

PHONES: MARINE 7881  
MARINE 1055

NIGHT PHONES:  
ALMA 1812-L  
KERR. 5823-R  
FAIR. 5980-R

Invoice #1811

# WEEKS & CO. LTD.

PLUMBING & HEATING  
ENGINEERS

923 WEST PENDER STREET  
VANCOUVER, B. C.

SOLD TO

A. E. Austin Co.,  
833 W. Hastings St.,  
Vancouver, B. C.

AGENTS FOR  
SUNSTRAND OIL  
BURNERS

TERMS—TEN DAYS FROM DATE OF  
INVOICE. 7 PER CENT. INTEREST  
CHARGED ON OVERDUE ACCOUNTS.

DATE...June, 1950.....

DATE	PARTICULARS	DEBIT AMOUNT	CREDIT AMOUNT	TOTAL
June	Re - 475 Alex. St. "Japanese Property" Rent of gas heating unit for June			40.00

WEEKS & CO. LTD.  
*PAID*  
*July 1950*

*[Handwritten signature]*

PLEASE RECEIPT AND RETURN  
— TO —  
A. E. AUSTIN & CO. LTD.  
833 Hastings St. W., Vancouver, B. C.

PHONES: MARINE 7831  
MARINE 1055

NIGHT PHONES:  
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FAIR. 5980-R

Invoice 11-04

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July	Re - 475 Alexander St. "Japanese Property" Rent of gas heating unit for July					40.00	

WEEKS & CO. LTD.  
**PAID**  
Aug. 21/50  
*[Signature]*

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Invoice #2246

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TERMS—TEN DAYS FROM DATE OF  
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DATE August, 1950

DATE	PARTICULARS	DEBIT AMOUNT	CREDIT AMOUNT	TOTAL
Aug.	Re - Japanese property - 475 Alexander St. Rent of gas heating unit - August			40.00

*[Handwritten signature]*

WEEKS & CO. LTD.  
PAID  
Sept. 18/50  
*[Handwritten initials]*

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Invoice 2366

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PLUMBING & HEATING  
ENGINEERS

923 WEST PENDER STREET  
VANCOUVER, B. C.

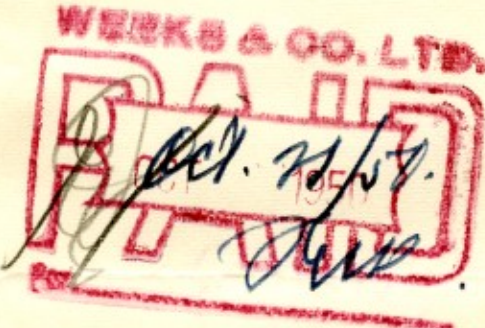
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DATE October, 1950

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Invoice # 10

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*[Handwritten signature]*

**WEEKS & CO. LTD.**  
**PAID**  
DEC 19/50.  
*[Handwritten initials]*

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Aug. 21/50  
J. E. [Signature]

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Sept. 18/50  
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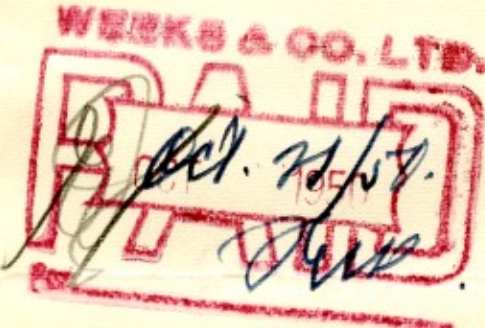
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WEEKS & CO. LTD.  
**PAID**  
*Pro. 10/10/50*  
*St. J. J.*  
*W.C.*

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DEC 19/50.  
*[Handwritten initials]*

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MEMBERS OF VANCOUVER REAL ESTATE BOARD

CABLE ADDRESS:  
"AUSTIN," VANCOUVER  
CODES:  
WESTERN UNION AI

# A.E. AUSTIN & CO. LTD.

TELEPHONE  
MA RINE 2431  
ESTABLISHED 1906

629 HORNBY STREET  
VANCOUVER,  
CANADA

April 26th, 1951

Mr. T. Sato  
College Heights  
Lacombe, Alberta

Dear Sir:

re 475 Alexander

We enclose your statement to date. You will note that McKillop is behind with his rent. He claims he has been unable to operate properly this winter due to lack of sufficient heating facilities. He will probably have some claim for an abatement of rent for this reason.

