots 17 to 22 and 22 to 25/3/735/1/NWD/3707 - Registered in the name
 of City of Vancouver.
 29512M. 23/4/42. 1 P.M. Toshi HYODO. Right to Purchase for
 \$1,302.00. Interest 6% (Inter alia).

Vesting Order filed No. 34619, dated August 11th, 1942.

ASSESSED VALUES:					
	Lot 17 -	Land	\$145.	Taxes -	\$ 7.55
	" 18	"	\$145.	"	7.55
	" 19	"	\$280.	"	14.58
	" 20	"	\$220.	"	11.46
	" 21)	Land (\$440.)			
	" 22)	Impts. \$550.	\$990.	"	24.57
	" 23	Land	\$220.	"	11.46
	" 24	"	\$220.	"	11.46
	" 25	Land \$280.			
		Impts. \$100.	\$380.	"	17.19
			\$2600.		\$105.82

CLASSIFICATION: This parcel of property consists of 9 Lots of various sizes with
 an old log house - the outside walls having been shingled over.
 There are 4 rooms down and 2 up; built on Lots 21 and 22 and
 encroaching slightly on Lot 20. There is also a small building used
 as a Daily Province Newspaper Depot on the Corner of Lot 25.

HISTORY OF ADMINISTRATION: This property, viz., 6751 Victoria Drive, Vancouver, B. C., was
 leased May 11th, 1942, by Ker & Ker Ltd., acting as Agents for Mrs.
 Toshi HYODO, to Leonard Hystad as from June 1st, 1942, on a month to
 month basis. Consideration being \$25.00 per month payable in advance.
 Lessee to pay water rates in excess of \$15.00 per annum also to take
 care of any sundry repairs such as fences sidewalks, roof etc.

roof etc.

The small building on Lot 25 was leased to The Vancouver Daily Province at a monthly rental of \$2.50 per month, payable 6 months at a time. We quote from Vancouver Daily Province letter of June 14th, 1944: "Should it be necessary to vacate this property at any time we are prepared to move the building on 30 days notice, also if we wish to terminate our arrangements, we will give the usual 30 days notice". (This shed was built by the "Province").

The other lots remained vacant.

Rents collected - \$495.00 against which were charges for Commission - \$22.50.

SOLD:

To John Vogt for \$1,840.00 as at February 8th, 1944, payable Cash \$1,390.00 - \$225.00 1st May, 1945 and \$225.00 1st May, 1946 with 5% interest.

and balance

Funds released as at June 19th, 1944	-	\$1,390.00
" " " " May 1st, 1945	-	225.00
" " " " May 1st, 1946	-	225.00
		<u>\$1,840.00</u>

Secured by registered mortgage which has been paid in full see receipt on file Jan. 14/46 and release given

against which were charges for Real Estate Commission - \$92.00, Valuation Fee - \$15.00, Advertising - \$28.00, registration fees \$17.80, Balance of Agreement for Sale - Principal \$407.53 and interest \$3.47, leaving a net credit of \$1,276.20 from said transaction.

Adjustments as at February 22nd, 1944, to the amount of \$5.50, covering unexpired Fire Insurance Premiums, were placed to the credit of Toshi HYODO's account.

The following Fire Insurance Policy:-

London Guarantee and Accident Insurance Co. Ltd., Policy No. 570119 - \$1,000.00 covering the dwelling, was transferred to John Vogt as at 22nd February, 1944.

OLD CERTIFICATES OF TITLE

Nos. 36762-L and 89576-K. Toshi HYODO declared on her JP Form, signed 30th April, 1942, that the Title Documents were on deposit in the Land Registry Office, Vancouver, B. C.

Certificate of Title No. 98828 in the name of John Vogt, delivered to Land Registry Office Van. & discharge of mortgage reg'd Jan 17/46

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

June 17th, 1946.

DAC:JS

"D. A. Cramer"
D. A. CRAMER.

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

Jan. 29/49 *J. May*

PERSONAL PROPERTY SUMMARY

File No. 7036

June 11th, 1946

Re: Toshi HYODO (Mrs. Hideichi)
Reg. No. 00794

Chattels: Mrs. Hyodo declared a number of chattels on her JP form dated April 30, 1942, but on May 18/42 we were advised by the agent, Ker & Ker Ltd., that they had discussed the matter of furniture with Mr. Hyodo, who told them that it was Mrs. Hyodo's intention to loan out her furniture to neighbours. Signed copies of the goods loaned out to neighbors are on file under date of May 27th. A list of these chattels was sent to Mrs. Hyodo under date of October 24, 1942, which Mrs. Hyodo signed and returned to us as being all the chattels owned by her in the protected area of British Columbia. Some of the articles listed were also declared by a daughter, Hide, on file 9359, which daughter helped handle the affairs of her mother in connection with chattels. A few of the articles in the care of neighbors were sold and the funds remitted direct to the Japanese, this being done without the authority or permission of the Custodian, but the majority of the goods were sold by public auction and the funds credited to the accounts of Mrs. Toshi HYODO and her daughter, Hide, file 9359. (See Supplementary Summary and Schedule attached).

