

11217

X



REAL ESTATE

BUREAU HASTINGS PARK  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

FILE NO.

11217

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: AOYAMA, (Tomiko) Mrs. Kyoze

HOME ADDRESS: Now in Hastings Park, Vancouver, B. C.  
516 Alexander St., Vancouver, B. C.

REGISTRATION NUMBER 06702 SEX: female AGE: 32

OCCUPATION: Housewife

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: none

MARRIED: husband deceased (Kyoze)

NAME OF WIFE OR HUSBAND: Kyoze

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN: Kyoko (F), Ray (M), Amy (F), Takeshi (M),  
May (F).

ADDRESS OF CHILDREN: Hastings Park, Vancouver, B. C.

AGE OF CHILDREN: 10, 9, 6, 4, 2 years respectively.

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

1. LOCATION AND DESCRIPTION: Lot nine, Block 42, District Lot 196,  
Group 1, Plan 196, District of New Westminster, B. C.  
516 Alexander St., Vancouver, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS:

2 storey, wooden frame, 7 room dwelling house.

3. INSURANCE (Give particulars; state where policies are) \$1,500. The North West Fire Insurance Co., Vancouver, B. C. \$1,000. on the dwelling house.  
\$500. on household furniture and effects. Expires Nov. 8, 1942.  
Policy No. 193805. Paid to date. Policy in owner's possession.

4. TAXES (Amount and where payable) Exact amount unknown--about \$56. 1942 taxes not yet paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) The Misses Doshima (declarant's 4 sisters) are now living in the house at 516 Alexander St., Vancouver, B. C., until they go to camp. Declarant then intends to rent house.



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In Declarant's possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none

9. IF FARM LAND STATE CROPS SOWN: none

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: Now at Hastings Park, Vancouver, B. C.

From 516 Alexander St., Vancouver, B. C.

2. LANDLORD'S NAME AND ADDRESS: ~~same~~

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

**STATEMENT OF PERSONAL PROPERTY OWNED:**

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

Kitchen stove, 4 beds, 1 dresser, 33 boxes dolls, stored in

upstairs room at 516 Alexander St., Vancouver, B. C. Also tools.

Kitchen cupboard and stove in kitchen at 516 Alexander St., Vancouver,

B. C.

Key to house is in possession of Miss C. Doshima, 516 Alexander St.,

Vancouver, B. C.

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY



## 4. INSURANCE CARRIED ON ABOVE PROPERTY:

## 5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS:

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

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

## 8. BANK ACCOUNTS:

9. LIFE INSURANCE: Prudential Life Insurance Co., 510 Hastings St., Vanc, B. C., 10¢ per week per child--5 children. Policy No. unknown. Benef. (Tomiko) mother. Paid to date. 20 year endowment. Policy in declarant's possession.

## 10. INTEREST IN ANY ESTATES OR TRUSTS:

## 11. SAFETY DEPOSIT BOX:

## LIABILITIES:

1. PERSONAL DEBTS: St. Paul's Hospital \$25.00. -

Dr. J. A. Gillespie, 718 Granville St., \$53.00. -

Dr. H. A. Robertson 175 E. Broadway, Vancouver, B. C. \$19.00. -

Declarant intends to pay debts by renting her house.

## 2. TRADE DEBTS:

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 7th day of July 1942.

(Signature)

Tomiko Aoyama

Witness

FOR DEPARTMENTAL USE



11217  
Hastings Park,  
Sept. 21, 1942.

*gun  
sent to Spain*

OFFICE OF THE CUSTOMS  
JAPANESE SECTION  
RECEIVED  
SEP 23 1942

ADDITIONAL REGISTRATION

OAYAMA, (Tomiko) Mrs. Kyoze  
Reg. No. 06702  
992 Powell St., Vancouver, B. C.

The following chattels stored at the above address.

- 1 dresser with mirror
- 2 double beds with springs
- 1 couch
- 1 kitchen stove
- 1 box carpenter tools
- 1 - 8 gallon crock
- 1 - 10 gallon crock
- 1 baby buggy
- garden hose (50' red hose)
- 1 electric heater
- garden tools
- 2 bamboo vases
- 2 toy trunks
- 1 toy crib and toys
- Japanese festival dolls
- nails in box
- 1 set of Japanese books (Vol. 14)
- 1 box of dishes
- 4 picture frames
- 1 box dishes (Japanese set)
- ceiling dryer and rope
- 2 wooden large barrels (empty) stored at 516 Alexander St.  
Vancouver, B. C. in the basement.

The following chattels stored at 518 Alexander St., Van., B. C.

- 1 bath tub made of galvanized tin
- 1 noodle manufacturing machine (belonging to Mrs.  
Ashizawa, now in Slocan, B. C.)
- 1 stone grinder
- 1 or 2 boxes of Japanese festival dolls also  
belonging to Mrs. Ashizawa, Slocan, B. C.
- Money owing to Aoyama amounting to \$7.00 for  
wood and coal sold to Mrs. Petrie 516 Alexander  
St., Vancouver, B. C. Mrs. Petrie also agreed  
to pay the telephone bill from July 15th to  
August 30th, amounting to \$3.75 which she has  
not done.
- Money owing to Mrs. Aoyama from Mrs. Bethel 518  
Alexander St., Vancouver, B. C. for wood the  
sum of \$7.00 stored in the woodshed at 516 Alexander  
St., Vancouver, B. C.

Money Owning

Dr. Caple	\$15.00-
Dr. W. Keith Burwell	14.00-
Dr. James A. Gillespie	53.00-
Drs. Moffatt, Moffatt & Robertson	19.50 -
Dr. F. W. Brydone-Jack 710 Seymour St.	13.00 -

Declarant hopes to pay the above bills from the  
rent from her house at 516 Alexander St.,  
Vancouver, B. C.

SIGNATURE.....

*T. Aoyama*

WITNESS.....

*P. H. Williams*



INFORMATION FROM R.C.M.P.

DATE Aug. 21/43

r File No. 11217

all Name AOYAMA, Tomiko (Mrs. Kyoze)  
(Surname in Block Letters)

Registration No. 06702 Male - Female <sup>V</sup>  
(Check) Age Oct. 29/1909

Former Address 516 Alexander Street, City.

