

1545

Victoria B.C.
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. *1545*

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

NAME: **HOITA Misao (Mrs)**

HOME ADDRESS: **618 Francis Ave., Victoria, B.C.** REGISTRATION No. **09974**

SEX: **Female** AGE: **43** MARRIED? **Yes**

OCCUPATION AND EMPLOYER: **Housewife**

NAMES ~~OF DECEASED~~ HUSBAND: **Rikuza** ^{47⁹} ADDRESS: **618 Francis Ave., Victoria, B.C.**

NAMES OF LIVING CHILDREN: **(Bobby) ^{20¹¹} Mutsuo (M) 21 yrs.** ADDRESS:

Tammy (M) 20 yrs. Mary (F) 18 yrs. Gladys (F) 15 yrs. ADDRESS:

Gordon (M) 13 yrs. Irene (F) 9 yrs. ADDRESS:

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

Dated this **27** day of **March** 1942.

WITNESS: *Armedatus*

(Signature) *Mrs R. Hoita*

INFORMATION FROM R.C.M.P.

DATE Sept. 27/43

File No. 1545

Name HOITA (Missao) Mrs. Hikoza
(Surname in Block Letters)

Registration No. 09974 Male - Female
(Check) Age Feb. 21, 1899

Former Address 618 Francis Ave., Victoria, B. C.

Date Evacuated Aug. 15/42 Naturalized - Canadian-Born - National
(Check)

Present Address c/o Mr. V. G. McGuigan of McGuigan's Orchards,
Cedar Springs, Ont. 39 Henry St., Toronto, Ont.

Married - Single
(Check) Name of Wife -

Name of Husband Hikoza #09975

Name of Mother Kuwabara, Kazuno Name of Father Dec'd

Names of Children under 16 See husband's sheet

Requested by G.M. Registered with Custodian (Yes or No)

Additional Information Housewife

✓

REAL PROPERTY

Catalogue No. 896.

File Nos. 479 and 1545.

Names: Rikusa (Robert) HOITA
Misao (Mrs. Rikusa) HOITA

Reg. Nos.: 09975
09974

Property Address: 618 Frances Avenue, Victoria, B. C.

Legal Description: Lot 16 of Section 4, Victoria District, Plan 358.

Classification: 8-room Dwelling and large Barn (about 25 yrs. old).

Registered in the names of: ROBERT RIKUZO HOITA and MISAO HOITA as Joint Tenants.

State of Title: Clear.

Sold to: DUNCAN HENRY for \$1,150.00 (Cash).

As at: 9th April, 1945.

Title delivered to new Registered Owner on: August 7th, 1945.

Funds released to credit of Rikuzo HOITA and Misao HOITA (Joint Account 479 and 1545) on: June 9th, 1945.

Completed statement to Evacuees sent on: October 2nd, 1945.

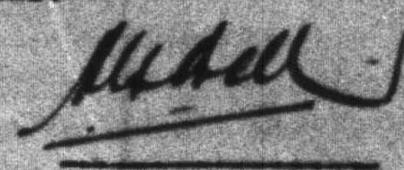
Chattels: Not involved.

Insurance: Transferred to Purchaser - 9/4/1945.

Administration: This property is situated in a working class district, where an acute housing shortage was reflected in rental rates. The buildings (house and large barn) were maintained in a normal state of repair, being rented from date of evacuation to Sgt. Maj. Duncan Hendry, the rent being reduced from \$32.00 to \$27.00 in June, 1943, as the result of an appeal by the tenant to the War Time Prices & Trade Board. The same tenant remained in occupancy throughout and eventually (9/4/1945, above) became the owner.

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

5th October, 1945.



COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
British Law Ins. Company, Limited	1282551	\$1,000.	Dec.	6	42	#618 on north side of Frances Street, Vict. B.C.
Federal Fire Insurance Company	726396 <i>Cancelled</i>	\$1,500. <i>Policy # 728283</i>		26	45	#618 on north side of Frances Street, Victoria, B.C.
British America Assurance Co.	25161	\$1,000. <i>add.</i>	April	12	1944	617 Frances Ave. Victoria, B. C.
Federal Fire Insurance Company of Canada	72293 <i>Transferred to Purchaser</i>	\$1,500. <i>7-28-1945</i>				#618 on north side of Frances Street, Victoria, B. C.

TRANSFERRED TO PURCHASER (April 9th, 1945).

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

6th February, 1946.

M. Bell

RGB/P.

LIABILITIES SUMMARY

File 1545.

Misao (Mrs. Rikuzo) HOITA.

