

4951

**OFFICE OF THE CUSTODIAN
JAPANESE SECTION**

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

PERSONAL INFORMATION

NAME: **TANAKA, Tatsuya**
 HOME ADDRESS: **187 W. 8th Ave., Vancouver, B. C.**
 REGISTRATION NUMBER **01568** SEX: **Male** AGE: **61**
 OCCUPATION: **Saw mill worker**

(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: **Albosta Mill, Co., Vancouver, B. C.**

MARRIED? **Yes**

NAME OF WIFE OR HUSBAND: **MINE (1897) (Yellow card)**

ADDRESS OF WIFE OR HUSBAND: **Same address**

NAMES OF ANY LIVING CHILDREN: **MASASHI (M) KIYOSHI (M) MINORU (M)
SADAO (M) HARUO (M)**

ADDRESS OF CHILDREN: **Same address**

AGE OF CHILDREN: **8, 10, 12, 14, 15 years**

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

1. LOCATION AND DESCRIPTION:

**West half of Lot 17, Block 47, District Lot 200-A, Group 1,
New Westminster District, according to Plan deposited in the Land
Registry Office, Vancouver, B. C. and numbered 197.**

2. BUILDINGS AND OTHER IMPROVEMENTS:

Dwelling house, 3 storey building, frame building, shingle roof.

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

**Scottish Union & National Insurance Company, Policy No. F678988
expires November 13th, 1943. Insured for \$1,000.00**

4. TAXES (Amount and where payable) **\$45.00 payable City Hall, 1941 paid.**

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

Saw, Brother TATSUZO, has half interest.

6. OCCUPANCY AND LEASES (If vacant so state)

Self

4. INSURANCE CARRIED ON ABOVE PROPERTY: Scottish Union & National, Policy No. 7678988, for \$500.00 on furniture.

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: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS: None

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 20th day of April 1942.

(Signature) J. Yawaka

Kamun

Witness

FOR DEPARTMENTAL USE

[Handwritten mark]

P.D. 25/5/43

INFORMATION FROM R.C.M.P.

Date

7/6/43

Our File No.

4951

Full Name

TANAKA

Tatuya

(Deceased)

(Surname in Block Letters)

Rec'd Aug 15/43

Registration No.

01368

Male - Female
(check)

Age

Apr 8, 1881

Former Address

137 W 8th Ave

City

Date Evacuated

Aug 31, 42

Naturalized - Canadian-Born - National
(check)

Present Address

Slocan, B.C.

154 Wellington St. Brandon, Ont.

Married - Single
(check)

Name of Wife

Minie # 01367

Name of Husband

-

Name of Mother

-

Name of Father

-

Names of Children under 16

Hanako (M) Apr 30/27

Sadao (M) 13

Minoru (M) 12

Kiyoshi (M) 10

Masashi (M) 9

Requested by

E.B.

Registered with Custodian

Yes

(Yes or No)

Additional Information

Summit Worker

Owner

at above address

REAL PROPERTY SUMMARY

ANESE NAMES: Tatsuso TANAKA - 04830 - Interned 16th May 1942, Files 1486, 4951.
Released 19th April 1943.
Tatsuya TANAKA - 01368 - Evacuee father of Tatsuso TANAKA.

CATALOGUE NO: 371.

PROPERTY ADDRESS: 137 West 8th Ave., Vancouver, B.C.

LEGAL DESCRIPTION: West half of Lot 17, Block 47, District Lot 200A, Group 1, New Westminster District, Plan 197.

TITLE: In the names of Tatsuso TANAKA and Tatsuya TANAKA.

ENCUMBRANCE: Vesting 34284 - 4th June 1942.

ASSESSED VALUE: 1943 -
Land \$370.00
Improvements 1100.00 Total \$1470.00 Taxes \$47.91.

CLASSIFICATION: Frame urban dwelling of 7 rooms, 2½ storey with basement and hot air furnace, no garage.

HISTORY OF ADMINISTRATION: Tatsuya TANAKA, prior to evacuation, agreed to rent the premises and some specified furniture to Bruce Oldfield at \$25.00 per month, and a lease was executed by him, the term of the lease being from the 1st September 1942, the lessor agreeing to re-decorate the house as outlined in an estimate in the sum of \$109.00. The lease was then sent to Tatsuso TANAKA for execution on the 17th September 1942, and upon execution and return was sent to Pemberton Realty Corporation for delivery to the lessee on the 1st October 1942. The chattels not included in the lease were removed by the Custodian and sold.

SOLD: To William Alexander Clarke and Georgie Inez Clarke for \$1550.00 as at the 26th January 1944.
Approved by the Advisory Committee 19th January 1944.

FUNDS: Released to the credit of the joint account of Tatsuso TANAKA and Tatsuya TANAKA, sale price \$1550.00, plus rentals \$475.00, plus refund of insurance \$1.40, total \$2026.40; less commission on rents \$23.75, repairs \$134.90, sundries \$29.80, taxes \$100.58, valuation \$5.00, insurance \$12.50, Certificate of Encumbrance \$1.00, advertising \$4.00, registration \$10.85, commission on sale \$77.50, closing adjustments \$31.20, total \$431.08. Net amount released \$1595.32.

TITLE: G. of T. 97972-L issued and was mailed to William Alexander Clarke on the 27th March 1944.

OLD G. OF T. NO. 54329-L: Was on deposit in the Land Registry Office.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED November 30th, 1946.

John Macpherson

PERSONAL PROPERTY SUMMARY

File No. 4951

March 19th, 1947.

Re: Tatsuya TANAKA (Mr.)
Registration No. 01368
(now deceased)

Chattels:

In his JP form dated April 20th, 1942, the above Japanese person declared chattels as being left at 137 W. 8th Avenue, Vancouver. (See Chattels Summary and Schedule attached).

Specified
Articles:

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

Accounts
Receivable:

An amount of \$4.07, representing refund of 1½ wage deductions for the first half of 1941, was credited to this deceased person's account in 1942.

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

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

E. Robertson
E. Robertson.

/ER

CHATELS SUMMARY

File No. 4951
File No. 1486

Tatsuya TANAKA (Mr.) - father
Tatsuo TANAKA (Mr.) - son

Reg. No. 01368
Reg. No. 04830

The above Japanese persons both resided at 137 W. 8th Avenue, Vancouver, and were joint owners of the real property. At the time of evacuation the father did not declare an itemized list of chattels, only stating that "a washing machine would be left for the use of the next tenant and furniture and Household Effects left for use or storage in care of the next tenant." The son, however, declared a long list of goods which was confirmed by the agents in their report of April 18th, 1943. From this report it was revealed that this man's two sisters also left goods at the above address. Information on the files indicates that everything was moved with the property of the father, referred to above, and sold.

On October 5, 1942 the Custodian wrote to the father advising that the personal property declared by him to be left at 137 West 8th Avenue had been removed to 992 Powell Street as per the lists enclosed, excepting a dining room suite, kitchen stove, washing machine and linoleum which were leased to the tenant with the premises. He requested Tatsuya Tanaka to sign and return to us one copy of the enclosed list, if in order. A copy was accordingly signed by Tatsuya Tanaka on November 22nd, 1942 and returned to the Custodian.

The chattels removed to 992 Powell were sold at Vancouver Auction No. 4 and the proceeds credited to the father's account. For some reason the father's and son's chattels were never separated and all were sold under the father's name and the proceeds remitted to him. This however was not disputed by the son and correspondence has been carried on with the son, as well as the father, in connection with these chattels. Mr. Spain's memo dated January 18, 1944 would indicate that the B. C. Security Commission were shipping the balance of the chattels, with the possible exception of a shrine, although there is nothing on file to show that goods were actually shipped. As no further mention has been made of the shrine it is quite probable that it was shipped.

A memo on file dated April 17, 1944 states no chattels, with the exception of those included in the rental agreement, remaining on the premises, everything having been moved to sale at auction or shipped to the Japanese and the belongings declared by the son were included in the sale of effects of this family, i.e., father and two daughters.

On May 4, 1944, Mr. Green wrote to the father and son jointly enclosing a list of the items sold and proceeds obtained, and stated as we were not clear as to whether the articles all belonged to Mr. Tatsuya Tanaka, any letter requesting remittance of the proceeds to either of them should be signed by both. On May 30th, 1944 the father and son jointly requested that we sell the furniture remaining in the house and forward the money to them, together with the balance of their joint account. Accordingly the chattel funds standing to the credit of the father were sent to him on July 26th, 1944, and at the same time the balance in the joint account of father and son was sent to them. The proceeds from the furniture still remaining on the premises could not be forwarded at that time as these goods could not be sold while still under lease. Mr. Green pointed this out to the Tanakas in a letter dated July 26, 1944. These goods, however, were sold to the new owner of the real property in September, 1944, for the net amount of \$137.00, with the exception of the washing machine which was shipped to the father at Brantford, Ontario, on December 8, 1943, as per Custodian Release on file dated November 18, 1943 and B. C. Security Commission letter dated December 11, 1943. Mr. Tatsuya Tanaka was advised of the sale of these goods on December 12th, 1943, and the above amount of \$137.00 was remitted to him. Mr. W. G. Willard's appraisal in connection with these goods is on file under date of September 25, 1944.

On October 11, 1945 Mr. Spain wrote to Tatsuya Tanaka, sending a copy to the daughters, Mrs. Taro Nishikawa and Mrs. Chiyo Kobayashi, enclosing copies of all auction sheets that each might examine them and identify their own articles. Mr. Spain explained that in removing the chattels some confusion occurred through articles not being marked with the name of the owner and we were afraid some articles may have been sold under the wrong name. He requested them to check the lists and report any discrepancies to us.

On January 6, 1946, the son, Tatsuso, wrote stating they had finally checked everything and all were satisfied, with the exception of two articles appearing on Mrs. Kobayashi's list but which belonged to Mrs. Nishikawa, and in a subsequent letter dated April 24, 1946 Tatsuso stated his two sisters had thoroughly checked the lists and besides the above-mentioned two articles they found that 5 items appeared on Mrs. Nishikawa's list which should be on Mrs. Kobayashi's. He advised that the lists had been checked very carefully and everyone was satisfied. Letters were received from the two sisters expressing satisfaction, but pointing out the above-mentioned discrepancies. The necessary transfers were made on January 30th and May 30th, 1946.

Copies of letters, expressing satisfaction with the sale of their chattels, from Tatsuso Tanaka, Mrs. Nishikawa and Mrs. Kobayashi, are attached to this summary for ready reference. *(initials)*

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

E. Robertson
E. Robertson.

Mar 23, 1947

Note: No Chattel Schedule has been prepared for these files, namely 4951 and 1486, as it would appear that articles declared by the son are also shown on the signed list on file by the father. However, attached are lists of the goods declared by the son and signed by the father together with the goods sold at auction.

Lists of chattels declared and auctioned.

Chattels declared
by one, Tatsuo
Tanaka, in his JP
form dated March
30, 1943

3 sofas
1 coffee table
1 end table
1 piano
1 coat hanger with mirror
2 flower stands
1 gramophone
Dining room set: 6 chairs,
table, China and cabinet
1 coat stand
3 ceiling lamps
4 table lamps
1 ash tray stand
10 ash trays
10 chairs
1 bench
3 tables
3 square carpets
4 other carpets
4 rugs
20 picture frames
1 trunk
1 chin clock
16 prs. curtains
4 prs. drapes
16 blinds
1 kitchen stove,
with pipes
1 cupboard
4 beds -double
2 buffets
1 Singer sewing machine
21 light globes
4 bookcases
1 Buddhist
30 prs. tea cups & saucers
2 dos. rice bowls
2 dos. Japanese soup bowls
1 dos. glass cups
10 dinner plates
5 big dishes
40 plates
2 dos. Japanese teacups
2 trays
1 dos. each knives & forks
2 dos. spoons
3 teapots
1 each carving knife & fork
8 pans
3 frying pans
2 kettles
4 sugar bowls
3 cream jugs

Chattels sold at
Vancouver Auction
No. 4, October 26,
1943, under name of
Tatsuo Tanaka, father.