Date Evacuated Sept. 23/42 Naturalized - Canadian-Born - National <sup>V</sup>  
(Check)

Present Address New Denver B.C. 4/2/47  
Lemon Creek, Slokan, B. C.

Married <sup>V</sup> - Single  
(Check)

Name of Wife - - - -

Name of Husband Kyoze (In Japan)

Name of Mother SHISHIKYBA, Gin  
(Dec'd)

Name of Father DESHIMA, Tomekusu #02977

Names of Children under 16 May - May 15/1940; Takeshi June 6/1938;

Amy March 15/1936; Ray Feb. 19/1934; Kyoko Oct. 1/1931.

Requested by Mrs. Burraston

Registered with Custodian Yes  
(Yes or No)

Additional Information Housewife. Owner of house & property at above  
address.



AOYAMA, Tomiko (Mrs. Kyoze)  
516 Alexander St., Vancouver, B.C.  
Evac. File 11217



Picture Taken April 8, 1943



COPY

NAME: DESHIMA, Itoke

REGISTRATION No. 01482

FILE NO. 11587

*File  
11217*

The following chattels were sold by public  
auction at 992 Pownall Street, Vancouver on October 25, 1944.

3 boxes Garmentals	\$1.00
Screen, tin and contents	0.50
3 Vases and glass jug	0.40
Dresser	7.25
Desk	6.00
Bed and spring	8.00
Bed and spring	6.00
Sanitary couch	5.50
Baseball mat, curtains rods etc.	0.50
Wiring Piping	0.30
Curtain stretchers and wire	0.50
Hops	1.00
2 Clothes dryers	1.10

*In a/c 11588*

Total		\$ 28.05
Less Expenses:	(Auctioneer's Fees: \$3.81 (Advertising: 0.88 (Movings: 6.16	\$ 10.85
Net Proceeds Credited:		\$ 27.20

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 34.

Remarks:







File No. 11217

- 2 -

February 4th, 1947

CHATTEL SCHEDULE

Declared.

X 1 noodle manf. machine  
(belonging to Mrs. Ashizawa  
now in Sloan, B.C.)  
1 Stone grinder  
1 or 2 boxes of Japanese Fest.  
X dolls (Mrs. Ashizawa)

Remarks.

The personal property of this Japanese  
was evidently taken to Custodian's warehouse  
at 992 Powell Street, and put under the name  
of Miss Itoko DESHIMA (sister) File 11587 and  
the possessions of the five sisters were sold  
in Auction Van. 34. Oct. 25/44. Great  
confusion resulted.

X Nothing declared  
by Mrs. Kiyoko  
ASHIZAWA, File  
No. 15103 or her  
husband Asakichi  
ASHIZAWA, File  
15014.

Files connected with File #11217

File #11585 -- (Miss) Oniyoko DESHIMA #07262  
File #11586 " Fumiko DESHIMA #10481  
File #11587 " Itoko DESHIMA #01482  
File #11588 " Tamako DESHIMA, #07261

*W.D.W. Davidson*



MEMORANDUM TO FILES

File Nos: 11217, 11585, 11586, 11587 and 11588

June 18th, 1943.

Re: AOYAMA, Tomiko (Mrs. Kyozo),  
DESHIMA, Chiyoko, (Miss)  
DESHIMA, Fumiko, (Miss)  
DESHIMA, Itoko, (Miss) and  
DESHIMA, Tanako (Miss).

There has been some confusion over chattels on these files and correspondence is filed haphazardly.

My memo of September 21st to Mr. Spain, though marked for all five files, does not appear on File 11217. Since it was written there was filed on 11587 a list of goods moved to storage under date of August 8th. 1942. A copy of this, though marked for all five files, appears on File 11588, -4.

Subsequently Mr. Spain apparently wrote to one of the sisters though no letter appears on the file. A reply was received on October 27th on File 11587 from Itoko. She draws attention to Mrs. Aoyama's additional registration, points out that the articles declared are jointly owned by the four unmarried sisters and claims some missing articles.

The present position is fairly well summarized in our letter of November 13th on Mrs. Aoyama's file, 11217. This enumerates the following:

- A. Missing articles.
- B. Items moved to storage at 992 Powell Street.
- C. Kitchen cupboard, stove (and according to agent's report, linoleum) left at 516 Alexander Street.  
The bailiffs found nothing of value here, but a check is being made.

Finally Messrs. Ker & Ker reported on 11585 and 11586 that there were 4 small cartons or packages, contents unknown, in an upstairs room. Their report covers both 516 and 518 Alexander Street and it is not clear at which address these packages were left. As both premises were rented to tenants who had to be evicted for non-payment of rent, it seems most improbable that these are still there, if indeed they were not removed by one of the sisters before evacuation. However, a check of this is also being made.

HFG:MAI.

/



File No. 11217

— SUMMARY —

February 4th, 1947

— REAL ESTATE —

Reg. No. 06702

Catalogue No: 16

Japanese Name: Tomiko(Mrs.Kyozo) AOYAMA,

Civic Address: 516 Alexander Street, Vancouver, B.C.

Legal Description: Lot 9, Block 42, District Lot 196. Plan 196, Vancouver, B.C.

Classification: Dwelling

Registered in the name of: Tomiko AOYAMA

Title: Clear

Sold to: Lin Yow Shung and Shee Jing Wong for \$1000.00 Cash as Oct. 16, 1944.

Title delivered to: Lin Yow Shung as February 14, 1945. Certificate of Title No. 114528-L. Old Certificate in possession of Tomiko AOYAMA who was written to for same Oct. 19th, 1944 but file does not indicate that she forwarded it to this office. Adjustments completed.

Funds released to account of: Tomiko AOYAMA as February 12, 1945.

Chattels: Not involved.

Fire Insurance  
on Building: Transferred to new owner.