Reg. No. 09974.

- (1) \$11.27 Royal Bank of Canada, Vancouver, (June 11/42).
Paid (June 11/42).
- (2) \$ 7.65 MacDonald's Limited (Dec. 9/42). Paid (Feb. 27/46).

There are no other claims recorded in this file.

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

27th February, 1946.



RHS/P.

✓

GENERAL SUMMARY

File 479
File 1545

Robert Hideo HOITA
Hideo (Mrs. R.) HOITA

Reg. No. 09775
Reg. No. 09974

This 32-year old Gardener, a Naturalized Canadian and veteran of World War I (see Feb. 27/43), signed a Custodian "No Property" form on the 27th March, 1942.

His wife, Hideo (File 1545) signed a Custodian "No Property" card on the same date.

They were evicted on the 18th April, 1942, presumably with their 6 children.

The following is a summary of the contents of this file as disclosed by a review made today.

Real Property: See Real Property Summary for particulars of their jointly owned Victoria property, sold (Apr. 9/45) for \$1,150.00, Cash.

Personal Property: See Chattels Summary (to follow) for particulars of chattels (contents of above 3-room house).

Other Assets: The collection of payments under an Agreement for Sale (\$18.00 per month) was left in the hands of a neighbour and fellow-veteran, Mr. T. Rutherford, who died before completion of this task, which was completed by his widow to the complete satisfaction of the Hoitas (see Jan. 25/44).

Bank Shares, etc.: None.

Real Annuities: None.

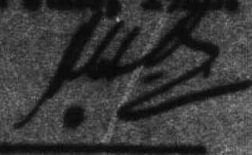
Life Insurance: Husband declared a Dominion of Canada Returned Soldiers policy for \$1,000.00 and 10 family policies with the Metropolitan Life Insurance Company. Payment of premiums on the latter were taken over from Mrs. Rutherford (May 9/44) and converted from a weekly to a lump-sum basis, compounded Premium Receipt Book turned over to Mr. Hoita October 16th, 1945. *being*

Liabilities: See Liabilities Summary for particulars of claims recorded, all of which have been liquidated.

Funds: There is a balance of \$1,012.30 in this Joint Account at the present time.

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

4th June, 1946.



CHATELAIN SUZUKI

File 479.

Robert Rikuo SUZUKI

Reg. No. 09775.

In his "CP" declaration (March 27th, 1942) this person declared "Contents of former two-story house (615 Francis Ave., Victoria) including pedal sewing machine, good cook stove, 2 heater stoves, box of carpenter tools."

In his report dated May 11th, 1942, Custodian agent (H. S. Hinton) included an inventory of everything found on the premises.

In his letter dated 28th November, 1944, Custodian Agent listed the items left on the premises in the care of the tenant, and outlined a list of items removed to central storage at The Willows. At a large auction held at The Willows on the 18th December, 1944, the goods stored there were sold, notices being mailed to witnesses with our letter of the 2nd June, 1945. In this letter witnesses was also advised that with the exception of 3 items (a pipe, of pictures, a German of books and a framed picture) which were removed (Jan. 4/45) to Custodian central storage in Vancouver, all goods left on the premises were appraised and ultimately sold to the tenant-purchaser of the property at the appraised value.

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

5th June, 1946



HR/P.

479
1948

11th December, 1948.

Mr. T. Rutherford,
1284 Alder Street,
Victoria, B.C.

Dear Sir:-

Re: Rikusa NAITA and Mitsuo NAITA

With reference to fire insurance on property located at 618 Frances Avenue, Victoria, belonging to the above named.

We have received Notice of Expiry covering British Law Insurance Company Policy No. 1282551 from R.R. Brown & Sons. You probably have already taken care of the renewal of this insurance. If not, kindly attend to it immediately.

I see that the policy covered \$500.00 on the house and \$500.00 on the contents. When attending to the renewal kindly consider whether or not the \$500.00 on the dwelling is sufficient coverage and also is it still necessary to cover the household furniture and personal effects.

When having the insurance written please instruct the Insurance Company to adhere to instructions in our Form Letter No. 68, copy of which I am enclosing herewith. In this particular case, if Theresa Bromley still has an interest in the property the policy should read "with loss payable to Theresa Bromley, as her interest may appear" and in that case she will be entitled to keep the original and we would ask you to have a copy sent to this office for our files.

I understand that the above named Japanese has other property in Victoria for which you are acting as rental agent and located at 617 Frances Avenue. We do not appear to have any policy or copy of policy on file covering this property, although the file indicates that there was a policy, being No. 441854 in the Mercantile Company for \$1500.00 which expired on the 26th of May last.