Mantel clock
Tin shingle stain & smokers stand
Hot water bottle & box
Smoker's set
Electric iron
6 lacquer bowls
lunch box
lunch box
Inner tube & electric tongs
Lunch box and pail
Iron kettle and crock
Large washpan
Dishpan and contents
Picture
Kiddie car and bear
Large tub and toys
Lot odd dishes - red
Lot of dishes - blue
6 cups and saucers
Lot of dishes
Lot of dishes
Lot of dishes
Lot of dishes
Lot of dishes
Lot of small bowls
Aluminum pot
Enamel bowl and contents
Tray and 7 glasses
Pan and odd lot dishes
Lot of dishes
Lot of dishes
3 pieces glassware
Tray and 18 small glasses
Table lamp
Table lamp
Table lamp
Table lamp
Thermos bottle
Thermos bottle
2 vases
3 bowls
4 pictures
3 aluminum pots
Casserole and tins
2 dishpans
Iron pot
Odd lot
Stand
Small table
Stand
Gramophone
Table
Metal bed and spring

3 lunch boxes
3 thermos bottles
2 brooms
2 mops
2 door mats
2 doz. small plates
10 soup bowls
2 butcher knives
Tools
3 saws
4 hammers
3 chisels
2 planes
2 drills & bits
2 screw drivers
1 square
3 axes
3 tinches
1 ladder - long
1 stepladder
1 lawnmower
1 grass cutter
3 shovels
1 rake
1 bamboo rake
2 hoes
20 flower pots
3 bicycles

Goods signed for
by Tatsuya Tanaka,
Nov. 22/49, as being
his chattels:
4 pr. bed ends
4 sets bed rails
4 springs
Bamboo basket
2 4-gal tins
2 dish pans
Dresser
Chest drawers
2 gas plates
Buddhist cabinet
small table
Box utensils
Wash tub
2 4-gal tins
Carton
Bamboo basket
Box
1 4-6 waightin
Victrola
2 small tables
kitchen table
bench
4 small rugs

Chesterfield suite
Dresser
Chest of drawers
3 carpets
Metal bed and spring
Metal bed and spring
Lawnmower
2 gas plates
Bench
2 axes
2 mops
7 kitchen chairs
Hat tree
Hall stand.

JR

3 piece Chesterfield suite
Hall stand
Hall rack
2 flower stands
Ash stand
2 boxes
Lawnmower
Tub

Goods under

lease to tenant:

1 dining room suite - sold to new owner of real property on September 27, 1944
Kitchen stove - - do -
Washing machine - shipped to Tatsuya Tanaka on December 8, 1943.

Linoleum -

tacked down in
3 bedrooms, bathroom, }
toilet, upper hall, } regarded as fixtures.
front stairs, kitchen }

Linoleum rug in dining room }
Linoleum rug in living room } sold to new owner of real property, Sept. 27/44.

Note: We have no record of goods shipped by B. C. Security Commission as indicated in Mr. Spain's memos on file dated January 18, 1944 and April 17, 1944.

ER
Mar 21/47

FIRE INSURANCE SUMMARY

Re: Tatsuzo TANAKA - Reg. 04830
Tatsuya TANAKA - Reg. 01368

November 30th, 1946.

Tatsuzo TANAKA declared insurance on the property in the Scottish Union and National Insurance Co., policy F572328 in the amount of \$1500.00, \$1000.00 on dwelling and \$500.00 on contents, the policy expiring on the 13th November 1943. On expiration of this policy the building was insured in the amount of \$1500.00 and contents \$500.00 in the Union Insurance Co., policy 311259 for a period of 3 years expiring 13th November 1946 and payment of the premium - \$12.50 made by the Custodian on the 30th December 1943. The insurance on the contents of the house was cancelled on the 5th February 1945, part of the contents having been sold and the remainder removed. A refund of \$1.40 was received by the Custodian on the 13th February 1945.

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

IN:ML

NOTE: That portion of insurance covering the real property, namely \$500.00, was transferred to the new owner as of March 16, 1944. *h.R.*

SUMMARY of LIABILITIES

File No. 4951

March 19, 1947

Re: Tatsuya TANAKA (Mr.)
Registration No. 01368
(Died at Brantford, Ontario,
August 15th, 1945.)

There is nothing on file to indicate that any claim has been lodged against the above deceased person's account for funeral expenses, and no other claim of any kind appears on file against this account.

It is noted on file that Tatsuya Tanaka agreed in a letter on file dated December 7th, 1943, to the payment of a claim against his son, Tatsuo Tanaka (File 1486), by the Dominion Income Tax Department in the amount of \$42.96, from funds standing to their joint account. Payment was accordingly made on January 8th, 1944.

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

E. Robertson
E. Robertson.

RECEIVED
APR 20 1942

Brown
403 Royal Trust Bldg.,
Vancouver, B. C.,
April 18th, 1942.

Attention Mr. C. L. Drewry

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

Sir:-

Re - Tatsuza Tanaka, #04830

I acknowledge receipt of your letter of instructions of April 1st, 1942, together with duplicate copy of declaration form completed by T. Tanaka. I now report hereunder, submitting the information required in the order requested:-

1. The real property is located at 137 West 8th Ave. It consists of a half lot upon which is erected a seven-room frame dwelling house.
2. The title to the property which is without encumbrance is held by T. Tanaka and he informed me that all documents and papers relating to the property were submitted at the time the declaration form was made out. Information contained therein appears to be correct.
3. The land around the house has been laid out in garden, but apparently has not been cultivated this Spring. The house is an old one - probably twenty to thirty years old, and the immediate vicinity one of an older class of houses.
4. The list of household goods and tools submitted with the declaration form appears very complete; the larger items were checked, as it would have taken considerable time to check in detail all the small articles listed, such as kitchen utensils, china and glassware, tools, etc. T. Tanaka stated that none of the furniture, tools, etc. had been disposed of. I have marked this Exhibit "A".

Tanaka informed me that the furniture of two of his sisters had been brought to his house and stored there. This furniture we understand had already been listed on declaration forms with the Custodian, the names of the sisters and the former locations of the furniture are as follows:-

Shizne Nishikawa, 344 West 5th Avenue,
Chiyo Kobayashi, 874 West 6th Avenue.

These two lots of furniture have now been listed and examined at Tanaka's address and are marked Exhibits "B" and "C" respectively.

5. The fire insurance - a policy for \$1,000.00 in the Scottish Union and National Insurance Company, as described in the declaration - so far as I know, is still in force. Tanaka had received no word that it had been cancelled.
6. It is declared there are no liabilities.

7. Tanaka is a single man, no longer employed by the Alberta Lumber Company. His sisters now live with him. They have inquired if they can arrange for someone to take the house and look after their furniture when they have to leave. I would recommend that they be allowed to stay in the house until they are moved and that they be permitted to secure a tenant as they have opportunity, to rent the house and look after the furniture.


Agent.

STATEMENT OF HOUSEHOLD GOODS AND TOOLS
of TATSUZO TANAKA
137 W. 8th Ave.

FURNITURE

3 Sofas
1 Coffee Table
1 End Table
1 Piano
1 Coat Hanger with Mirror
2 Flower Stands
1 Gramophone
1 Dining Room Set (6 chairs, table,
china and Cabinet)
1 Coat Stand
3 Ceiling Lamps
4 Table Lamps
1 Ash Tray Stand
10 Ash Trays
10 Chairs
1 Bench
3 Tables
3 square Carpets
4 other Carpets
4 Rugs
20 Picture Frames
1 Trunk
1 Chime Clock
16 pairs of Curtains
4 pairs of Drapes
16 Blinds
1 Kitchen Stove with Pipes
1 Cupboard
4 Beds (double)
2 Buffets
1 Singer Sewing Machine
21 Light Globes
4 Book Cases
1 Buddhist
30 pairs Tea Cups and Saucers
2 doz. rice Bowls
2 doz. Japanese Soup Bowls
1 doz. glass Cups
10 Dinner Plates
5 big Dishes
40 Flates
2 doz. Japanese Tea Cups
2 Treys
1 doz. each, Knives and Forks
2 doz. Spoons
3 Teapots
1 each Carving Knife & Fork (large)
8 Pans
3 Frying Pans
2 Kettles
4 Sugar Bowls
3 Cream Jugs
3 Lunch Boxes
3 Thermos Bottles
2 Brooms
2 Mops
2 Door Mats
2 doz. small Plates
10 Soup Bowls
2 Butcher Knives

TOOLS

3 Saws
4 Hammers
3 Chisels
2 Planes
2 Drills and Bits
2 Screw Drivers
1 Square
3 Axes
3 Winches
1 Ladder (long)
1 Step Ladder

GARDEN TOOLS

1 Lawn Mower
1 Grass Cutter
3 Shovels
1 Rake
1 Bamboo Rake
2 Hoes
20 Flower Pots
3 Bicycles

FURNITURE, ETC., of TWO SISTERS OF T. TANAKA
STORED at 137 W. 8th Ave.

Shizne Nishikawa, formerly of 344 W. 5th Ave.

EXHIBIT "B"

- 1 Dining Room Set with 4 Chairs, Table and China Cabinet.
- 1 Singer Sewing Machine - electric.
- 1 Hall Mirror
- 3 Picture Frames
- 1 Cupboard
- 1 Kitchen Table with 4 Chairs
- 1 Wood Stove
- 1 Gas Stove
- 8 Pots and Pans
- 1 Kettle
- 1 Wearever Aluminum Set, 8 or 10 pieces
- 1 set Dinner Plates
- 1 set Chinaware
- 2 cut-glass Wine Sets
- 1 set Knives and Forks
- 1 Glass Jug with 6 cups
- 1 Shoe Stand and shoes
- 1 Bedroom set - bed, dresser, chairs, etc.
- 1 Baby Bed
- Boys and Men's Wear.
- Lady's wear
- Baby's toy, - 1 Aircycle, 1 Wagon
- 1 Baby Carriage
- 1 Dressing Table Set (brush, comb, mirror, etc.)
- 2 Clocks (Living Room and Kitchen)
- 2 Table Lamps
- 1 Cigarette Set (Silver, including 3 ash trays)
- 2 Cushions
- 3 Carpets (linoleum carpets)
- 2 small Rugs
- 1 Electric Eggbeater

Chiyo Kobayashi, formerly of 874 West 6th Ave.

EXHIBIT "C"

- 1 Bed Room Set
- 1 Singer Sewing Machine (electric)
- 1 Dining Room Set
- 1 Shoe Stand with shoes
- Lady's wear
- 1 Cupboard
- 1 Cabinet (for china)
- Boy's toy - automobile, wagon
- 1 Baby Carriage
- 1 Clock (living room)
- 1 Table Lamp
- Cushions
- Picture Frames
- 1 Electric Toaster
- 1 Baby Bed
- 1 Kitchen Table with Chairs
- Dining-Room and Kitchen China.