Remarks: These premises were in the hands of Ker & Ker Ltd., Agents, for supervision and the collection of rentals. They reported at length as of July 22, 1942. In this report they describe the property as "an old style property" with Building set in the rear of the lot. Prior to evacuation Mrs. AOYAMA, the owner, rented the premises to a Mr. and Mrs. A. Petrie at \$25.00 per month as from July 14th, 1942 and they paid Mrs. AOYAMA \$12.50, being the rent to July 31st, 1942. The owner had removed the blinds to storage and the tenants complained of this. From the very beginning of the administration trouble was the main feature of the rental arrangement, and the file is largely composed of efforts to collect rent from the Petrie and the maintenance of the property in a habitable condition. Arrears of rent eventually required that the matter be placed with Locke, Lane, Guild & Sheppard, Barristers, who on Sept. 7, 1944 issued an Eviction order to get rid of the Petries. It appears however that before the eviction order was executed, the Petries moved to White Rock as noted in letter Sept 30, 1944-Ker & Ker Ltd.- leaving the house vacant and owing according to rental statement the sum of \$202.50. This has not been collected. The property was then boarded up, as per letter Oct. 6, 1944- Ker & Ker, Ltd. and was not again rented while  
(over)



February 4th, 1947

SUMMARY - REAL ESTATE - continued

File No. 11217

Remarks:

owned by Mrs. AOYAMA.

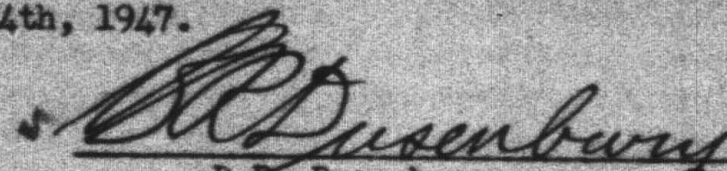
The rentals collected during administration amounted to \$447.50 according to statement on file. Maintenance charges were not heavy. Fumigating was required by the City and was done at a cost of \$23.00.

The property was sold as October 16th, 1944.

Assessed value 1944

Land -	\$700.00
Improvements -	<u>600.00</u>
Appraisal -	\$1000.00 (Moore)
Sale price -	<u>1000.00</u>

The above Summary is certified to be in accordance with the information on file, Feb. 4th, 1947.

  
B.R. Dusenbury  
Office of the Custodian.



Catalogue No. 16

File No. 11217

AOYAMA, Tomiko (Mrs. Kyoze)

Reg. No. 06702.

Civic Address: 516 Alexander Street, Vancouver.

Legal Description: Lot 9, Block 42, D.L. 196,  
Gp. 1, N.W.D., Plan 196.

Classification: Dwelling.

----- **SOLD** -----

1943

May 22nd  
June 18th & 24th  
Nov. 2nd

Memo re Claims (ALL PAID)  
Memo re Chattels  
List of Goods released to Mrs. AOYAMA







File No. 11217

February 4th, 1947

SUMMARY

LIABILITIES

For: Tomiko (Mrs. Kyoko) AOYAMA,  
Reg. No. 06702

The following claims against or indebtedness of Mrs. AOYAMA are revealed on the file:-

1. St. Paul's Hospital	\$25.00
2. Dr. J.A. Gillespie	53.00
3. Dr. F.W. Brydson-Jack	13.00
4. Dr. Caple	15.00
5. Drs. Moffatt Moffatt & Robertson	19.50
6. Dr. W. Keith Burwell	14.00
7. The Medical Clinic	3.00 10.00
8. Dr. C.G. HORE	150.00

NOTE: Medical Clinic accounts for \$10.00 and \$3.00 were one and the same as that of Dr. Brydson-Jack.

Nos. 1, 2, 3, 4, 5, 6 and 8 were all agreed to by Mrs. AOYAMA as shown by the file and were paid through this office. A report of the payment of these accounts was forwarded to Mrs. AOYAMA in our letter of the 23rd February, 1945. See also her acknowledgment of March 7th, 1945 in which she explains the Medical Clinic accounts also.

NOTE: An account with the B.C. Security Commission for \$11.25 for 1-#303 Abdominal Support from Canadian Surgical Supplies Ltd. was paid February 23, 1945.

No other claims or indebtedness are revealed on the file.

The above Summary is certified to be in accordance with the information on file, February 4, 1947.

*R.R. Dusenbury*  
R.R. Dusenbury,  
Office of the Custodian.







February 4th, 1947.

## -- PERSONAL PROPERTY --

Re: Tomiko (Mrs. Kyozo) AOYAMA,  
Reg. No. 06702

CHATELS: -

See Chatels Schedule.  
See also Files #11585, #11586, #11587 #11588.

LIFE INSURANCE:

On Page 3 of Registration, of Tomiko AOYAMA dated July 7, 1942 is recorded the following:-

"Prudential Life Insurance Co. 510 Hastings St. Vancouver, B.C. 10¢ per week per child - 5 children. Policy No. unknown. Benef. (Tomiko) mother. Paid to date. 20 year endowment. Policy in declarant's possession".

Usually in cases of Life Insurance as it does not vest in the Custodian this office does not take any action in respect to same. However, in the present instance it seems that this office was asked to look after the payment of Insurance premiums if, and when funds were on hand belonging to Mrs. AOYAMA from rentals of 516 Alexander Street. A memo dated Sept. 22, 1942 on file, points to this arrangement.

Reference is also made to Memo March 15th, 1945 by A.G.M. in respect to this same situation. Later reference is indicated in a letter from Prudential Insurance Co. of America of June 8, 1945 with enclosure. No further action by this office appears after that date.

ACCOUNTS RECEIVABLE:

In her supplementary registration dated Sept. 21, 1942 Mrs. AOYAMA indicates the following sums as owing to her:-

1. Mrs. Petrie - \$7.00  
(for wood & coal)
2. Mrs. Bethel - 7.00  
(for wood in wood shed  
at 516 Alexander St.)

Neither of these accounts shows to have been collected.

In the course of the administration of 516 Alexander St. the tenants, Mr & Mrs. Petrie became in arrears for Rent in the sum of \$202.50 as Sept. 30, 1944. This was not collected. They vacated to White Rock as at that date.

SPECIFIED ARTICLES:

No Cameras, radios, Fire Arms or Vessels are revealed in the registration or the file.

No other Personal Property of Tomiko AOYAMA is revealed on the file.

The above Summary is certified to be in accordance with the information on file, February 4th, 1947.