Kindly let us hear from you regarding these matters as early as possible.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:VM
RIS

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479
1345

16th December, 1942.

Mr. T. Rutherford,
1284 Alder Street,
Victoria, B.C.

Dear Sir:-

Re: Rikusa HOITA and Niiso HOITA

Would you kindly let me have an answer as early as possible to our letter of December 11th with reference to fire insurance covering on the property of the above named.

We have received a letter from P.R. Brown & Sons advising that they have been in touch with you and that you have arranged to place the coverage with some other Company. They feel rather badly about it, apparently, because they have been handling the insurance on this property for some time.

We did not, as you know, instruct you to renew the business through them, but unless there is some good reason for making the change, we think it better that the insurance be continued with companies who have in the past been handling it.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

File No 479
1545

3284 Alder St
Victoria B.C.
Dec/17/1942

To -
Mr S. M. Gibson
Insurance Department

EVACUATION SECTION	
Rec'd	DEC 21 1942
File No.	479-1545
Ans.	
Referred	Gibson

Dear Sir

In answer to your letter this morning Re -
P R Brown and Sons as regards Insurance on Jap
Property.

As far as I know, there has never been any insurance
held with P. R. Brown. Mr Hoita told me before
he left Victoria, he had insurance with two
companies and he was discontinuing one of them
and I remember it was the December one, and it
amounted to \$1,000, I never have seen it, the
insurance I have kept up to date is the one taken
out in May last for \$1,500.

And I must tell you, I don't like the last clause
in your letter, I don't want any Dictatorship over
me, there is no law telling you where I must get
Insurance, and as far as Brown, P. R. I never set any there
Respectfully J. Rutherford.

479
1545

4th January, 1943

Mr. T. Rutherford,
3284 Alder Street,
Victoria, B.C.

Dear Sir:-

Re: Rikusa NOITA and
Miss NOITA

Will you kindly send me by return mail copy of Policy referred to in your letter of December 17th. This is the policy that you had issued, apparently, last May, and covers for \$1500.00.

Also, have you done anything further in connection with renewing the insurance on 618 Frances Street, being British Law Policy No. L282551 as referred to in our letter of December 11th.

If you will again refer to my letter of December 16th and read carefully the last paragraph, you probably will realize that your remarks were quite uncalled for.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:PM

479, 1545

April 12, 1945.

Mr. & Mrs. Blaise R. HOITA,
Box Nos. 09775 and 09774,
c/o John R. Elford,
R.M. #1,
Inlington, Ontario.

Dear Sir & Madam

Re: Catalogue No. 076,
612 Francis Ave., Victoria, B.C.
10/1/Victoria Dist/128.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$1150.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your joint account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

Yours truly,

George Peters,
Administration Department.

GP:AS

701 1545
File Nos. 479 & 1545.
Catalogue No. 896.

June 11th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

**ROBERT HENRIK EDIYA
and NERAO EDIYA**
Lot 16, of Sec. 4, Victoria Dist.,
Plan 392.

With reference to the above property which was recorded in the Victoria Land Registry Office, May 11th, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 151880-I, dated May 9th, 1945, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 151881-I, dated May 9th, 1945, registering the property in the name of Duncan Hendry (Deed).
3. Duplicate of Transmission dated April 23rd, 1945.
4. Duplicate of Deed dated April 23rd, 1945 - Secretary of State to Duncan Hendry.
5. Certificate of Indefeasible Title number 151881-I, dated May 15th, 1945, covering the above property in the name of Duncan Hendry.

D. A. Cramer

DAC:JB
Atch.

Catalogue No. 896
Files Nos. 479 & 1545
618 Francis Avenue, Victoria
16/A/Victoria Dist./358

June 11, 1945.

DUNCAN HENDERY
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at April 9, 1945)

	<u>debit</u>	<u>credit</u>
Purchase price	\$1,150.00	
Cheques received		\$1,150.00
Seller's proportion of taxes for 1945 - 98/365 x \$42.26		11.33
Registration fees on deed - \$1,150.00	6.55	
Insurance premium - 9/4/45 - 26/5/45 - \$8.00	.33	
Insurance premium - 26/5/45 - 26/5/48 - \$8.00	8.00	
Rent owing - due on Dec. 1944 rent	12.00	
December 18th to January 17th)		
January 18th to February 17th)		
February 18th to March 17th) 3 mo. @ \$27.00	81.00	
March 18th to April 8th - 21/30 x \$27.00	19.80	
Balance owing by purchaser		116.33
	<u>\$1,277.68</u>	<u>\$1,277.68</u>

BALANCE OWING BY PURCHASER \$116.33

479 & 1545.