4957

JUN 1 1942

REPORT FOR CUSTODIAN
Japanese Evacuation Section

REAL ESTATE & PERSONAL PROPERTY

Registration No. 01368

Name T. TANAKA

Address: 137 West 8th Avenue

Type of Property: Residence

Description of Land and Buildings: This is a seven room two and one-half storey frame dwelling with basement and hot air furnace. The place consists of living room, dining room, kitchen, downstairs and three bedrooms, sleeping porch and bath room on the second floor. There is one bedroom in the attic. This property has a fire escape and electric gongs on the premises. There is no garage. Mr. Tanaka has rented the house as from the evacuation date, to Mr. Oldford at \$15.00 per month.

Inventory of Contents: _____

Owner to make an inventory of furnishings and send the list to the Custodian.

Insurance

<u>Amount</u>	<u>Company</u>	<u>Number</u>	<u>Type</u>	<u>Premium</u>	<u>Expiry</u>	<u>Agent</u>
1000.00	Scottish Union	F 678988	Fire		Nov. 13/43	

1000

Name of Mortgagor Brother Tatsuho has half interest

Name of Mortgagee _____ Address _____

Amount of Mortgage _____ Int. Rate _____ Payable _____

Dates Int. Payable _____ Principal Repayments _____

Mortgage Due _____

Recommendations: Mr. Tanaka has requested that Mr. Oldford be confirmed as a tenant. The rental value of this house is \$25.00 per month but as Mr. Tanaka has expressed the desire to form this tenancy, we would recommend that his views be accepted and that Pemberton Realty Corporation Limited be appointed rental agents for the management and collection of rents.

PEMBERTON REALTY CORPORATION LIMITED

Johnston

Business Agreement [Monthly Tenancy]

This Indenture made ^{triplicate} ~~in~~ the Eighteenth day of August 1942

IN PURSUANCE OF THE "LEASEHOLDS ACT"

BETWEEN:

TATSUYA YANAKA, and TATSUZO YANAKA, s/o 418 Howe Street, in the City of Vancouver, in the Province of British Columbia

hereinafter called the Lessor, of the First Part,

-AND-

BRUCE OLDYFORD, of 137 West 8th Avenue in the City of Vancouver, Province of British Columbia

hereinafter called the Lessee, of the Second Part.

WITNESSETH that in consideration of the rents, covenants and conditions hereinafter respectively reserved and contained by the said Lessee to be respectively paid, observed and performed, the said Lessor has demised and rented and by these presents doth demise and rent unto the said Lessee for residential purposes only,

ALL that messuage and tenement situate lying and being in the City of Vancouver in the Province of British Columbia and being that portion of the building on Eight Avenue known as number 137 TOGETHER with a dining room suite consisting of a table with leaves, buffet and six (6) chairs, Kitchen stove, a Westinghouse wash linoleum that is now tacked down in the three bedrooms, bathroom, toilet on the front stairs and in the kitchen. Also the two linoleum rugs in room and living room.

TO HAVE AND TO HOLD the said demised premises unto the said Lessee on a monthly tenancy, and month's notice on either side commencing on the First (1st.) day of September

YIELDING AND PAYING THEREFOR unto the said Lessor as rent the sum of Twenty-five Dollars (\$ 25.00) per month, payable in advance on the First (1st.) day of each and every month to Pemberton Realty Corporation Limited, the Lessor's Agents, at their office in the City of Vancouver. The first month's rent shall be paid on the execution of this agreement and also paying all or any business or floor space tax or license, water, electric light, gas and telephone charges imposed on or in connection with the said premises during the tenancy.

It is understood that wherever in the covenants contained in this agreement there shall be inconsistency with the covenants, the covenants herein contained shall govern.

AND the said Lessee hereby covenants with the Lessor as follows:

1. To pay rent;
2. To pay all or any business or floor space tax or license, ~~water~~, electric light, gas, and telephone charges, ~~which said~~ business or floor space tax or license, water, electric light, gas and telephone charges shall if default be made in ~~payment~~ thereof by the Lessee be construed as rent, and the Lessor shall be at liberty to distrain therefor.
3. And to repair reasonable wear and tear and damage by fire, lightning and tempest excepted

(a) PROVIDED that in case the premises hereby demised or any part thereof shall at any time prior to or during the tenancy hereby created be burned down or damaged by fire, lightning or tempest, so as to render the same unfit for the purposes of the said Lessee, then, and so often as the same shall happen, the rent hereby reserved, or the proportionate part thereof according to the nature and extent of the injury sustained, and all remedies for recovering the same shall be suspended and abated until the said premises have been rebuilt or made fit for the purposes of the said Lessee. It is provided however, that in the event of partial or total destruction of the premises from the aforesaid causes, the tenancy hereby created shall terminate the tenancy hereby created by mailing a notice to that effect addressed to the Lessee at Y postage prepaid; whereupon the rent shall be payable up to the date of destruction, and the tenancy shall be thereby cancelled and at Y the Lessee shall be at liberty to repair or rebuild the said premises, except at his Y

4. That the said Lessee shall be bound to include Y

upper hall,
the dining
subject to one
A.D. 1942
12/100
of each and
month's rent to
electric
Statutory

AND

Proviso (e) above

4. AND that the said Lessee will leave the premises in good repair, subject to proviso (e) above set forth

5. AND that the said Lessee will not assign or sub-let without leave of the Lessor or to any other tenant or by which the insurance rates on said premises or building or building or which they are a part, shall be increased or injuriously affected, and that he will occupy the same for a ~~residence~~

6. AND that the said Lessee will not assign or sub-let without leave of the Lessor, subject to proviso (e) above set forth

7. AND that he will not carry on in the said premises any business or occupation that shall be deemed a nuisance or which may be offensive or annoying to the said Lessor or to any other tenant or by which the insurance rates on said premises or building or building or which they are a part, shall be increased or injuriously affected, and that he will occupy the same for a ~~residence~~

8. AND that the said Lessee will leave the premises in good repair, subject to proviso (e) above set forth

9. AND that the said Lessee will not assign or sub-let without leave of the Lessor, subject to proviso (e) above set forth

10. AND that the said Lessee will not assign or sub-let without leave of the Lessor, subject to proviso (e) above set forth

11. AND that the said Lessee will not assign or sub-let without leave of the Lessor, subject to proviso (e) above set forth

12. AND that the said Lessee will not assign or sub-let without leave of the Lessor, subject to proviso (e) above set forth

13. AND that the said Lessee will not assign or sub-let without leave of the Lessor, subject to proviso (e) above set forth

14. AND that the said Lessee will not assign or sub-let without leave of the Lessor, subject to proviso (e) above set forth

15. AND that the said Lessee will not assign or sub-let without leave of the Lessor, subject to proviso (e) above set forth

16. AND that the said Lessee will not assign or sub-let without leave of the Lessor, subject to proviso (e) above set forth

17. AND that the said Lessee will not assign or sub-let without leave of the Lessor, subject to proviso (e) above set forth

18. AND that the said Lessee will not assign or sub-let without leave of the Lessor, subject to proviso (e) above set forth

19. AND that the said Lessee will not assign or sub-let without leave of the Lessor, subject to proviso (e) above set forth

20. AND that the said Lessee will not assign or sub-let without leave of the Lessor, subject to proviso (e) above set forth

21. AND that the said Lessee will not assign or sub-let without leave of the Lessor, subject to proviso (e) above set forth

22. AND that the said Lessee will not assign or sub-let without leave of the Lessor, subject to proviso (e) above set forth

23. AND that the said Lessee will not assign or sub-let without leave of the Lessor, subject to proviso (e) above set forth

24. AND that the said Lessee will not assign or sub-let without leave of the Lessor, subject to proviso (e) above set forth

25. AND that the said Lessee will not assign or sub-let without leave of the Lessor, subject to proviso (e) above set forth

26. AND that the said Lessee will not assign or sub-let without leave of the Lessor, subject to proviso (e) above set forth

27. AND that the said Lessee will not assign or sub-let without leave of the Lessor, subject to proviso (e) above set forth

Business Agreement [Monthly Tenancy]

This Indenture made ^{triplicate} ~~in duplicate~~ the Eighteenth day of August 1942

IN PURSUANCE OF THE "LEASEHOLDS ACT"

BETWEEN:

TATSUYA TANAKA, and TATSUZO TANAKA, c/o 418 Howe Street, in the City of Vancouver, in the Province of British Columbia

hereinafter called the Lessor, of the First Part.

—AND—

BRUCE OLDFORD, of 137 West 8th Avenue in the City of Vancouver, Province of British Columbia

hereinafter called the Lessee, of the Second Part.

WITNESSETH that in consideration of the rents, covenants and conditions hereinafter respectively reserved and contained by the said Lessee to be respectively paid, observed and performed, the said Lessor has demised and rented and by these presents doth demise and rent unto the said Lessee for residential purposes only,

ALL that messuage and tenement situate lying and being in the City of Vancouver in the Province of British Columbia and being that portion of the building on Eight Avenue ~~known as~~ number 137 TOGETHER with a dining room suite consisting of a table with three (3) leaves, buffet and six (6) chairs. Kitchen stove, a Westinghouse washing machine, linoleum that is now tacked down in the three bedrooms, bathroom, toilet, upper hall, on the front stairs and in the kitchen. Also the two linoleum rugs in the dining room and living room.

TO HAVE AND TO HOLD the said demised premises unto the said Lessee on a monthly tenancy, and subject to one month's notice on either side commencing on the First (1st.) day of September A.D. 1942.

YIELDING AND PAYING THEREFOR unto the said Lessor as rent the sum of Twenty-five and 11/100 Dollars (\$ 25.00) per month, payable in advance on the First (1st.) day of each and every month to Pemberton ~~the Lessor's Agents,~~ Realty Corporation Limited at their office in the City of Vancouver. The first month's rent to be paid on the execution of this agreement and also paying all or any business or floor space tax or license, ~~water,~~ electric light, gas and telephone charges imposed on or in connection with the said premises during the tenancy.

It is understood that wherever in the covenants contained in this agreement there shall be inconsistency with the Statutory covenants, the covenants herein contained shall govern.

AND the said Lessee hereby covenants with the Lessor as follows:

1. To pay rent;
2. To pay all or any business or floor space tax or license, ~~water,~~ electric light, gas, and telephone charges, which said business or floor space tax or license, water, electric light, gas and telephone charges shall if default be made in payment thereof by the Lessee be construed as rent, and the Lessor shall be at liberty to distrain therefor.
3. And to repair reasonable wear and tear and damage by fire, lightning and tempest excepted

(a) PROVIDED that in case the premises hereby demised or any part thereof shall at any time prior to or during the tenancy hereby created be burned down or damaged by fire, lightning or tempest, so as to render the same unfit for the purposes of the said Lessee, then, and so often as the same shall happen, the rent hereby reserved, or the proportionate part thereof according to the nature and extent of the injury sustained, and all remedies for recovering the same, shall be suspended and abated until the said premises have been rebuilt or made fit for the purposes of the said Lessee, provided however, that in the event of partial or total destruction of the premises from the aforesaid causes the Lessor may terminate the tenancy hereby created by mailing a notice to that effect addressed to the Lessee at Vancouver, B. C., postage prepaid; whereupon the rent ~~to be payable up to the time of such destruction,~~ and the tenancy shall thereupon be thereby cancelled and at an end. In no event shall the Lessee have the right to repair or to rebuild the said demised premises, except at his own expense and cost and with the written consent of the Lessor.

4. AND that the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice, ~~such repairs~~ to include the replacing of any Plate or other glass that may be broken from any cause whatsoever, subject to proviso (a) above set forth.