There was another fire this morning at the property. The adjuster has the matter in hand and repairs will be made under your insurance policy. The premises cannot be used until repairs are complete and no doubt we shall have to allow the tenant rent for this period.

Yours very truly

A. E. AUSTIN & CO. LIMITED

Per:

*S. R. Austin*

Agent

ERA:as

Enclosure

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& CO. LTD.**

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Per:

*A. E. Austin*  
Agent

ERA:as

Enclosure

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TELEPHONE  
MARINE 2431  
ESTABLISHED 1906

629 HORNBY STREET  
~~629 HORNBY STREET~~  
VANCOUVER,  
CANADA

October 31st, 1951

Mr. T. Sato  
Roosevelt Hotel  
166 E. Hastings Street  
Vancouver, B. C.

Dear Sir: re 475 Alexander St.

We understand that your society has decided to accept the offer of The Army & Navy Stores to settle your claim. We feel this is wise even though it will not meet all the expenses and repair bills. The heating plant is over twenty years old and, consequently, the court might make a reduction of your claim up to fifty percent.

Weeks & Co. have quoted \$6700 for an entire new plant. However, they feel that some of the material can be used again. They will make allowance for whatever material they find useable, but they cannot tell what is useable and what is not, until the plant is dismantled and repaired sufficiently to put a test on it.

Weeks will repair the plant and extend credit for the cost. If you cannot raise the necessary money now, we would recommend that you take advantage of this offer immediately. In any event, the heating plant should be repaired without delay. We strongly advise you to authorize this immediately.

The tenant refuses to sign a lease and evades coming to a settlement unless and until the heating plant is again operating. We are not in a position to force him, but we have committed ourselves to a lease with him. The longer the matter of the heating plant remains as it is

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TELEPHONE  
MA RINE 2431  
ESTABLISHED 1906

629 HORNBY STREET  
~~629 HORNBY STREET~~  
VANCOUVER,  
CANADA

November 8th, 1951

Mr. T. Sato  
Roosevelt Hotel  
166 E. Hastings Street  
Vancouver, B. C.

Dear Sir:

re 475 Alexander Street

Following your recent instructions, we have ordered Weeks & Co. to repair the heating plant. They have tendered to replace the system, that is install a new one, in the sum of \$6273. However, should any of the material now in the building be usable, they will use it and the owners will receive the benefit of any saving so made.

The funds that Messrs. Buell, Ellis & Co. will receive from the settlement of the law suit will be available soon, but may not be paid out without your consent. We enclose an order for Messrs. Buell, Ellis & Co. to pay Weeks from this money up to the amount of their bill. We should be obliged if you would sign it and leave it with us for delivery to Mr. Russell.

In the event there will not be enough available from this source to pay Weeks in full, they will extend credit for a reasonable length of time for the balance, to enable the Society to raise the amount needed. Would you, in this event, consent to the revenue being set aside to pay and secure Weeks bill?

We trust these arrangements will meet with your approval and should be obliged if you would give your consent to them, if they are approved.



Mr. T. Sato

-2-

November 8th, 1951

Further to the adjustment of the fire loss, we have heard again from the insurance company. You have a copy of their letter of 17th October, 1951 explaining why they did not pay the sum of \$201 which had been arranged as a cash settlement in lieu of repairing the folding doors. Following that letter we informed them that you did not agree and that you insisted that they pay the amount as agreed.

They have offered \$150.00 which we advise that you accept. In arriving at this recommendation we have considered the various items representing work done in the building which is extra to the original adjustment. This is as follows.

Removing track for folding doors and patching over	\$80.00
Sanding entire auditorium floor	100.00
Repainting upstairs rooms	126.00

While these renovations are of more immediate value to the tenant than to the owner, yet when the building reverts to you at the expiry of the lease, it will have greater value as a result of this work. Furthermore, it will be of help in dealings with the tenant in making an adjustment with him.

Yours very truly

A. E. AUSTIN & CO. LIMITED

Per:

*A. E. Austin*  
Agent

ERA:as

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