B.R. Dusenbury  
Office of the Custodian



CLAIM

File No. 11217

DATE

December 14, 1942.

CREDITOR

The Medical Clinic,  
710 Seymour Street,  
Vancouver, B.C.

DEBTOR

Ray AOYAMA

AMOUNT OWING

\$10.00

AGENT

nil

ORIGINAL FILE

G. 68.

bl  
10/19

PA



File 11217

'Wife's File' Reg. 06702

CLAIM

DATE

December 14, 1942.

CREDITOR

The Medical Clinic  
710 Seymour Street,  
Vancouver, B. C.

DEBTOR

*gint*  
Kyoko AOYAMA

N.R.

*Kyoko*

AMOUNT OWING

\$3.00

AGENT

Nil.

ORIGINAL FILE

Complaint - check on eyes.

Particulars of this claim on file G-68.



aut → please

File

File No. 11217.

Hastings Park,  
August 15, 1942.

Mr. F. G. Shears,  
Office of the Custodian,  
Vancouver, B. C.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
AUG 17 1942

Dear Sir:

Re: AOYAMA (Tomiko) Mrs. Kyoze  
No. 06702  
Your letter 12th instant 1942.

Mrs. Aoyama has visited the house and ascertained the tenants requirements. She will buy whatever wall paper is necessary, and have the work done. She will arrange with the tenant to pay the expense, and deduct the cost from the rent due August 1st.

With reference to the articles locked up in the premises, she informed me that the Custodian had removed everything to storage, and that in doing so, the lock was broken and left the lock in that condition.

Yours truly,

*Geo. B. Spain*  
Geo. B. Spain.

GBS/ECT

\* Moved in conjunction with Doshima sisters 11587  
Mrs. Selma intrustworthy tenant, insisted on room being vacated



COPY

## METROPOLITAN HEALTH COMMISSION

COPY

Administrative Offices  
City Hall  
Vancouver, B. C.

Aug. 21st, 1942.

Mr & Mrs,  
475 Howe St.,  
Vancouver, B. C.

Attention Mr. Anderson

Dear Sirs:

Re: 222 & 224 Alexander Street

This is to confirm Inspector Marshall's conversation with you yesterday by phone and to outline what is necessary to place these premises in a proper sanitary condition.

222 Alexander St. (Owner - Toshiro Ogawa)

- (a) Japanese bath in the basement to be removed and any connection to sewer sealed.
- (b) Clean up and removal of all foul refuse and rubbish to City dump or incinerator forthwith. Floor and walls particularly bad.
- (c) Premises infested with cockroaches - eradication necessary.
- (d) Poultry house and runs in front yard are particularly filthy and should be demolished. The tenant could probably use the lumber to repair the defective boardwalk. The building and runs cannot be used for poultry - per Zoning By-law.

224 Alexander St. (Owners Chiyo & Fushiko Doshima)

Demolition and removal of poultry house in front yard. It cannot be used for poultry - per Zoning By-law.

I would appreciate your co-operation in the foregoing, especially immediate removal of the fish refuse and other debris left in the.

Respectfully yours,

(signed) G. A. Rogers

CHIEF SANITARY INSPECTOR.

GAR:EM.



11217  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
SEP 10 1942  
BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address: HASTINGS PARK CLEARING STATION Date: SEPTEMBER 9th, 1942.

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

I, AOYAMA, T., Police Registration No. 06702

hereby request you to release to me the under-noted property  
stored at 992 Powell St., Vancouver, B. C.

in possession of Custodian.

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

Description of Property:

- 2 prs Felt Slippers
- 3 prs Slippers (Geta)
- 1 Tin Gasoline
- 1 Electric Heater.
- all negatives in Desk Drawer.
- Christmas Tree Decorations.

Original Address: 516 Alexander St., Vancouver, B. C.

Date Evacuated to Vancouver: \_\_\_\_\_

Date Evacuated to Present Address: June 6, 1942.

Number in Family - 12 years and over (1) one

Number in Family - 5 to 11 years old (3) three

Number in Family - under 5 (2) two

Total Number in Family - (6) six

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

APPROVED:  
BRITISH COLUMBIA SECURITY COMMISSION

Per: [Signature]

[Signature]  
Claimant Signs Here

Registered by Custodian



Sept. 14<sup>th</sup>,

Mrs. A. Petrie

516. Alexander St

City

Dear Sir

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
16 1942

Green

I should write to  
you & let you know why I have  
not paid Mrs Aoyama. owner of  
above premises any money she claims  
I owe her. I took over the house <sup>15<sup>th</sup> July</sup>  
as it was the middle of July. I thought  
I would be fair in paying the half  
month phone bill. and she also sold  
me some wood & small amount of coal.  
Now when the next rent became due  
at the beginning of August. The agent  
came & told me I was not to pay  
any rent to the owner but that they  
would collect the rent. Well Mrs Aoyama  
was quarantined at Hastings Pk and she  
got somebody there to phone me and  
ask me to pay the next phone bill



and as I did not want to keep the phone under a Japanese name I told her I could not pay it. (And I think I was justified in not wanting to keep the phone under their name.) However a sister of the owner came & told me that she had paid two months phone bill as they did not want the phone taken out. I resented this as I figured that I was paying rent and wanted nothing in the house under the name of "Ooyama". However I did not think it was up to me to pay this phone. However I thought that when I moved in the house the Japs would have nothing more to do with it. But to my bitter resentment I have had them here



2 & 3 at the time<sup>3</sup> to collect the money for fuel & (as she thinks) phone bill. (I have had phone in my own name now). After I moved into the house. Mrs. Aoyama & sister tells me that they were using 1 room for a little while to store furniture. Now after I thought this over a while I began to think to myself. supposing anything happened, would I be wholly responsible for what was in the room? However the agent came up that same evening with another gentleman and he asked me to show him the house, after I complied to his wishes & he saw the padlocked room. (which by the way contained a revolver) <sup>Parker</sup> The agent asked me if I needed this room & I said well I have 6 boys. I could do



with it at some <sup>4</sup> near date, a  
couple of days after this happened  
I went to the Custodian Office  
and asked them if I would be  
responsible for what was in the  
room should anything happen.  
altho I did not mention it to them  
I was thinking of "Air Raids".  
The first thing I knew after that  
one Saturday evening <sup>Storage</sup> ~~brones~~ <sup>was</sup>  
notified by Custodian office to  
pick the furniture up on Monday  
morning. Now Mrs Aoyama's sister  
has insulted me 2 or 3 times as to  
~~them~~ taking it, accusing me of  
phoning them to take it. Well  
I have had these Japs on my  
doorsteps 3 or 4 times a week &  
I simply insulted them back the  
last twice they have been here.  
I started to put this so called