Bank Account: This Evacuee declared the following:
 "Japan & Canada Trust Savings, Dunlevy & Powell, Vancouver,
 \$30.60. Bank Book No. H 1449."
 No action regarding this account has been taken by the Custodian.

Life Insurance:
 The only insurance declared by this Evacuee on her JP Form was a \$2500. Mutual Benefit Association Certificate - No. A-11,168, the beneficiary being her husband Hideichi Hyodo.
 In her letter of Nov. 1, 1943, Mrs. Hyodo declared the following:
 \$1000.00 Manufacturers Life Insurance - in the name of Toshio Wesley HYODO, son
 Canadian Mutual Benefit Assoc. in the name of Hideichi Hyodo, husband
 Western Mutual Aid Society in her own name
 Prudential Insurance Co. - in name of Masao, son
 Prudential Insurance Co. - in name of Tadao, son
 On December 17, 1943 and January 6, 1944 we received letters from the Prudential and Manufacturers life insurance companies regarding the lapsing of policies, advising that Mrs. Hyodo had informed them that we would pay the premium arrears, but we replied in each case that Mrs. Hyodo had insufficient funds in her account with us to pay the insurance premiums. We advised Mrs. Hyodo accordingly. No further action regarding life insurance was taken by the Custodian.

Specified Articles:
 No Specified Articles are revealed on this file.

NO OTHER PERSONAL PROPERTY OF ANY KIND WHATSOEVER BELONGING TO THE ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE.

The above summary is certified to be in accordance with the information on file: "E. Robertson"

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy
 Jan. 29/49 *J. May Ed*

EXHIBIT No. 1256-12

DATE NOV 16 1948

FILLED BY R D B Houston

7034

CITY OF VANCOUVER ASSESSMENT ROLL, 1943

AT 12M

Roll No.	Description of Parcel	Value of Improvements	Land Value
	Lot 17 / 3 / 735		145
	Lot 18		145
	- 19		280
	- 20		220
	- 21	550	440
	- 22		

TAKE NOTICE that the above described property is assessed for the amount as specified for the year 1943, under the Statute. If you deem yourself overcharged or otherwise improperly assessed, you or your agent may notify the City Clerk in writing, stating the grounds of complaint at least **Fourteen Clear Days** previous to the first sitting of the Court of Revision, which will be held at the City Hall, Vancouver, B. C., on **JANUARY 19th, 1943**, at the hour of 10 a.m., and your complaint shall be tried in conformity with the provisions of the Statute by the Court of Revision of the City of Vancouver.

Notice of Appeal must be in the hands of The City Clerk not later than **JANUARY 4th, 1943.**

CHESTER GREEN
Assessment Commissioner.

7036

CITY OF VANCOUVER ASSESSMENT ROLL, 1943

AT 12M

Roll No.	Description of Parcel	Value of Improvements	Land Value
K2917	LOT. 23 BLK. 3 D.L. 735		220
	L 24		220
	L 25	100	280

TAKE NOTICE that the above described property is assessed for the amount as specified for the year 1943, under the Statute. If you deem yourself overcharged or otherwise improperly assessed, you or your agent may notify the City Clerk in writing, stating the grounds of complaint at least **Fourteen Clear Days** previous to the first sitting of the Court of Revision, which will be held at the City Hall, Vancouver, B. C., on **JANUARY 19th, 1943**, at the hour of 10 a.m., and your complaint shall be tried in conformity with the provisions of the Statute by the Court of Revision of the City of Vancouver.

Notice of Appeal must be in the hands of The City Clerk not later than **JANUARY 4th, 1943.**

CHESTER GREEN
Assessment Commissioner.

EXHIBIT No. 1256-12

DATE NOV 16 1948

FILLED BY R D Houston

CITY OF VANCOUVER, B. C.

ASSESSMENT OFFICE

Toshi Hyodo

CITY OF VANCOUVER, B. C.

ASSESSMENT OFFICE

Toshi Hyodo,
6751 Victoria Dr.,
Vancouver, B. C.

AAA

K2917

EXHIBIT No.

Nov. 16/48

NAME: HYODO, Hide Adelaide

DATE

FILED BY

K.A.Christie

REGISTRATION No. 05447FILE NO. 9359

The following chattels were sold by public
 auction at 992 Powell St. Vancouver, B. C. on October 3, 1945.

Bed & spring	\$	10.00
4 Chairs		0.85

Total	Auctioneer's Fee:	\$1.08	\$	10.85
Less Expenses:	Advertising:	0.51	\$	3.29
	Moving:	1.70		
Net Proceeds Credited:			\$	7.56

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 54

Remarks:

I hereby certify the foregoing to be a true copy
 of the original whereof it purports to be a copy.
 Jan. 31/49 *J. May*

NAME HYODO, Toshi

REGISTRATION NO. 00794

FILE NO. 7036

The following chattels were sold by public
 auction at 1047 Seymour St., Vancouver, B.C. on December 14, 1944.