5. AND that the said Lessee will leave the premises in good repair, subject to proviso (a) above set forth.

6. AND that the said Lessee will not assign or sub-let without leave such leave not to be unreasonably withheld

7. AND that he will not carry on in the said premises any business or occupation that shall be deemed a nuisance or which may be offensive or annoying to the said Lessor or to any other tenant or by which the insurance rates on said premises or building, or building of which they are a part, shall be increased or injuriously affected, and that he will occupy the same for a residence and for no other purpose.

8. AND that no alterations or additions shall be made by the Lessee to the premises or building hereby demised except with the consent of the Lessor in writing, and subject to replacement at the termination of this agreement, if required by the Lessor or his Agents.

9. PROVIDED that the Lessee shall have no right or claim to the use of the outside walls and roof of the premises or building for advertising or other purposes.

10. AND that he will give to the Lessor immediate written notice of any accident or defect in water pipes, gas pipes or electric wiring.

11. PROVIDED for re-entry by the said Lessor on non-payment of rent or non-performance of covenants.

12. THE LESSOR retains the right to prescribe the material and color to be used by the Lessee for awnings and blinds.

13. PROVIDED that the Lessee shall not place signs or lettering on or in the said demised premises except flat lettering of gold leaf on the windows and doors, the said lettering to be of such size and design as the Lessor may approve of in writing. Such lettering to be removed by the Lessee at the expiration of his tenancy to the satisfaction of the Lessor or his Agents.

14. AND that he will not display or suffer to be displayed on the outside of the premises hereby demised, or on the side-walls adjoining said premises, any goods or merchandise whatsoever, and will at all times keep all windows properly washed and all trim to show fronts regularly, cleaned and polished.

15. AND that the Lessee will not allow any ashes, refuse, garbage or other loose or objectionable material to accumulate in or about the premises, and that he will at all times keep the said premises in a clean and wholesome condition, and will, immediately before the termination of his tenancy, wash the floors, windows and woodwork of the premises hereby demised, and will remove from the backyard and basement or cellar of the premises any ashes, garbage or cans that may have accumulated.

16. THE LESSEE AGREES to keep the premises at all times in such condition as to comply with the requirements of the British Columbia Fire Underwriters and of the City Health Department and the By-laws of the City of Vancouver, and in the event of his failing so to do, the Lessor or his Agents may have the necessary work done, and may add the cost thereof to the rent next accruing due, and may distrain for and collect same as and for increased rent.

17. IT IS FURTHER AGREED that should the Lessee, without legal notice, vacate or abandon the premises hereby demised the said Lessee will be responsible for and liable for any damage that may occur to the plumbing and for any plate or other glass that may be broken, and for any plumbing or electric light fixtures that may be removed from said premises; and the said Lessee hereby agrees to pay all costs incurred for repairing the said plumbing and for replacing any fixtures or glass that may have been removed or broken; and this covenant is an express condition of this agreement.

18. AND that the Lessor shall have the right to place upon the said premises at any time within one month from the termination of said agreement, a notice that the said premises are to let, and the Lessee shall not remove such notices or permit the same to be removed.

19. PROVIDED further that during any month of the tenancy any stranger or strangers may inspect the said premises and all parts thereof on producing a written order to that effect signed by the said Lessor or his Agents.

20. THE said Lessor covenants with the said Lessee for quiet enjoyment.

21. IT IS AGREED between the parties hereto that the Lessor reserves to himself the right at any time during the term of this agreement to enter the demised premises for any purpose and to place in and through the premises pipes or equipment for heat, water, gas, compressed air and electric current, and to maintain and repair the pipes and equipment therein, and the Lessee covenants with the Lessor that the Lessor shall have such rights at any time.

22. AND that the Lessor, his agents and employees shall at all times have access to the store and to the basement thereof.

23. IT IS FURTHER PROVIDED that no motor or machinery of any nature shall be installed in the premises by the Lessee, and the Lessor retains the right to prescribe the weight and position of iron safes or other exceptionally heavy articles, and all damage done to the building by the taking in and out of such safes or other articles shall be repaired by the Lessor and the cost of same paid by the Lessee.

24. IT IS FURTHER UNDERSTOOD AND AGREED that in the covenants to repair herein set forth is included any and all damage caused by unskillfulness of the Lessee or his servants to any part of the premises demised, or any part of the building in which such demised premises are situate.

25. AND IT IS HEREBY EXPRESSLY AGREED that if default is made in payment of the rent hereby reserved, or if the tenancy hereby granted, or if any of the goods or chattels on said premises shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or shall be seized or distrained for taxes, or under a bill of sale or chattel mortgage, or if the said Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent shall take the benefit of any Act that may be in force for bankrupt or insolvent debtors, or shall not observe, perform and keep all and every of the covenants, provisions, stipulations and conditions herein contained, or if at any time during the tenancy hereby created, the said Lessee, or any other person, shall remove or attempt to remove any goods or chattels from off the said demised premises without the consent in writing of the said Lessor first had and obtained, or in case said premises shall be used for any other purpose than as herein provided, without the written consent of the Lessor, the then current month's rent, together with arrears of rent, if any, shall immediately become due and payable as though due and payable by lapse of time, and this agreement shall at the option of the said Lessor cease and be void, and the tenancy expire and be at an end, anything herein contained to the contrary notwithstanding; and the said Lessor shall have the right to re-enter or re-rent said premises if he so desire, and the Lessor shall have the right to distrain for such rent; and the payment of such rent shall not give the Lessee the right to continued occupancy of the premises, and the Lessor may, without notice or any form of legal process, forthwith re-enter upon and retake possession of the said premises and remove the Lessee's effects therefrom. If the Lessee shall abandon the said premises or leave them vacant for a period of seven days without the consent of the Lessor, the same may be re-let by the Lessor for such rent and on such terms as the said Lessor may see fit; and if a sufficient sum shall not be thus realized, after paying expenses of such re-letting and collecting, to satisfy the rent hereby reserved, the Lessee agrees to satisfy and pay all deficiency, and these covenants are express conditions of this demise.

26. IT IS FURTHER AGREED between the parties hereto that whensoever the Lessor shall be entitled to re-enter and re-take possession of the said demised premises he may use such force as he may deem necessary for that purpose and for gaining admittance to such premises, without being liable to any action in respect thereof or for any loss or damage occasioned thereby, and the Lessor hereby expressly releases the Lessor from all actions, proceedings, claims and demands whatsoever for or on account of or in respect of any such forcible entry, or any loss or damage sustained by the Lessee in connection therewith.

27. AND that if, at the expiration of the tenancy the Lessee shall remain in occupation of the said demised premises, such occupation shall not in the absence of further and other agreement in writing between the parties hereto, or by the acceptance or non-acceptance of rent by the Lessor, constitute the Lessee other than a tenant from month to month, terminable by said tenant on the usual month's notice, provided, however, that the Lessor may on his part terminate said occupation at any time without any notice other than demand of possession in writing; and upon such demand, which demand may be served by leaving the same on the premises, the Lessee shall forthwith deliver up possession of the premises to the Lessor and shall pay for each day such possession is withheld an amount equal to twice the amount of the rent hereby reserved, calculated on a basis of a tenancy from day to day, as and for liquidated damages, which are hereby liquidated and fixed as damages and not as a penalty, and such rent shall on demand immediately become due and payable and the said Lessor shall have the right to distrain for same.

28. THE Lessee will for such time during the said tenancy as it shall be necessary, keep the said demised premises properly and sufficiently heated and warmed and will not permit the water closet, sink and waste pipes to become damaged by frost from lack of proper heating or otherwise and will not chop wood in any part of the building whereby the wood or cement floors may become damaged. In event of such damage to plumbing or floors, the said Lessee will repair and make good the damage forthwith and in case of failure to do so immediately, the said Lessor shall have the right to have the work done and add the cost thereof to the rent next accruing due and to distrain for and collect the same as and for increased rent or to take any other means necessary for the enforcing of the requirements of this clause.

IT IS FURTHER AGREED between the parties hereto that the Lessor will not be responsible for any inconvenience, loss or damage sustained by the Lessee in the event of failure of any electric light or power company or gas company to furnish a supply of electric current or heat for the use of the building or of the premises hereby demised, or by reason of the wiring or apparatus in the building becoming out of order, nor for any inconvenience, loss or damage sustained by the Lessee in the event of any injury to, or destruction of, or failure to work of any of the water, drainage, or waste pipes in the building, nor for any inconvenience, loss or damage caused by water from the roof of the building of which the premises are a part, or caused by any act, matter or thing done or suffered to be done by any other tenant of the building or any servant, employee, agent, client or customer of his.

IT IS FURTHER AGREED that the covenants and agreements herein contained shall be binding upon and enure to the respective heirs, executors, administrators and assigns. The term "Lessor" when applicable includes the agents of the said Lessor. The term "Lessee" shall include all Lessees, if more than one, and in that case the covenants shall be construed to be several as well as joint; should the Lessee be a female she will be included in the said term.

29. THE Lessee further agrees to keep the ash pit in the furnace where one is provided, clear of ashes at all times and to be responsible for and liable for any damages to the furnace grate caused through his neglecting to remove such ashes or cinders.

30. AND that the Lessee will immediately before the termination of his tenancy, drain the plumbing, water closets, sinks, waste pipes and heating plant and take whatever precautions as are necessary to protect such plumbing, water closets, sinks, waste pipes and heating plant from frost or damage of whatsoever nature and in the event of his failure to do so, will repair or make good such damage forthwith.

IT IS FURTHER UNDERSTOOD AND AGREED that if the said Lessee shall damage or lose any of the said fixtures, furniture, or appurtenances, or if the said fixtures, furniture, or appurtenances are damaged or lost during the term herein granted, the said Lessee shall restore them to their present condition, or completely restore them, damage by reasonable wear and tear excepted.

IT IS FURTHER UNDERSTOOD AND AGREED that the furnishings and furniture in this house are left at the request of the Lessor. The value of the furniture has not been taken into consideration in the fixing of the rent.

THE LESSOR FURTHER AGREES to paper and decorate the house as outlined in an estimate from J. G. Sultan, dated August 12th, 1942, in the sum of One hundred and nine dollars (\$109.00).

WITNESS the hands and seals of the parties hereto, the day and year first above written.

Signed, Sealed and Delivered

BY THE LESSOR IN THE PRESENCE OF:

Tatsuya and R.B. Oldford.

J. J. Walker
418 North H.
Lawrence, Mo.

State full name
address and
occupation of witness

J. J. Walker
Camp
Lawrence, Mo.

Signed, Sealed and Delivered

BY THE LESSEE IN THE PRESENCE OF:

State full name
address and
occupation of witness

R.B. Oldford

J. Tanaka

Tatsuya Tanaka

VANCOUVER, B. C.

May ___ 1942.

This is to certify that TATSUYA TANAKA & SON who are joint owners of the house located at 137 8th AVENUE WEST, VANCOUVER, agrees to rent to OLDFORD of 2748 MAIN STREET, VANCOUVER, this house at present occupied by members of the TANAKA Family, for the sum of FIFTEEN DOLLARS (\$15.00) per month and in signing this memorandum of agreement. The tenant agrees to pay this rent, and to exercise care of all furniture stored or in use in this house. The date of occupation by tenant shall be from the time when the house is vacated by the TANAKA Family, and the key turned over to the tenant, who shall occupy it at the discretion of the custodian till such time as the TANAKA Family may be permitted to return and re-occupy their house. It is understood by both parties to this agreement that the tenant would be entitled to reasonable notice when required to vacate the property.