5  
fuel into a shed and I have  
just left it for your inspection  
and if you think I am justified  
in paying 7 dollars for it. O.K.  
but it is all dirt underneath  
the front layer of wood. To add  
to my disgust we have had to  
have the house fumigated and I  
told Mrs Aoyama personally that  
as I was getting the dirty end of  
the deal. I was standing no more  
insults and she could just try  
to collect, she told me that she  
would get you to collect. But I  
am justified in demanding that  
you call and see the fuel  
before you say she can collect.  
as to my idea. She is trying to  
obtain money under false pretences.

I am sorry to make such a long letter.  
On Sunday I had 6 Japs at my door for a party  
OVER



11217

September 24th, 1942

Mrs. A. Petrie,  
516 Alexander St.,  
Vancouver, B. C.

Dear Madam:-

Re: AOYAMA, Mrs. Kyoze  
Reg. No. 06702

We are in receipt of your communication of the 14th instant the contents of which have had our careful consideration.

Rent: Please continue paying to the agent in accordance with our arrangement with them.

Telephone: It would seem to be quite fair if you pay half of July seeing that you took possession on the 15th of that month. You are also at liberty to have the telephone changed into your name seeing that you are the present tenant.

Fuel: Please remit \$7.00 to us, the price agreed upon between the owner and yourself. As you have been in possession since July 15th, we consider it too late to dispute the price.

It is unlikely that you will be approached by the Japanese in future, but in such an event, please refer them to us.

Yours truly,

H. F. Green  
Protection Department

GBS:IF







11217

November 13, 1942.

Mrs. Kyozo (Tomiko) AOYAMA,  
Reg. No. 06702,  
Slocan, B. C.

Dear Madam:

Referring to the letter received from your sister, Miss Itoko Doshima, of October 31st concerning your personal effects left at 516 Alexander Street, Vancouver, the Custodian is unable to locate the following articles declared as being left at the above address:

- 1 Electric heater
- 1 Set bed ends and rails
- 1 50' red garden hose
- 1 Box carpenters tools
- 1 Bundle of garden tools.

The Custodian was also unable to locate:

- 1 Galvanized bath tub
- 1 Noodle manufacturing machine
- 1 Stone crock
- 1 or 2 boxes Japanese festival dolls,

declared as being left at 518 Alexander Street.

The Custodian has removed to central storage, 992 Powell Street, Vancouver, the following effects declared by you as being stored at 516 Alexander Street:

<i>shelf</i> 1 Dresser	Buggy
1 Bamboo stand	Doll crib
Gas plate	Curtain stretcher
Stove	1 Set bed ends and rails
<i>shelf</i> 2 Bed springs	Crock
Table top	Sanitary couch
Child's chair	2 Grips
Basket	2 Rolls of roofing paper
Parcels	2 Clothes driers



COPY

COPY

Pacific 2364 - 2365

THOMPSON & RIMINGTON LIMITED

BAILEYS

686 West Pender St.

Vancouver, B. C.

January 11th, 1943

Messrs. Kier & Kier Ltd.  
Stock Exchange Bldg.  
City

Re: A. Petrie - 515 Alexander St.  
and  
P. Bethel - 515 Alexander St.

Dear Sirs:-

We executed the Distress Warrants against the above parties, but found practically nothing of any value on the premises.

We questioned both parties as to their ability to pay, and they claimed they were only getting part time work, and had no prospects of paying current rent, let alone the arrears.

We suggest the only course to take in both these cases, is, to have your lawyers immediately start eviction proceedings for non-payment of rent.

Yours truly,

THOMPSON & RIMINGTON LTD.

Per (Signed) W. S. B. Thompson

M.L. - V.T.



# REAL ESTATE • RENTALS



# LOANS • INSURANCE

MEMBERS  
VANCOUVER REAL ESTATE  
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS  
ASSOCIATION

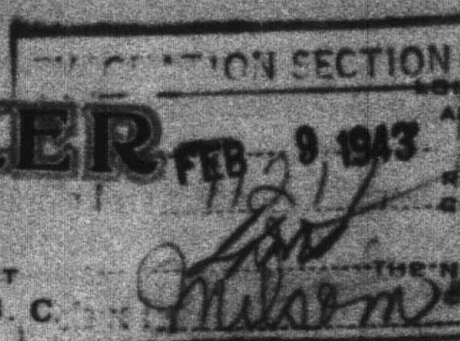
AGENTS  
MARINE INSURANCE

AGENTS  
STOCK EXCHANGE  
BUILDING

TELEPHONES:  
PACIFIC 2241-2242-2243

**KER & KER**  
**LIMITED**

475 HOWE STREET  
VANCOUVER, B. C.



AGENTS  
LONDON GUARANTEE &  
ACCIDENT CO., LTD.

ROYAL INSURANCE  
COMPANY, LIMITED

THE NORTHERN ASSURANCE  
COMPANY, LIMITED

SCOTTISH METROPOLITAN  
ASSURANCE CO., LTD.

THE CASUALTY COMPANY  
OF CANADA

February 8th, 1943.

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

Dear Sirs:

Re: File No. 11217 - AOYAMA, (Tomiko)  
Mrs. Kyoze - 516 Alexander Street

With regard to the above property, we beg to report as follows:  
As you know, this property was rented to Mr. Petrie by the Japanese. Upon  
making our first report we found the rent was in arrears and at that time we  
received certain promises from the tenant as to the payment of these arrears.

The writer visited the property personally on several occasions  
but found that due to sickness and unemployment these people could not make a  
payment on the current rent or the rental arrears.