Vase and basket	\$ 0.25 M
Tray and bowl	1.00 M
Lacquer boxes	1.25 M
Powder box	1.50 M
Vase	0.75 M
Small table	0.85 F
Bowl	2.10 C
Tray and contents	1.45 M
Silver case	2.10 M
Plates	3.75 C
Japanese lamp	0.85 M
Basket and vase	1.10 M
Tea set	2.75 C
Walnut bed-room suite	47.00 -
Hall mirror	1.35 M
Gurney range with sawdust burner (poor condition)	23.00 ✓
Pictures	3.10 M

Total	\$ 94.15
Auctioneer's Fee: \$ 9.42	
Advertising: 3.36	
Less Expenses: Moving: 16.50	\$ 29.28
Net Proceeds Credited:	\$ 64.87

Members of Custodian Staff Present. Mr. D. A. Smith

Extracted from Auctioneering List No. Vancouver 522

Remarks:

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
 Jan. 31/49 *J. May, C.L.*

NAME Hyodo, Hide AdelaideREGISTRATION NO. 05447FILE NO. 9359

The following chattels were sold by public
 auction at 992 Powell St., Vancouver, B.C. on August 9, 1944

Tray & Glassware		\$	1.00
Platter & Dishes			1.10
Saucepan, Bowl & etc.			.60
Roast Pan			1.50
Roast Pan			1.00
Odd Lot Pots & Pans			.80
Frying Pans & Etc.			.60
Box Dishes			.75
Beatty Washer			65.00
Plated Vase & Dish			1.50
2 Box & Odd Lot			.85
Odd Lot			1.25
9 Cartons Glass Jars			1.00
Ladder & Tub Carrier			1.50

Total			\$	78.45
Less Expenses:	Auctioneer's Fee	7.84		
	Advertising	2.03		
	Moving	4.57	\$	14.44
Net Proceeds Credited:			\$	64.01

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 29

Remarks:

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

Jan. 31/49 *A. Mayhew*

NAME HYODO, Toshi

REGISTRATION NO. 00794

FILE NO. 7036

The following chattels were sold by public

auction at 992 Powell, Vancouver, B. C. on April 5, 1944

6 Pictures	\$	1.00
Box of coral		2.25
Cutlery		2.35
Bag		0.70
Basket & plated ware		1.05
2 Boxes of Christmas decorations		1.50
2 Bags & 4 trays		0.50
Basket & contents		1.80
Lamp		2.10
Miscellaneous		1.00
Basket, tub & contents		0.80
2 Lamps & shades		0.75
Bag & umbrella		1.15
Miscellaneous		0.25
Clock		0.65
2 Boxes of miscellaneous		1.75
Round table		0.25

Total			<u>\$ 19.85</u>
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Less Expenses:	Auctioneer's Fee	1.98	
	Advertising	0.42	
	Moving	2.68	<u>\$ 5.08</u>

Net Proceeds Credited:	<u>\$ 14.77</u>
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Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 16.

Remarks: I hereby certify the above words to be a true copy of the original whereof they purport to be a copy.

Jan. 31/49 *L. May*

COPY FOR FILE 7036

NAME HYODO, Hide Adelaide

REGISTRATION NO. 05447

FILE NO. 9359

The following chattels were sold by public
auction at 992 Powell St., Vancouver, B.C. on March 2, 1944

Heater \$ 11.00

Total	Auctioneer's Fee	1.10	\$ 11.00
	Advertising	0.16	
Less Expenses:	Moving	0.51	\$ 1.77
Net Proceeds Credited:			\$ 9.23

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 12.

Remarks:

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

Jan. 31/49 *J. May*

MEMORANDUM

File No. 7036

Sept. 16, 1946.

TO: The File

FROM: Mr. G. B. Spain

Re: Mrs. Toshi HYODO, Reg. No. 00794
1 Stove

When moving the chattels from 6751 Victoria Drive, Mr. D. A. Smith informed me that one stove was found to be in a burned out condition and that it would be abandoned and not brought in to the warehouse.

GBS:LBM

"Geo. B. Spain"

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

Jan. 31/48

J. May

MEMORANDUM

Files # 7036 & 9359

Sept 22nd 1945

To: File

From: Mr. Wills

HYODO

Lance Corporal Hyodocalled at 992 Powell St,
and checked the box of junk which has been held as personal
property, Inventory #582.

He took away some Gramophone Records and a
Ironing cloth, the rest, he said "could be thrown out or
destroyed."

"Wm. Wills"

Protection Department

Wm Wills

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

Jan. 31/49

J. May

GENOA BOND

Warehouse.

Date Dec. 12, 1944

FILE NO 7036

NAME Tooke Hyodo

ADDRESS 7807 Victoria Drive

I have examined the undermentioned articles and consider that they have no value.

1 bed mattress n.v.

Auctioneer "W. Y. W. Willard"

The above mentioned articles have been abandoned

"D. A. Smith"

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

Jan. 31/49 *F. May*

Warehouse 992 Powell St.

Date June 20 - 44

FILE NO 7036
NAME HYODO
ADDRESS 6751 Victoria Dr.

I have examined the undermentioned articles and consider that they have no value.

1 Round Table n.v.

Auctioneer "W. G. B. Thompson"

The above mentioned articles have been abandoned

"Wm. Wills"

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

Jan. 31/49

Wm. Wills