T. Tanaka
Signed.....for owner

B. Oldford
Signed.....for tenant

June 26, 1942

MEMORANDUM

To: Mr. Edgar T. Read
From: Mr. Alexander

Re: Tatsuya Tanaka and Tatsuzo Tanaka

Please refer to Internee file No. 669 covering Mr. Tatsuzo Tanaka, previously under our file No. 1486.

Mr. Tatsuya Tanaka and his brother, Mr. Tatsuzo Tanaka, are joint owners of the property at 137 West 8th Avenue and they agreed to rent this property to Mr. B. Oldford for the sum of \$15. per month.

The Pemberton Realty Corporation informs us that Mr. Tatsuya Tanaka requests that Mr. Oldford be confirmed as a tenant. The rental value of the house is \$25. per month but as Mr. Tanaka has expressed a desire to form this tenancy, the Pemberton Realty Corporation recommend that his views be accepted and that Pemberton Realty Corporation be appointed rental agents for the management and collection of rents.

We would appreciate your informing us whether or not this meets with your approval. If so we presume that it will be in order for us to appoint Pembertons to manage this property, to keep the property insured and that we arrange with our Accounting department that nett proceeds, after payment of taxes and other maintenance expenses, be divided equally between the two Tanakas.

Your instructions will be very much appreciated.

RPA/PMH

4951

Internee File No. 669 ✓

July 4, 1942

Messrs. Pemberton Realty Corporation,
418 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Tatsuya Tanaka and Tatsuzo Tanaka

Reference is made to the house located at 137 5th Avenue West, Vancouver, owned jointly by Mr. Tatsuya Tanaka and Mr. Tatsuzo Tanaka, which it has been agreed is to be rented to Mr. Oldford of No. 2478 Main Street, Vancouver, for the sum of \$15.00 per month, to commence as from the time the house is vacated by the Tanaka family and regarding which you reported to us on June 1st. We note that this dwelling house is insured for \$1,000.00 and that relative policy expires on November 13th, 1943.

Our records indicate that taxes on this property amount to \$45.00. Mr. Tatsuya Tanaka declared that taxes had been paid for 1941. We would appreciate your ascertaining whether or not Mr. Tatsuya Tanaka has paid up taxes for 1942.

It is desired by this office that you act as rental agents for this property and that you collect rentals and remit them to us in a manner similar to the other properties which you are managing on our behalf.

In conclusion we wish to draw your attention to the fact that Mr. Tatsuya Tanaka has not provided us with an inventory of the furnishings covering this house and we would appreciate your seeing to it that we are provided with a complete list duly signed by Mr. Oldford. In this connection we note that Mr. Tatsuya Tanaka has declared that he has a policy for \$500.- covering his furniture and it might be as

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

July 6, 1942.

*copy taken
for 4951
2/9/42*

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

Re - File # 4951 - Internee file # 669
Tatsuya and Tatsuzo Tanaka

Gentlemen:-

We have your letter of July 4th in connection with the above account.

We have been notified by the City that the 1941 taxes have been paid but it will be necessary to wait approximately two weeks before the City will be able to check the 1942 receipts and see if the 1942 taxes are paid.

When speaking to Mrs. Tanaka today, she stated that her husband supplied your office with a signed copy of the inventory on May 25th and gave full particulars regarding the furniture insurance policy. I understand that this signed copy can not be located so she is preparing another list and will send it in to our office immediately.

There is \$1500.00 insurance on the house, \$1000.00 for the house and \$500.00 covering the furniture. It is insured with the Scottish Union & National Insurance Company, # F678988 and it expires November 13, 1943.

We trust that this is the information you desire, and remain

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

[Signature]
Rental Department.

[Handwritten initials]
GHJ:BH

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER CANADA

July 23, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 24 1942

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

Re: File #4951
Internee File #669
Re: TANAKA, Tatsuya and Tatsuo

Dear Sirs:

We have your letter of July 21st in connection with the above property. The writer interviewed Mrs. Tanaka at the house at the first part of this week, and they were still in occupation, and at that time stated that Mr. Oldford was still residing at 2478 Main Street, and that he would be moving to 137 West 8th Avenue upon Mrs. Tanaka being evacuated. At that time they did not know when they would be evacuated.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED


Rental Department

GHJ:WH

ESTABLISHED 1887

out → Athens

Pemberton Realty Corporation Limited

*119
110*

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

August 21, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 22 1942

act

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

Attention Mr. Alexander

Re: Tatsuya TANAKA and Tatsuo TANAKA
File #4951 & Internee File #699

669

Dear Sirs:

We are enclosing you herewith leases signed by Tatsuya Tanaka and Bruce Oldford. These are sent to you to obtain the signature of the Custodian for Tatsuo Tanaka (Internee).

We are making arrangements to have this decorating done and are enclosing you a tax bill which Tatsuya Tanaka left with us. There will be nothing much gained in paying these taxes before the end of December and that would give us time to have the decorating pretty well paid off. You will remember this is the property that they were discussing renting at \$15.00 per month. Mr. Green has removed all other articles of furnishing not mentioned in the enclosed lease.

Pemberton are paying for the decoration. will reimburse themselves from next month.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

J. Walker
Rental Department, Manager.

JGW:BC
Encls.

3

To the Custodian ^{OFFICE OF THE CUSTODIAN}
JAPANESE SECTION

RECEIVED
DEC 14 1942

Dec 10th / 42. ^{Spair}
Limon, Creek,
Slocan, B.C.

Dear Sir: -

Very sorry ^{to} didn't give you the full
name of Mrs. ^{Chiyoko} Chiyoko Kobayashi.
Her furniture was send to Custodian the same day
as Mrs Shizue Nishikawa and Mrs Tatsuya Iana.
Those three family's furniture was at 137 West 8th ave.
And here is Mrs Chiyoko Kobayashi's less of furniture.

- | | | |
|----|--|----|
| 1 | 1 bed set includes mattress and spring ✓ | 4 |
| 2 | 1 bed | 13 |
| 3 | 1 spring | 14 |
| 4 | 1 mattress | 20 |
| 5 | 1 wagon ✓ | 21 |
| 6 | 1 baby Automobile ✓ | 22 |
| 7 | 1 arrow toy | 23 |
| 8 | 1 Electric Sewing machine | 24 |
| 9 | 1 small desk | 25 |
| 10 | 1 small bureau | 26 |
| 11 | 1 iron board | 27 |
| 12 | 2 chairs | 28 |
| 13 | 1 carton | |
| 14 | 1 wooden box | |
| 15 | 1 hat box | |
| 16 | 1 shoes box | |
| 17 | 3 roll Carpet | |
| | 2 lunch box | |
| | 1 Buddhist | |
| | 1 wooden box | |
| | 1 big carton | |
| | 1 wooden box | |
| | 1 carton | |
| | 1 cupboard | |
| | 1 buffet | |
| | 1 mental clock | |
| | 1 cupboard | |
| | 3 carton | |

Yours Truly

4951 Tatsuya Iana

29/11/44

Woman at home still the house

confirmed by
Mr. Oldford
- Hoffman

Lemon Creek, B. C.,
September 30, 1943.

Mr. G. B. Spain, Protection Department,
Office of the Custodian,
Vancouver, B. C.

OCT 5 1943
4951
Referred Spain

Dear Sir: File No. 4951

On November 17, 1942, you wrote me stating that
apart from the chattels removed to storage the under-
mentioned articles were left in my house and included
in the rental agreement.

- ✓ 1. Dining Room Table with 3 leaves
- ✓ 2. Buffet and 6 chairs
- ✓ 3. Kitchen stove
- ✓ 4. Westinghouse Washing Machine
- ✓ 5. Linoleum - in room and hall

shipped ✓

I would like to have the Westinghouse Washing
Machine forwarded to me in Lemon Creek. To have this
shipped to me, would it be proper for me to notify
the agent and the occupant of the house asking them
to ship it to me, or would I have to make out the
Custodian release forms available in the Commission
office. I am writing Mrs. Oldford to have the machine
packed for me so that when I receive word from you, I
can have it shipped to me without delay.

It would be greatly appreciated if you can advise
me in this connection.

Yours very truly,

October 5th, 1942

Name: TANAKA, Tatsuya

File: 4951

Reg. No: 01368

GOODS ON HAND AT WAREHOUSE AT
992 POWELL ST. VANCOUVER B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
NOV 27 1942

Lot Nos.

- ~~67.~~ 4 Pr. Bed Ends *3 sold*
~~68.~~ 4 Sets Bed Rails *3 sold*
~~69.~~ 4 Springs *3 sold*
70. Bamboo Basket
71. 2 4-Gallon Tins
~~72.~~ 2 Dish Pans
~~73.~~ Dresser
~~74.~~ Chest Drawers
~~75.~~ 2 Gas Plates
76. Buddhist Cabinet
~~77.~~ Small Table
~~78.~~ 7 Kitchen Chairs
79. Small Table
80. Box Utensils
~~81.~~ Wash Tub
83. 2 4-Gallon Tins
82. Carton
84. Bamboo Basket
85. Box
~~86.~~ 1 4-6 Washtin-
~~87.~~ Victrola
88. 2 Small Tables
~~89.~~ Kitchen Table
~~90.~~ Bench
~~91.~~ 4 Small Rugs *3 sold*
~~92.~~ 3 Pr. Chesterfield Suite
~~93.~~ Hall Stand
~~94.~~ Hat Rack
~~95.~~ 2 Flower Stands
~~96.~~ Ash Stand
97. 2 Boxes
~~98.~~ Lawn Mower
~~99.~~ Tub

Large quantity of
H.H. goods - China,
Kitchen ware, Lamps
sold. Impossible to
determine ~~from~~ which
boxes they were packed.

S. sold by auction - October 26, 1943. - Auction sale No 4.
This represents all my chattels in the protected area
of British Columbia.

Date. *Nov. 22, 1942*..... Signed..... *T. Tanaka*.....

Please sign and return one copy to this office.

4951 a nd 1486

November 22, 1943.

Mr. Tatsuya Tanaka,
Japanese Registration No. 01368,
Slocan, B. C.

Dear Sir:

There is at the moment standing to the credit of the joint account of yourself and your son, \$93.58 from rentals received from the property at 137 West 8th Avenue.

We would explain that our Insurance Department, after receiving a request from your son to pay his life insurance premiums which were in arrears, paid in September to the London and Scottish Assurance Corporation \$86.42 from this joint account, and although you should have been written first for your consent to do this, we trust you are agreeable to the action we have taken.

We would here point out that 1942 and 1943 taxes on this property have not yet been paid, and same amount to about \$98.00. These taxes we will pay before the end of the year.

We would also advise you that we have a claim by the Income Tax Authorities of \$42.96 against your son, Tatsuso Tanaka, which is a prior claim and should have been paid before any life insurance premiums were paid. We should like to know whether you would agree to pay this amount of Income Tax from your own account which at the moment shows a credit balance of \$155.34 and which is made up of \$5.07 being 15% wage deduction refund for the first half of 1941, and \$150.27 from the recent sale of your chattels. This has been kept in a separate account altogether from proceeds from the rentals of 137 West 8th Avenue, which as mentioned above is a joint account with a credit balance of \$93.58, which with November rent will be sufficient to pay all taxes outstanding.

Yours truly,

P. Doust,
Administration Department.

PD:BS

"Hold"

There is no setup for
this property to date

28/12/42
R.A.Y.

4951

File #669 X

December 23rd, 1942.

MEMORANDUM

TO: ACCOUNTANT

FROM: MR. K. W. WRIGHT

Re: P/W A-590, TANAKA, Tatsuzo.