June 5th, 1946.

REGISTERED MAIL.

Mr. and Mrs. Robert Rikuso HOITA,
Registration Nos. 07775 & 07774,
39 Henry Street,
Toronto, Ontario.

Dear Sir and Madam:

We have to acknowledge receipt of Mr. Hoita's letter of the 24th April, from which we note that you wish to receive the balance of your funds in Custodian's hands.

In compliance with your request we enclose our cheque for \$1,012.30 in favour of Robert Rikuso and Hiseo HOITA, leaving no balance in your Joint Account, which will therefore be closed.

This remittance has necessitated a complete review of your files and we take advantage of this opportunity to give you a brief resume of our administration of your affairs.

Real Property In your declaration of assets (Custodian "JP" form) dated 27th March, 1942, you declared ownership of: (A) 617 Francis Avenue (East 45th of Lot 7, Victoria District, Plan 398), which you had sold (for \$712.00 to Herbert and Bertie Broughton) under an Agreement for Sale, leaving the collection of the monthly payment thereunder (\$18.00) in the hands of your neighbour and fellow-veteran, Mr. T. Rutherford.

Our records show that Mr. Rutherford passed on before payments were completed, his widow taking over and completing the task to your entire satisfaction, to which you gave expression in your letter of the 25th January, 1944.

(B) 618 Francis Avenue (Lot 16 of Section 4, Victoria District, Plan 398), which you had purchased (for \$1200.00 from Theresa Bralley) under an Agreement for Sale calling for payments (commencing February 15th, 1939) at the rate of \$25.00 per month.

You rented this property to Sgt. Maj. Duncan Hendry, leaving the collection of rent and payments under your Agreement for Sale to your friend, Mr. Rutherford, as in the case of (A).

The administration of this property was taken over from Mr. Rutherford's widow, as from the 20th August, 1943, and with the completion of payments under the Agreement for Sale a Deed of Conveyance was obtained, and registered as soon as taxes could be brought up to date.

(Over)

June 5th, 1946.

This property was sold (for \$1,150.00 to the tenant, Duncan Hendry), a complete statement of the transaction being forwarded to you on the 2nd October, 1945, at which time we also sent you a statement of your (joint) account showing net proceeds. (\$1,077.98) placed to your credit.

Personal Property: You declared (March 27th, 1942) ownership of: "Contents of 8-room 2-storey house (618 Francis Ave.), including pedal sewing machine, good cook stove, 2 heater stoves, box of carpenter tools."

Our agent (Mr. H. G. Hinton) made a careful inventory of everything at 618 Francis Avenue on May 11th, 1942. On November 27th, 1944, the same agent moved a large part of these chattels to Custodian Central Storage at The Willows. Subsequently, all (December 18th, 1944) scientific articles were sold at a large Custodian Auction held there. Auction sheets were sent you with our explanatory letter of June 2nd, 1945. As advised you therein 3 packages of articles of a purely personal nature (books and pictures) were shipped to Vancouver for convenience of storage here, the remainder, as listed, being taken over by the tenant-purchaser at appraised values.

Life Insurance: You declared a Dominion of Canada Returned Soldier's policy for \$1,000.00, which remained in your possession, and family policies totalling \$500.00 with the Metropolitan Life Insurance Company. Premium payments against the latter were taken over from Mrs. Rutherford in May, 1944, and converted from a weekly to a lump-sum basis, the compounded premium Receipt Book thus created being mailed to you, at your request, on October 16th, 1945.

Liabilities: Small claims filed against you both were dealt with in correspondence and have been liquidated, our records showing no outstanding liabilities at the present time.

Balance: On October 2nd, 1945, we sent you a statement of account showing a balance of \$937.84 standing at your credit at that time. The following extract brings the position up to date.

Oct. 2, 1945	Balance as per last statement		\$937.84
Jan. 31, 1946	Chattels--instalment payment		\$ 50.00
Feb. 12, 1946	Claim paid (H. Furuya Company)	\$ 12.64	
Feb. 12, 1946	Chattels--balance payment		\$ 44.75
Mar. 2, 1946	Claim paid (McDonald's Ltd.)	\$ 7.65	
Today	Free balance	\$1032.30	
		\$1032.99	\$1032.99

As advised you at the beginning of this letter we enclose our cheque for the full amount of this balance (\$1,012.30).