Acting upon your instructions we turned this matter over to  
Thompson and Birmingham, the bailiffs, on January 9th, but they stated that  
there was nothing in the house of any value that they could seize. We subsequently  
contacted your office in this connection and received your instructions on the  
12th of January to have this tenant evicted for non-payment of rent. It was  
found that the services of a Lawyer would be required to carry out this action  
and we, after consulting your office, turned this matter back to you for your  
attention.

We were then instructed to endeavour to collect the rent in an  
amicable way. The writer again visited the property on Saturday morning of the  
past week and found that Mr. Petrie was in bed awaiting his turn at the hospital  
to undergo an operation. One boy in the family is working but evidently only  
makes enough money to buy groceries.

While we see no immediate prospect of obtaining the rent, we believe  
that this particular family will pay the rental arrears as soon as Mr. Petrie is  
in a financial position to do so.

We will keep in touch with this particular property on your behalf.

Yours very truly,

KER & KER LTD.

*Jim Anderson*  
Per.

JMA:HD



11217

March 1, 1943.

Tomiko ADYAMA, (Mrs. Kyoze),  
Registration No. 36702,  
Slocan, B. C.

Dear Madam:

Re: Your house at 515 Alexander St.

We wrote you on January 25th advising you that the tenant that you put in your house has not paid rent for some time and has remained in the premises although given notice to vacate. No rents have come in since August. The 1942 taxes have not been paid. We therefore must ask you to write to this office without delay stating what you intend to do in the matter.

As you have been advised the insurance has been renewed on your house, but there is no revenue to pay the taxes. You will remember that you declared to the Custodian certain doctors bills which you stated you expected to pay out of the rents, therefore it is necessary that you write at once stating whether you intend to look after these payments yourself or whether this office should take steps to have the tenant evicted in order to find a more satisfactory tenant.

If you do not reply by return mail we will proceed to deal with your property as we see fit, without consulting you further.

Yours truly,

A. J. McArthur,  
Administration Department.

AGM:AS

*See 11/42  
Jan 25/43  
Mch 1/43*  
*to Mrs. Adyama*



Tomiko Aoyama  
Reg. No. 06702.

File Number 11217

Moan, B.C.

Dept. of the Secretary of State  
Office of the Custodian.

Dear Sirs.

EVACUATION SECTION	
Rec'd	MAR 15 1943
File No.	11217
Ans.	
Ref.	

In reply to your letter of March 1st. I was advised there has been no rent from the Petries since Aug/42. I want these tenants to vacate from the premises as soon as possible I've had enough trouble with them while I was in Vancouver, but since then it was in your hands and no notice was sent me I thought this was all going serene.

There were eight members in the Petrie family and father and the three sons working if they are not able to pay rent I don't know who could so have them vacate I'm in no position to offer charitable roof or roof on charity. This house is the only thing my late husband has left me so please take care.

As for taxes I want it run as I have no money to pay for it. The doctor bill will have to wait till the tenants pay the rent. I mean the new ones.

Yours truly

Tomiko Aoyama



NOV 6 1943  
11217.  
*Spain*  
out to mile on

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address 18 Juniper Avenue  
Lemon Creek, Slocan, B. C.

Date November 2, 1943

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

I, AOYAMA Tomiko, Police Registration No. 06702  
hereby request you to release to me the under-noted property  
stored at Furuya Warehouse, 992 Powell Street, Vancouver, B. C.  
in possession of The Custodian  
and I release you from any claim whatsoever with respect to  
such property.

Description of Property: Lot #200 at Furuya Warehouse

2 Double bed springs (Slumber King)

2 Bed ends and rails (brown)

1 Dresser with mirror ( 2 small drawers at top, 2 large at bottom)

Rake, Shovel & hoe (bundled together)

1 small orange box Books (14 Volumes --orange cloth covered)

Original Address 516 Alexander Street, Vancouver, B. C.

Date Evacuated to Vancouver

Date Evacuated to Present Address September 25th, 1943

Number in Family - 12 years and over Two

Number in Family - 5 to 11 years old Two

Number in Family - under 5 Two

TOTAL NUMBER IN FAMILY SIX

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

APPROVED:  
BRITISH COLUMBIA SECURITY COMMISSION

Per: *[Signature]* Tomiko Aoyama  
Claimant Signs Here

*[Handwritten notes and signatures on a separate piece of paper attached to the bottom of the form.]*



Catalogue No. 16  
File No. 11217  
516 Alexander Street, Vancouver  
9/42/296

February 6, 1945.

LIN YOW SHING AND SHINE JING WONG  
(purchasers)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at October 16, 1944)

	DEBIT	CREDIT
Purchase price	\$1,000.00	
Cheques received		\$1,000.00
Registration fees on deed - \$1,000.00	6.00	
Insurance premium - 35.45 x 35.50	1.95	
Purchasers proportion of 1944 taxes -		
70/365 x \$51.85	9.94	
Water to July 1st to Oct. 19th, 1944 -		
107/184 x \$6.00		9.49
Balance owing by purchaser		14.40
	<u>\$1,017.89</u>	<u>\$1,017.89</u>

BALANCE OWING BY PURCHASER

\$14.40



Catalogue No. 16  
File No. 11217  
516 Alexander Street  
Vancouver/9/42/196

Receipt of Certificate of Title No. 114528-L is by us hereby acknowledged and we agree that all adjustments and incidents connected with the sale to us of property covered by the said certificate have been settled.

Receipt is also acknowledged of Northern Assurance Company Ltd. policy No. 4311101 which has been assigned to us.

Dated at Vancouver, B. C., this 14<sup>th</sup> day of February 1945.

Lin Yow Shung



## STATEMENT RE SALE OF:

Name: AOYAMA, Tomiko

Catalogue No: 16

File No: 1217

Street Address: 516 Alexander  
Vancouver, B.C.

Reg. 06702

Legal Description: 9/42/196

Oct. 16/44

Date of Sale and Adjustments .....

Sale Price

\$ 1000.00

Real Estate Agent's Commission

\$ 50.00

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

~~Exclusions:~~~~Unpaid vendor~~~~Mortgages~~~~Amounts of Taxes~~~~Other charges~~

## Adjustments:

Fire Insurance

1.95

Taxes

9.94

Water to Oct. 16/44

3.49

64.991011.89

Net Proceeds credited to your account

946.90

February 24th, 1945.