The above named internee and his father, ^{or more?}
Tatsuya TANAKA, an evacuee, are joint tenants of West
½ of Lot 17, Block 47, D.L. 200-A, Map 197, Vancouver,
B. C., known as 137 West 8th Avenue. The father declared
that he and his son each had a half interest in this
property, which is leased to Mr. R. B. Oldford at \$25.00
per month.

Under these circumstances, we believe an
account should be opened in name of the above internee
and half the income from this property credited to him.
Will you therefore be kind enough to make a note of this
for future reference and also, to divide equally all
money received up to this date.


K. W. WRIGHT

KWW/W

Father TANAKA, Tatsuya. File 4951.

Ledger shows already being a demerit as
joint a/c. Files 669 & 4951.

R.A.Y.

TANAKA, Tatsuya
TANAKA, Tatsuzo
137 West 8th Ave. Vancouver, B. C.
Evac. File 4951
Int. File 669



Picture Taken May 3, 1943.

Rec'd	_____
File No.	4951
Ans.	Thall
Referred	_____

137 West 8th Avenue,
VANCOUVER, B. C.
September 25, 1943.

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

Dear Sir:

I hereby tender ~~2,100~~ on 137 West 8th Avenue,

Enclosed find certified cheque for 10%.

Yours truly,

R. Bruce Oldford & Mrs. Elsa Oldford,
c/o Pemberton Realty Corporation Ltd.

Enc.

R. B. Oldford

J. G. Shear

NAME TAMAKI, Tatsuya (Mr.)

REGISTRATION NO. 01368

FILE NO. 1951

The following chattels were sold by public
auction at 992 Powell St., Washington, D.C. on October 26th, 1943,
D.C.

Mantel Clock	\$ 8.00
Fin shingle stain & Smokers Stand	0.60
Hot Water bottle & box	0.60
Baker's set	1.00
Electric Iron	2.50
6 Lacquer bowls	1.00
Lunch Box	1.25
Lunch Box	0.40
Inner Tube & Electric tongs	1.00
Lunch bag & Pail	0.25
Iron kettle & crock	1.00
Large washpan	1.00
Dish pan & contents	0.25
Picture	0.30
Kiddie car & bear	2.25
Large tub & toys	1.00
Lot odd Dishes (red)	1.75
Lot of dishes (blue)	0.90
6 cups & Saucers	3.50
Lot of dishes	0.75
Lot of dishes	0.50
Lot of dishes	0.60
Lot of dishes	1.00
Lot of dishes	0.50
Lot of small bowls	0.50
Alu. pot	1.00
Enamel bowl & contents	0.50
Total: carried forward	\$ 33.90
Less-Expenses	\$
Net Proceeds-Credits	\$

~~Number of Auctioneers Present~~

~~Excess of Cash Auctioneering-Over-Bid~~

~~Remarks~~

NAME TANAKA, Tatsuya (Mr.)

REGISTRATION NO. 01368

FILE NO. 4951

The following chattels were sold by public
auktion at 992 Powell St, Vancouver, B.C. October 26th, 1943

	Total brought forward:	\$ 33.90
Tray & 7 glasses		0.75
Pan & odd lot dishes		1.15
Lot of dishes		0.50
Lot of dishes		1.10
3 pieces glassware		0.50
Tray & 18 small glasses		1.50
Table lamp		1.10
Table lamp		1.50
Table lamp		0.75
Table lamp		1.25
Thermos Bottle		0.55
Thermos Bottle		0.50
2 Vases		0.40
3 Bowls		2.25
4 Pictures		0.75
3 Ala. pots		0.75
Casserole & tins		0.75
2 Dish pans		0.65
Dish pan		0.35
Iron pot		1.60
Odd Lot		0.35
Stand		0.25
Small Table		1.25
Stand		1.00
Gramophone		4.50
Table		1.10
Total: carried forward		<u>\$61.00</u>
Less Expenses:		\$
Net Proceeds Credited:		<u>\$</u>

~~NUMBER OF CUSTOMER STAFF PRESENT.~~

~~REVISED FROM AUCTIONEERING LIST NO.~~

~~REMARKS.~~

NAME TANAYA, Tatsuya (Inc.)

REGISTRATION NO. 01368

FILE NO. 1951

The following chattels were sold by public
auction at 232 Powell, Vancouver, B.C., ON October 26th 1943.

	Total brought forward:	
- Metal bed & Spring		61.00
- Chesterfield suite		\$ 15.00
- Dresser		34.00
- Chest of drawers		3.00
- 3 Carpets		6.00
- Metal bed & Spring		3.50
- Metal bed & Spring		15.00
- Lawn Mower		15.00
- 2 Gas Plates		6.00
- Bench		13.00
- 2 Axes		0.12
- 2 Hops		0.75
- 7 Kitchen chairs		0.50
- Hat Tree		3.50
- Hall Stand		0.45
		1.00

Total:		\$ 177.82
Less Expenses:	(Auctioneer's Fee: \$17.77	\$ 27.55
	(Advertising: 6.20	
	(Moving: 3.58	
Net Proceeds Credited:		\$ 150.27

Members of Custodian Staff Present, Mr. Wills.

Extracted from Auctioneering list No. 4.

Remarks.

TELEPHONE PACIFIC 6433

"Homes a Specialty" FOR OVER 20 YEARS

J. R. REID
NOTARY PUBLIC



GENERAL INSURANCE

515 GRANVILLE STREET
VANCOUVER, CANADA

November 1st, 1943.

No. 372

House 137 West 8th Avenue.

7 room house with bathroom and attic. 25 foot lot.

Cement basement, furnace and laundry tubs.

Interior in clean condition.

Outside requires painting.

Valuation \$1,550.00.

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address 34 Fir Ave.

Date November 10, 1945.

Lemon Creek, Slooan, B. C.

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

I, TANAKA Tatsuya, Police Registration No. 01568

hereby request you to release to me the under-noted property

stored at 138 West 8th Avenue

in possession of Mrs. Oldford

and I release you from any claim whatsoever with respect to such property.

Description of Property:

1 Westinghouse Washing Machine

Original Address 138 West 8th Avenue

Date Evacuated to Vancouver _____

Date Evacuated to Present Address _____

Number in Family - 12 years and over 7

Number in Family - 5 to 11 years old 1

Number in Family - under 5 _____

TOTAL NUMBER IN FAMILY 8

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

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: W. P. Roberts

T. Tanaka
Claimant Signs Here

FILE No. 4951 AND 1486.

EVACUATION SECTION	
Rec'd	DEC 14 1943
File No.	4951, 1486
Ans.	
Referred	Y. Onet

Dec. 7th 1943

9 Orde st
Toronto, Ont.

Dear Sir:-

I have received your letter of November 22nd. We are very grateful for telling us and keeping in touch with us. But I would like to know just what is sold and what is left. Because what's left I may want send it over. So if it's not too much bother I wonder if you will kindly write down the things that were sold and if possible the price of each article. I would appreciate very much if you will kindly notify these to me. Also would like to know how much there is in our joint account after every thing is paid up. Thanking you again

Yours Truly, Tatsuya Tanaka

~~Dear Sir~~
You have my consent to pay my son Tatsuya's Income Tax from our joint account. And also to keep on paying his Life Insurance. notes are being sent here.

Yours Truly,

Tatsuya
Tanaka

4951/1486

January 20th, 1944

Messrs. Pemberton Realty Corp. Ltd.,
418 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 371,
137 West 8th Avenue

Your letter of the 10th instant written on behalf of a client enclosing offer to purchase 137 West 8th Avenue for the sum of \$1,550 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for \$1,550.00, the full amount of the purchase price for this property.

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

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

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

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

Yours truly,

F.C. Shears,
Director.

FCS/AV

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER CANADA

January 25, 1944.

JAN 26 1944	
Rec'd	
File No.	4951
Attg.	THAT
Referred	HARRIS

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

Dear Sirs:

re Catalogue No. 371
137 West 8th Avenue, Vancouver, B.C.

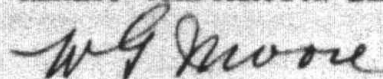
We have your letter of January twentieth, and now enclose certified cheque for \$1,550.00, being the full amount of the purchase price for this property.

We confirm the purchase price at \$1,550.00, payable all cash. Please prepare Deed in favor of William Alexander Clarke (Welder), and Georgie Inez Clarke wife of William Edward Clarke, both of 848 East Georgia Street, Vancouver, B.C. Both British subjects. Deed to be made in their names as Joint Tenants. (Mrs. Clarke is the mother of William Alexander Clarke).

We shall be pleased to receive statement of adjustments and necessary documents on completion of the transaction. It is understood that we will receive a commission of five (5) per cent of the gross sale price on completion of the transaction.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED



W. G. Moore.

WGM-D
Enc.

Date..... January 28th, 1944

REAL PROPERTY MEMORANDUM

File Nos. 4951 and 1486

01368

Name... Tatsuya TANAKA and Tatsuso TANAKA

Registration No. 04830

JW

Re: Catalogue No. 371

Address: 137 West 8th Avenue, Vancouver, B. C.

Legal Description: West 1/2 of Lot 17, Blk. 47, D. L. 200A, Group 1, N. W. D., Plan 197.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 54329-L Whereabouts: with Tatsuya TANAKA

Registered owner: Tatsuya TANAKA and) Joint Reg. No. 01368
Tatsuso TANAKA) tenants. 04830
Property: Dwelling.

B. Charges.
Registered: Nil

Vesting: Filing No. 34284

Unregistered: No evidence found.

Taxes: \$47.91. 1943 paid (also 1942 - \$4922, plus interest due - \$3.45. Total paid \$100.58 - 29/1/44).

Water: \$7.00 paid for half-year ending Dec. 31, 1944. *1943*

Insurance: \$2000.00. Expiry date 13/11/44.

Assessed Value: Land: \$370.00 Improvements: \$1100.00

Valuation by Appraiser: \$1550.00

Amount of Bid: \$1550.00

Approved by Advisory Committee: January 19th, 1944.

Paid as shown in attached letter: \$1550.00 cash. January 26th, 1944.

Name of transferee as attached letter: William Alexander Clarke and
Georgie Inez Clarke *Joint Tenants*

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)

\$25.00 per month, excluding furniture.

Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)

Chattels: Particulars of those ~~shown~~ on the premises.

All chattels except the items 1, 2, 3 and 5 shown in letter of 30/9/43 have been removed or sold.

Named Agent:

Pemberton Realty Corpn. Ltd.,
418 Howe Street, Vancouver, B. C.

JW

707 / 1486

Files No. 4951 & 1486.
Catalogue No. 371.

February 7th, 1944.

MEMORANDUM

TO: Mr. E.W. Wright

FROM: Mr. D.A. Graser

Tatsuya TANAKA - Reg. No. 01368
Tatsuo TANAKA - Reg. No. 04830
City of Vancouver
W. $\frac{1}{2}$ of Lot 17, Blk. 47, D.L. 200A,
S.D. L. N.W.D., Plan 197, Cert. of Vest. 34284.

We enclose herewith the following documents in connection with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate.....William Alexander Clarke
and Georgie Inez Clarke,
(Joint Tenants.)
4. Copy of letter showing to whom sold and price paid for the property.
5. Memorandum from the Administration Department confirming valuation, and approval of Advisory Committee.

Certificate of Indefeasible Title Number 54329-L is in the possession of Tatsuya TANAKA.

D.A. Graser

DAG:ML
Encs.

MEMORANDUM

File Nos.: 1486
4951
10016
12086

February 16th, 1944

To: Mr. Spain
From: Mr. Green

Re: Catalogue Number 371
137 West 8th Avenue
Owners: Tatsuya and Tatsuzo TANAKA
Tenant: Mr. Oldford
Purchasers: Mr. and Mrs. Clark

(1) File 4951, the father. Evidently everything has been moved to storage except the undernoted articles included in the Rental Agreement. These cannot be moved until the tenant leaves.