(Over)

Mr. and Mrs. Rikuso HOITA.

Page 3.

June 5th, 1946.

This would appear to account for all property of every kind left by you in the protected area which vested in the Custodian, and in order that you may confirm this, we enclose a stamped addressed envelope for your convenience.

Yours truly,

R. G. Bell,
Administration Department.

RR/P.
Enc.

1543 & 479.

February 13th, 1946.

Mr. and Mrs. Hikuro HOITA,
Registration Nos. 09975 & 09974,
39 Henry Street,
Toronto, Ontario.

Dear Sir and Madam:

Re: Claims.

References in your files to an outstanding balance of account due to MacDonald's Ltd. of Victoria, being incomplete we asked this firm if their account had been paid in full, and we have now received the following reply:

"Acknowledging your letter of Feb. 6th we are to advise that this account was contracted on Sept. 19, 1941, being the purchase of 1 set of Avondale China \$20.70 and set of Silverware \$7.95 or a total of \$28.65.

"A down payment of \$1.00 was made at the time of purchase and subsequent payments reduced the amount to \$7.65 as at Feb. 3, 1942. No further payment was made and the amount was reported to you Dec. 9th, 1942, and finally written off December 31, 1942.

"There is no evidence of this amount being recovered through our Bad Debts Recovery account and the outstanding amount is therefore assumed to be correct and still outstanding."

If this statement is correct do you wish us to pay the \$7.65 from your Joint Account. If it is not correct will you please supply the information needed to enable us to reply to MacDonald's Ltd.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

MACDONALD'S *Limited*

1121 DOUGLAS STREET - - - TWO STORES - - - 704 VIEW STREET

TELEPHONES:
ELECTRIC DEPT. - E-1171
FURNITURE DEPT. - E-1171
ENGLISH CHINAWARE DEPT. - E-8788
SERVICE DEPT. - E-1171

★
ELECTRIC
APPLIANCES
SALES AND
SERVICE
ENGLISH
CHINAWARE
FURNITURE
DISTRIBUTORS FOR
EDISON
MAZDA LAMPS

GEORGE E. MACDONALD
PRES. AND MAN. DIRECTOR
L. F. MACDONALD
MANAGER

VICTORIA, B.C.

February 7, 1946.

EVACUATION SECTION	
Rec'd	FEB 8 1946
File No.	1545
Ans.	
Referred	Bell

RADIOS



Mr. R. G. Bell,
Administration Department,
Japanese Evacuation Section,
506 Royal Bank Building,
VANCOUVER, B.C.

IRONERS



Dear Sir:-

Re: Misao (Mrs. Rikuzo) HOITA - Reg. No. 09974

RANGES



Acknowledging your letter of
Feb. 6th we are to advise that this account was
contracted on Sept. 19, 1941 being the purchase
of 1 set of Avondale China \$20.70 and set of
Silverware \$7.95 or a total of \$28.65.

WASHERS



A down payment of \$1.00 was made
at the time of purchase and subsequent payments
reduced the amount to \$7.65 as at Feb. 3, 1942.
No further payment was made and the amount was
reported to you Dec. 9th, 1942 and finally written
off December 31, 1942.

DISHWASHERS



There is no evidence of this
amount being recovered through our Bad Debts
Recovery account and the outstanding amount is
therefore assumed to be correct and still out-
standing.

DEEP FREEZERS



Very truly yours,

MACDONALD'S LIMITED,

J. J. Willett
J. J. Willett.

REFRIGERATORS



VACUUM CLEANERS

479 & 1545.

January 15th, 1947.

The Metropolitan Life Insurance Company,
Canadian Head Office,
Ottawa, Ontario.

Dear Sirs:

Re: Mr. and Mrs. Robert Rikuso HOITA.
(Industrial Policy Record Div. LOG)
Policy #83 927 319, etc.

We are in receipt of your letter of the 9th instant on the subject of a 10% refund on premiums paid direct to your office.

All funds in Custodian's hands were remitted to Mr. and Mrs. Hoita on the 5th June, 1946, followed by the closing of their account.

We are therefore returning herewith your cheque for \$3.90 and would ask you to effect payment direct to your policyholders, whose present address, according to our records, is:

Mr. and Mrs. Robert Rikuso HOITA,
Registration Nos. 09775 & 09774,
39 Henry Street,
Toronto, Ontario.

Your reference to a letter, dated April 1st, is not quite clear to us as there is no letter of that date on this file.

Yours truly,

R. G. Bell,
Office of the Custodian.

RGB/P.
Encl. 1.