Date: .....

Mr. George Peters

Compiled by: .....



11217

February 26, 1945

Mrs. Tomiko AOYAMA,  
Reg. No. 06702,  
Lemon Creek,  
Flores, B. C.

Dear Madam:

Re: Catalogue No. 16  
516 Alexander Street  
9/42/196.

Please be informed that the above property has been sold as of October 16, 1944 for the sum of \$1000.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

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

Yours truly,

G. D. Nilson  
Administration Department

GDM/GH



File No. 11217  
Seq. No. 00702

Texas A&M

Date	Particulars	Debit	Credit	Balance
1942 September 14	Scavenging Fumigating	\$ 1.00 23.00		
December 16	Paid to City for cleaning seats collected Commission	7.50	50.00	
1943 February 24	Fire Insurance premium	2.50		
June 29	1943 taxes	5.50		
September 23	Rent's collected Commission, etc.	57.90	175.00	
1944 January 20	Freight charges	31.25		
February 6	Land Registry Office - Certificate of Encumbrance	16.14		
February 21	1943 taxes	1.00		
June 27	1944 taxes	54.10		
July 30	Boarding up premises	51.85		
July 14	Rent's collected Commission, water, etc.	6.40	222.50	
October 16	Credit re Sale of Property	25.77	946.50	
		<u>\$ 284.21</u>	<u>\$1,394.40</u>	

CR 1,109.49

50-  
175-  
22250  
44750



W. G. WILLARD  
MANAGER

TELEPHONE: MARINE 5542  
RES. TELEPHONE: MARINE 5550

# WILLARD'S AUCTION ROOM

AUCTIONEER and VALUATOR



SALES CONDUCTED ANYWHERE IN THE CITY

1047 SEYMOUR STREET  
VANCOUVER, B. C.

Feb. 26th., 1945.

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

EVALUATION SLIP	
Rec'd	MAR 1 1945
File No.	11217
Ans.	
Referred	Spain

ATTENTION MR. G. SPAIN.

Dear Sir:-

Acting under the instructions of your Mr. Smith, I have examined and valued one old kitchen range, the property of Mrs. T. Aoyama, 516 Alexander St., in the city of Vancouver, B.C. file #11217, value \$10.00

Thanking you for your courtesy, I am

Yours truly,

W.G. Willard

WGW/AHW.

Sold to him 7at  
Feb 24 '45  
Spain



11217

February 26, 1945

Mrs. Tomiko AOYAMA,  
Reg. No. 06702,  
Lenon Creek,  
Slocan, B. C.

Dear Madam:

Re: Catalogue No. 16  
516 Alexander Street  
9/12/196.

Please be informed that the above property has been sold as of October 16, 1944 for the sum of \$1000.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

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

Yours truly,

*forward on file*  
*AS*

G. D. Milson  
Administration Department

GDM/OH

*C.C. A.C. Security Commission*



STATEMENT RE SALE OF:

Catalogue No: 16

Street Address: 516 Alexander  
Vancouver, B.C.

Legal Description: 9/42/196

Name: AOYAMA, Tomiko

File No: 11217

Reg. 06732

Date of Sale and Adjustments ..... Oct. 16/44

Sale Price

\$ 1000.00

Real Estate Agent's Commission

\$ 50.00

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

Encumbrances:

~~Unpaid vendor~~

~~Mortgages~~

~~Arrears of Taxes~~

~~Other charges~~

Adjustments:

Fire Insurance

1.95

Taxes

9.96

Water to Oct. 16/44

3.49

64.99

\$ 1011.89

Net Proceeds credited to your account

946.90

February 24th, 1945.

Date: .....

Mr. George Peters

Compiled by: .....

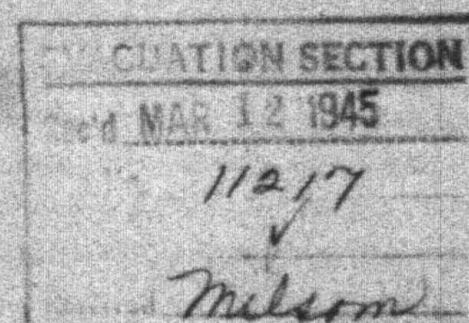


File No. 11217

LEMON CREEK, B. C.,

March 7th, 1945.

Mr. G. D. Milson,  
Administration Dept.,  
Office of the Custodian,  
Vancouver, B. C.



Dear Sir:

Re your letter of February 23rd, listing claims against my assets which have been paid through your office.

You state there will be two claims remaining, filed by the medical clinic. These claims you have paid. The item to Dr. F. W. Brydon-Jack for \$13.00 covers these claims.

Would be obliged if you would forward to me a complete statement of rentals received prior to sale of my house and how they were disbursed. Also with regard to chattles rented with the house and stored in the house when I left Vancouver. What has been done with these, and if sold, I would like an itemized statement from you.

With regard to Insurance Premiums, just before I left Vancouver, I gave the books to Mr. Spain and requested that premiums be paid out of rentals from my property. Was this done?

Yours truly,

*Tomiko Aoyama*

Tomiko AOYAMA,  
Reg. # 06702.

818  
74  
753



11217

March 23, 1945

Mrs. Tomiko AOYAMA,  
Reg. No. 06702,  
Lemon Creek,  
Slocan, B. C.

Dear Madam:

Referring to your letter of March 7th, we find that the claims of the Medical Clinic for \$13.00 and Dr. F. W. Brydon-Jack for \$13.00 are one and the same, so all claims against you have now been paid.

We are holding the books covering your children's insurance at this office but, as you are aware, we have never had any money to pay these premiums. We have written the Prudential Insurance Company repeatedly in regard to the amount owing but they informed us that the accounts have been closed and the old records are down in their vaults but as soon as possible they will advise us if the policies can be reinstated and the amount owing.

A statement of all your rents received and disbursements in connection with your property was enclosed in our letter to you of February 26th.