1 Dining room table (3 leaves) }
Buffet and 6 chairs }
Kitchen stove }
(Washing machine since shipped) }
Linoleum in room and hall }
(Linoleum tacked down in other rooms }
and therefore fixture)

The articles moved to storage have been confirmed by the father on his file 4951 as per list 5/10/42 received on 22/11/42. Most, if not all, have since been sold.

(2) File 1486, the son. He declared a long list of effects which were confirmed by the agent's report dated 18/1/42. From this report it appears that the belongings of his sisters were also left at this address, and these are dealt with below. It appears that everything was moved with the property of the father referred to above and sold. There may also have been some shipments to father and son as per memo on both files 18/1/44.

(3) File 12086, Mrs. Chiyo Kobayashi. It appears her chattels have been fairly well separated and confirmed by her in letter of December 28th, 1942. The items called for by her in her Release of August 23rd, 1943 seem now all to have been shipped except the contents of the drawer. Will you please look into

Files 1486
/4951/
10016
12086

MEMORANDUM

To: Mr. Green

From: Mr. Spain

Re: Tatsuya & Tatsuzo TANAKA

All chattels were sold in auctions Nos. 4 and 5 of October 26th, 1943 and November 10th 1943 with the exception of the personal belongings disposal of which is now being arranged between Mr. Wills and Mr. MacDonald of the Security Commission.

As these three families are all in one location, the Security Commission are shipping everything to this location and arranging with all the families concerned to separate and claim their articles there.

It was quite impossible to separate the personal things here.

GBS:JS

W. K. Spain

File No. 4951
Catalogue No. 371

March 10th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Gramer

Tatsuya TANAKA
City of Vancouver
West $\frac{1}{2}$ of Lot 17, Blk. 47,
D.L. 200A, Gp. 1, N.W.D.,
Plan 197.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated February 25th, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application number 97971-L dated February 25th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 97972-L dated February 25th, 1944, registering the property in the names of William Alexander Clarke and Georgie Inez Clarke - Joint Tenants (Deed).
3. Duplicate of Transmission dated February 11th, 1944.
4. Duplicate of Deed dated February 11th, 1944 - Secretary of State to William Alexander Clarke and Georgie Inez Clarke - Joint Tenants.
5. Certificate of Indefeasible Title number 97972-L dated March 7th, 1944, covering the above property in the names of William Alexander Clarke and Georgia Inez Clarke - Joint Tenants.

D. A. Gramer

DAC:JS
Encls.

4591
1486

March 21, 1944.

Mr. Tatsuse TANAKA,
Registration No. 04830,
c/o Mr. Donald Ivey,
R. R. No. 2,
Port Dover, Ontario.

Dear Sir:

Re: Catalogue No. 371
137 West 8th Avenue
W37/47/200A

Please be informed that 137 West 8th Avenue has been sold as of January 26, 1944 for the sum of \$1,550.00 which is equal to the value attached to these premises by an independent appraiser.

Rents, less expenses, up to the mentioned date have been credited to the joint account of you and Tatsuya Tanaka #01368, and adjustments of unearned taxes and any insurance premiums have also been credited to your joint account.

The net result of the sale is as follows:

Sale price		\$ 1,550.00
Less Real Estate Agent's Commission @ 5%	\$ 77.50	
• 1942 & 1943 taxes	<u>100.58</u>	
	\$ 178.08	<u>178.08</u>
Net credit to your account		<u>\$ 1,371.92</u>

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:EB
cc to B. C. Security Commission & Tatsuya Tanaka

Catalogue No. 371
File No. 4951 & 1486
137 West 8th Avenue
W 17/47/200A

Receipt of ~~Certificate of Title No. 99992 L~~ is by us hereby acknowledged
and we agree that all adjustments and incidents in connection with sale to
us of property covered by the said certificate have been settled.
Receipt is also acknowledged of Union Insurance Society of Canton Ltd.
policy No. 314259 which has been assigned to us, and cheque for \$31.20
representing closing adjustments on sale to us of 137 West 8th Avenue.

Dated at Vancouver, B. C., this 24th day of March, 1944.

G. I. Clarke

Whe mailed Registered R/R 27/3/44

OFFICE DEPARTMENT ADMINISTRATION DES POSTES CANADA		ACKNOWLEDGMENT OF EVACUATION SECTION AVIS DE RECEPTE	
This side to be filled in by office of origin Le recto est à remplir par le bureau d'origine		Rec'd	MAR 31 1944
REGISTERED ARTICLE Envoi recommandé		File No.	
ENTERED AT THE OFFICE OF Enregistré au bureau de poste de		Ans.	
DATE		Referre	
UNDER NO sous le		RETURN TO Retourner à	CUSTODIAN OFFICE
ADDRESSED TO Adressé à		506 Royal Bank Bldg. Vancouver B.C. (File 4951)	
848 East Georgia St. Vancouver B.C.		STREET AND NUMBER Rue et numéro	
50,000-5-1-42		PLACE OF ORIGIN OF REGISTERED ARTICLE Lieu d'origine de l'objet recommandé	
		CANADA	
		(1) IN PRINTED CHARACTERS En lettres moulées	

M.P.A.

Catalogue No. 371
File No. 4951 & 1486

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

Dear Sirs:-

Re: 137 West 8th Avenue

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

Yours faithfully,

G. J. Clark
.....signed

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 8121
PLEASE REFER TO
FILE NO. 4951

808 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

2222

March 25th, 1944.

The Registrar,
Land Registry Office,
Vancouver, B. C.

Dear Sir: West $\frac{1}{2}$ of Lot 17, Blk. 47, D.L. 200A,
Qn. 1, New Westminster Dist., Plan 197.

We enclose herewith a Statutory Declaration
from Donald Alexander Cramer, dated March 25th, 1944,
referring to Georgie Inez Clarke, wife of William
Edward Clarke, instead of Georgie Inez Clarke, wife
of William Alexander Clarke.

Yours truly,



W.F. Edmonds
Custodian of Enemy Property.

WFE/JS.
Encl.

copy
4951
No 7826-

DOMINION OF CANADA
PROVINCE OF BRITISH COLUMBIA

In the Matter of the Registration of
WILLIAM ALEXANDER CLARKE and GEORGIE INEZ
CLARKE, wife of William Edward Clarke,
Joint Tenants, both of 848 E. Georgia Street,
Vancouver, B. C.

To wit:

J. Donald Alexander Cramer
of Vancouver

of the city *X*

in the Province of British Columbia,

Do Solemnly Declare that

1. I am acquainted with WILLIAM ALEXANDER CLARKE and GEORGIE INEZ CLARKE, wife of William Edward Clarke.
2. They are the registered owners of West Half ($\frac{1}{2}$) of Lot Seventeen (17) Block Forty-Seven (47) District Lot Two Hundred (200) A, Group One (1) New Westminster District, Plan One Hundred and Ninety-Seven (197) and which they hold under Certificate of Indefeasible Title No. 97972-L.
3. The description GEORGIE INEZ CLARKE, wife of William Alexander Clarke, on the said Certificate No. 97972-L is in error and should be GEORGIE INEZ CLARKE, wife of William Edward Clarke.
4. I am employed in the Titles & Encumbrance Department of the Custodian's Office and am familiar with the transaction above referred to as to ownership of property, and I know that the purchase price of the above mentioned lot was paid in full to the Custodian of Enemy Property.

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
Vancouver in the
Province of British Columbia this
7th day of March
A.D. 1944.

D. Cramer

Walter Edmondson

A Notary Public in and for the Province of British Columbia
Commissioner for taking affidavits within British Columbia.

EVACUATION SECTION	
Rec'd	APR 4 1944
File No.	4951-1486
Ans.	
Referred	By <i>[Signature]</i>

133 Wellington St,
Brantford Ontario,
March 30th 1944
File No 4951-1486.

Dear Mr. Donald:

Received your letter of March 21st 1944
informing us of the sale of our home 137 West 8th
Ave., on January 26th 1944 for the sum of \$1550.00.
I would like to know what has become of the
furniture which was left at the home with the
people when we were evacuated. If they are not
sold will you please send just the kitchen stove to my
son & daughter who is residing at 133 Wellington St.
Brantford. What is left at the home and with the
auto here, I would sure appreciate very much
if you will kindly sell it for us.

I would like to inform you that the family has
evacuated from Lennox Creek Station to Toronto
on Nov. 1943. And we are now staying at 9 Orde
St., Toronto. So will you please send letter to Toronto for
them. As you know it is very hard to rent a house
here in Ontario so we have made up our mind to
buy a home. In doing so we have to have cash
so I wonder if you will kindly send us all the money,
my son's and mine together with the money we received
from the sale of our home, to 9 Orde St. Toronto Ont.

Also would appreciate very much if you will
make out an statement of the expense paid out and
what has come in since we left the house. Please
mail it with the money if possible.

In your letter of March 24th/54 it said you
also paid the 1942 and 1943 taxes out of the money
which we received from our sale of house, amounting
to 4,00.58. But in your letter of November 22nd
1942 you have written that you will pay the taxes
of 1942 and 43 out of our joint account before the
end of the year. So will you please check up and
make sure because at the bottom of the letter it also
said that with November's rent it will be sufficient
to pay all taxes outstanding.

Yours Truly
Tatsuya Tanaka
Tatsuya Tanaka

4951/2486

April 6th, 1944.

Mr. Tatsuya TANAKA,
Reg. No. G1368,
133 Wellington Street,
Brantford, Ontario.

Dear Sir:

We are in receipt of your letter of March 30th and enclose herewith cheque for \$1400.00 payable to your son and yourself as you were joint owners of the property at 137 West 6th Avenue, Vancouver, B. C.

Regarding the last paragraph of your letter respecting taxes, we would assure you that only the correct amount of taxes was paid—it was not possible to pay the 1942/3 taxes in November owing to the fact that we had insufficient funds on hand at that time, we having paid at your request Tatsuya Tanaka's income tax amounting to \$42.96.

We will be forwarding in the near future a full statement of the joint account as requested. In the meantime we would advise you that there is now on hand in the joint account \$79.79, which will be forwarded to you at a later date. We would also mention that in an account we have kept in your name only there is a credit balance of \$124.43, which is mainly from the sale of chattels. We understood these chattels were owned by yourself only, and if further chattels are sold we presume we are correct in crediting the proceeds of such sale to this single account. Kindly confirm this. We will be writing you regarding furniture at a later date.

We note you state that owing to the difficulty of renting a house in Ontario you have decided to purchase a house and you are no doubt aware of the necessity of first obtaining

133 Wellington St,
Grantford Ont,
April 22nd/44

EVAS	SECTION
APR 25 1944	
File # 4951-1486	
Ans.	
Referred	

Peter Peters
Peter sent to Peter's house

Dear Mr. Peters:

Thanking you ever so much for your kind attention in sending us the statement.

The statement I have received on the rental collected and the sale of our property. In your letter of November 1943 you have mentioned that I have other accounts like from the sale of my chattels. I would sure appreciate very much if you will send me the details of my other accounts to, as soon as possible.

As I write to you before I would like to know if the stove (kitchen) which we left with the people who moved into our house, is sold or not. If not please send it to the above address as soon as possible.

Thanking you again for everything.

Yours truly

Satya's Janaka

Reg. # 01368.

File # 4951-1486.

MEMORANDUM

File Nos.: 1486
4951

April 17th, 1944

To: FILE

From: Mr. Green

Re: Catalogue Number 371
137 West 8th Avenue
Owners: Tatsuya & Tatsuza TANAKA
Tenant: Mr. Oldford
Purchasers: Mr. & Mrs. Clark

Mr. Spain reports that no chattels now remain on the premises except those in the care of the tenant, Mr. Oldford, as per list given in my memorandum of February 16th. A note has been made to remove these when the lease expires. Everything else has been either moved to sale by auction or shipped to the Japanese.

The belongings declared by the son, have been included in the sale of effects of this family and a letter is now being addressed to both Japanese asking them to advise how the proceeds should be disbursed.

HFG:IF

MEMORANDUM

Files: 1486
4951

May 2, 1944.

To: Mr. Green
From: Mr. Spain

Re: Catalogue Number 371
137 West 8th Avenue
Owners: Tatsuya & Tatsuo TANAKA
Tenant: Mr. Oldford
Purchasers: Mr. & Mrs. Clark

Mr. Oldford has received notice from the purchaser to vacate. Date of notice is April 1st so that the departure from the above address will be October 1st or earlier. The Oldfords are seeking another abode. They state the only articles remaining in the house belonging to the TANAKA's are:

Kitchen Stove
Dining Room Suite
Linoleum

They are writing direct to the Japanese and making an offer for the Stove and Dining Room Suite. When they vacate, we will be obliged to try to sell the linoleum to the new purchaser.

Regarding TANAKA's request to ship the stove to his son, the Oldfords have the stove in use, included in the lease, and have no substitute stove to replace. Therefore they wish to retain the stove until they move.

GSS/pls

W. K. Spain

4951
1125

May 4th, 1944

Messrs. Tatsuya & Tatsuzo TANAKA,
Reg. Nos. 01368 & 04830,
9 Orde Street,
Toronto, Ontario.

Dear Sirs:-

This is in answer to the first part of your joint letter of March 30th and further to ours of April 6th addressed to Mr. Tatsuya Tanaka at Brantford, Ontario.

We are not clear whether the third paragraph of our letter of April 6th was correct in stating that the articles sold were Mr. Tatsuya Tanaka's property, but in any case, we are enclosing a list of the items sold and the proceeds. Any letter requesting remittance of these proceeds to either of you, should be jointly signed by both.

There still remains on the premises, the dining room suite, consisting of a table, buffet, and six chairs, also the kitchen stove and some linoleum. These were included in the rental agreement and under the Rental Control Regulations, cannot legally be removed until the tenants leave the premises. This may not be for several months. We understand that the tenants are writing direct to you offering to purchase the stove and dining room suite. If you consider their price favorable, you are, of course, quite free to accept it. If not, we are recording that you wish the kitchen stove sent to Mr. Tatsuzo TANAKA at Brantford, but as pointed out above, it may be some little while before this can be done.

Yours truly,

H. F. Green
Protection Department

HFG:IF

REGISTRATION No 01368.

FILE No 1486-4951.

133 Wellington St.,

Brentford Ont.,

May 9th 1944.

EVACUATION SECTION	
MAY 15 1944	
File No.	1486-4951
Age	40 years
Referred	Spain

Dear Sir:-

I would like to enquire again about our kitchen stove which was left at 127 West 8th Ave., with our tenant.

As you know we are thinking about buying a house out here, for it is very hard to rent a house. So we would like to know if the stove is sold or not. If not we would like to have it sent to the above address as soon as possible. Either way please let us know as soon as possible.

Thanking you again

Yours Truly

Takaya Sarah

See our letter to
him may 4th
Spain

EVACUATION SECTION	
Rec'd	JUN 3 1944
File No.	4951/1486
Ans.	
Referred	<i>Dout</i>

133 Wellington St.
Brantford, Ontario
May 30th, 1944.

Green

P. Douet, Esquire
Administration Dept.
DEPT. of the SECRETARY of STATE
OFFICE of the CUSTODIAN
Japanese Evacuation Section
VANCOUVER, B. C.

Dear Sir:

Re: File No. 4951/1486

Few days ago we have made an agreement in purchasing a house in the city of Brantford. As it requires of furnishing with furniture and fixtures, etc., which means that we'll be in need of large sum of money, will you kindly give the following matter your earliest convenient attention?

1. e.

1. Please sell all the furnitures that are left in the house and *Green*

2. Please forward the proceeds from this sell; together with the balances, left from the joint account and the balance obtained from selling of chattels. *Love*

We have been taking up many of your precious time and still today we are asking your favour but please give your careful consideration upon the above mentioned matter.

Thanking you and we remain,

Yours faithfully

Tatsuya TANAKA
Tatsuzo TANAKA

per:

Dear Sir:

EVACUATION SECTION	
Rec'd	SEP 18 1944
File No.	4951
Ans.	
Referred	Green

J. Tanaka
154 Wellington St.,
Grantford Ont.

? Jalsung
? 4951 ?

I have just received a letter from our tenant asking us to sell her the kitchen stove and the dining suit. If agreed to sell she wanted us to answer her by the 27th of Aug. because that was the date she had to leave the house. Well it was Sept. 7th when we received her letter so instead of writing to her I'm writing to you because you mentioned in your letter that you will sell the articles when the tenant's leave the premises. and we figure that by the time this reaches her she'll be gone so we will sure appreciate if you will sell the rest of our furniture.

As to the price we leave that up to you. Would like the money sent to the above address. Thank you

Yours Truly
J. Tanaka.

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 4951

NAME: TANAKA Tatsuya

DATE ADVERTISED: _____
(or other information)

APPRAISER'S NAME: Sold with approval of the Japanese owner. Sept., 1944.

VALUATION:

PURCHASE PRICE: \$142.00

COMMITTEE'S APPROVAL: _____

PURCHASER'S FULL NAME: MRS. GEORGE I. CLARKE

ADDRESS: 848 East Georgia St., Vancouver, B.C.

OCCUPATION:

BILL OF SALE REQUIRED: YES NO
(state if purchase price already paid or arrangements made) Paid in full

ENCUMBRANCES, IF ANY: _____

LIST OF CHATTELS SOLD: Stove - dining suite - congolesum rugs

W. G. WILLARD
MANAGER

TELEPHONE: MARINE 2842
RES. TELEPHONE: MARINE 2880

WILLARD'S AUCTION ROOM

AUCTIONEER and VALUATOR



SALES CONDUCTED ANYWHERE IN THE CITY

1047 BETHOUR STREET
VANCOUVER, B. C.

Sept. 25th., 1944.

The Office of
The Custodian, Etc.,
Royal Bank Bldg.,
675 Hastings St., W.,
Vancouver, B. C.

ATTENTION MR. GEORGE SPAIN.

Dear Sir;

Acting under instructions recieved from your Mr. D. Smith, I have called at the premises at 137 West 8th. Ave., in the City of Vancouver, and there examined the goods of Mr. T. Tanaka, file numbers 4951, and 1486.

Following is a list of goods examined on this occasion, and my valuation on same.

1. walnut 8 pc dining suite	\$ 75.00
2. kitchen range	60.00
3. 2 Congoleum rugs, 9 X 12	7.00

TOTAL. \$ 142.-

Thanking you for your courtesy, and trusting this merits your satisfaction, I am,

Yours very truly-

W. G. WILLARD.

W. G. Willard

WGW/GNF.

Fee \$ 5.00

EVACUATION SECTION
Rec'd SEP 25 1944
File No. 4951 & 1486
Ans.
Referred <i>Spain</i>

File No. 4951

October 10th, 1944

MEMORANDUM

To: The File

From: Mr. Geo. B. Spain

Re: Tatsuzo TANAKA
Tatsuya TANAKA

Mr. W.G. Willard's furniture appraisal will be found on File No. 1486 (Tatsuzo TANAKA).

The stove, dining room suite and linoleum have been sold to the tenant in accordance with a letter from Tatsuya TANAKA (undated) which was received September 18th, 1944.

Not filed on this file under Date Sept 24/44

Geo. B. Spain

GBS:LM

Catalogue No. 371

Files Nos. 4591 & 1486

137 West 8th Avenue

W/27/47/200A

ADJUSTMENTS

As of January 26th, 1944 - 26 days.

Debit purchaser

Registration fees on Deed. \$1,550.00	\$ 7.35
67/72 x \$9.00 insurance premium (ex. 13/21/46)	8.38
Water paid to June, 1944	8.80

Total debits

\$ 24.53

Credit purchaser

26/365 x \$47.91 Seller's proportion of taxes for 1944	\$ 3.41
26/184 x \$ 7.00 Water	.99
Amount of rent collected to Jan. 31 - 5/31 x \$23.75	3.83
Amount of rent collected from Feb. 1st to Feb. 29th	23.75
" " " " " March 1st to March 31st	23.75

Total credits

\$ 55.73

Less total debits

24.53

Net credit due to purchaser

\$ 31.20

as to Mr. A. Clarke & Georgia I. Clarke.

1486 - 4951

February 27th, 1946

Mr. Tatsuo TARAKA,
Reg. No. Q4830,
154 Wellington Street,
Brantford, Ontario.

Dear Sir:

Re: Catalogue No. 371
137 W. 8th Avenue, Vancouver, B.C.
W17/47/200A.

With reference to the previous correspondence we have had with you in connection with the sale of the above property, about which you were fully advised, we now enclose for your records a statement showing the net proceeds from this sale, namely \$1472.78.

We also enclose a statement of the joint account which we kept relating to this property. This statement includes the above figure. All funds from this account have, as you are aware, been remitted but we find there is an item of \$1.40 representing fire insurance refund, which if in order we will forward to you at a later date when your file is finally reviewed and closed.

Yours truly,

P. Doust,
Administration Department

PD/ER
Enc. 2
cc Department of Labour, Japanese Division.

STATEMENT RE SALE OF:

Catalogue No: 371
 Street Address: 137 W. 8th Ave.,
 Vancouver, B.C.
 Legal Description: W. 17/47/200A.

Name: TANAKA, Tatsuya
 TANAKA, Tatsuo
 File No: 4951 - 1486
 Reg. No: 01368 - 04830

Date of Sale and Adjustments January 26, 1944

	<u>Debit</u>	<u>Credit</u>
Sale Price		\$ 1550.00
Real Estate Agents Commission	\$ 77.50	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	3.50	
Encumbrances:		
Mortgage		
Mortgage		
Mortgage		
Mortgage		
Adjustments:		
Fire Insurance		8.38
Taxes	3.41	
Water	.99	8.80
	94.40	1567.18
Net Proceeds credited to your account		1472.78

Date:..... February 21, 1946

Compiled by:..... George Peters.

1486 - 4951

March 21st, 1947.

REGISTERED MAIL

Mr. Tatsuo TANAKA,
Reg. No. 04830,
c/o Mr. Donald Ivey,
R. R. No. 2,
Port Dover, Ontario.

Dear Sir:

With reference to our letter to you dated February 27th, 1946, we now enclose Custodian cheque in the sum of \$1.40, representing refund of fire insurance premium on the cancellation of coverage on household effects and being the balance of funds held by the Custodian in a joint account in your name and that of your late father, Mr. Tatsuya Tanaka.

You have already been forwarded a statement relative to the sale of the real property known as 137 West 8th Avenue, Vancouver, which was jointly owned by you and your late father, together with a general statement of your joint account, which showed a credit balance of \$1.40 as at February 13th, 1945, the amount of the cheque now enclosed.

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

Yours truly,

E. Robertson,
Office of the Custodian.

/ER
Enc. - Custodian cheque \$1.40.
Return envelope.