Your credit balance at the present time is \$818.74 but of this amount the B. C. Security Commission have requested us to reserve the sum of \$770.00 as a rehabilitation allowance for your later use. We wish you to understand that this amount is being held to the credit of your account and we would be pleased to release same at any time that the B.C. Security Commission approve of further amounts being remitted. This will just leave the sum of \$48.74 to take care of the premiums on the above insurance.

In our letter to you of November 13, 1942 we submitted a list of chattels which were removed to storage and as soon as these are sold, we will be sending you particulars.

(Over)



11217  
11585  
11586  
11587  
11588

March 27, 1945.

Mrs. Tomiko AOYAMA,  
Registration No. 06702,  
LEWIS CREEK, B.C.

Dear Madam:

With reference to the chattels removed from your former house and the former home of your sisters, we have to advise as follows: Owing to the fact that your chattels and those of your sisters did not bear separate identification marks, we have been obliged to sell everything under the name of your sisters. Lists showing proceeds of auction have been sent to them and the final sheet enclosed in the name of Miss Itoko DESHIMA may be handed to her.

In order that you may each decide ownership of the respective chattels, we would suggest that you examine the auction lists together and advise us the results.

On receipt of your joint confirmations of the identity of the chattels, we will be pleased to apportion the funds in accordance with your respective wishes.

Yours truly,

G. B. Spain  
Protection Department

GBS:LEB  
Enclosure.



File No. 11217

EVACUATION SECTION	
Rec'd	MAY 4 1945
File No.	
Ans.	
Referred	<i>Milson</i>

LEMON CREEK, B. C.,

April 28th, 1945.

Mr. G. D. Milson,  
Administration Dept.,  
Office of the Custodian,  
Vancouver, B. C.

Dear Sir:

I note in your letter written under date of April 17th, you state you are taking no further action with regard to Insurance Policies of my children.

I was quite under the impression that this Insurance was being paid up, otherwise I would have made another arrangement.

Since it is likely that these policies have lapsed, I shall have to get in touch with the Prudential Insurance Company. To do this, I shall require the books which I gave to Mr. Spain, just prior to leaving Hastings Park, in September 1942.

Please forward books immediately, that I may attend to this. ✓

Yours truly,

*Tomiko Aoyama*

Tomiko Aoyama,  
Reg. # 06702



TOTALS AVAILABLE

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 September 14	Savanning Fuelgating	\$ 1.00 23.00		
December 18	Paid to City for cleaning Rents collected Commission	7.50 2.50	50.00	
1943 February 24	Fire Insurance premium	5.50		
June 27	1943 taxes	57.90		
September 23	Rents collected Commission, etc.	31.25	175.00	
1944 January 20	Freight charges	16.14		
February 8	Land Registry Office - Certificate of Encumbrance	1.00		
February 21	1943 taxes	54.10		
June 27	1944 taxes	51.85		
July 30	Boarding up premises	6.40		
July 14	Rents collected Commission, water, etc.	26.77	222.50	
October 16	Credit re Sale of Property		946.90	
		\$ 284.91	\$1,394.40	

GR \$ 1,109.49



File No. 11217  
Reg. No. 06702

Tomiko AOYAMA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945 February 16	Balance as per statement sent		\$ 11,109.49	
February 24	St. Paul's Hospital - account paid	25.00		
	Dr. J. A. Gillespie - "	53.00		
	Dr. F. W. Brydone-Jack "	13.00		
	Dr. H. H. Caple "	15.00		
	Dr. H. A. Robertson "	19.50		
	Dr. W. K. Burwell "	14.00		
	Dr. C. G. Hori "	150.00		
	B. C. Security Commission paid for Surgical Belt	11.25		
	Sale of kitchen range 10 <sup>00</sup> <sup>20</sup> / <sub>100</sub> = 2.00		9.00	
April 9	Cheque to you	47.74		
July 5	Legal fees paid	5.00		
		<u>\$ 353.49</u>		
			<u>\$1,118.49</u>	

CR \$ 765.00

Accounting Department  
February 10th, 1947

1948 - Sep. 13 - Transfer to Mr. Tomiko Aoyama  
from address

9.00  
362.49 / 1118.49 / for 765.00



11217

REGISTERED.

February 14th, 1947.

Mrs. Tomiko AOYAMA,  
Reg. No. 06702,  
New Denver, B.C.

Dear Madam:-

We have brought forward your file for review and to examine your affairs that have come under our control preparatory to making a brief report to you at this time.

In this review it is noted that you were the owner of 516 Alexander Street, Vancouver, B.C., and that this property was your principal asset here. These premises were rented by you to a Mr. and Mrs. Petrie at \$25.00 per month. Messrs. Ker & Ker, Ltd., Agents, had supervision of same reporting to this office from time to time. From the very beginning we had considerable trouble with the tenants, as you will remember, eventually requiring an eviction order to obtain possession of the premises. They left owing considerable rent which it was not possible to collect.

This property was sold as October 16th, 1944 and the sale was reported to you. In February 1945 we sent you a General statement of your account from the beginning and showing a credit balance of \$1109.49 also a statement showing particulars of sale of 516 Alexander Street, which amount was included in General statement. The General statement showed the revenue received and credited to your account up to the date of sale.

We have now prepared, and are enclosing a further General Statement showing a credit balance of \$765.00 here for your account. *✓ forward on file*

In regard to the Household Furniture and personal effects, in which you were interested, we may say that it has been very difficult, if not impossible, to clarify the situation in respect to those belonging to you and those belonging to your four sisters. Our file indicates that there was difficulty from the very beginning. However, a small number of items were sold, the net proceeds of which amounted to \$52.20, which amount is on hand in the account of Tomiko DESHIMA pending decision amongst you five sisters as to the distribution of this sum. We propose to prepare a list of articles showing how this amount is arrived at, and by separate letter to each of you, ask that you agree on the distribution so that we can pay out this sum to the proper persons. In addition to \$52.20 will be added a kitchen range sold for \$9.00 net, which amount appears in your personal account.

In the attached statement you will observe that several accounts were paid and charged to your account. This action on our part was authorized by you.



11217

REGISTERED

Mrs. Tomiko (Kyoko) AOYAMA,  
Reg. No. 06702,  
154 Hughson Street,  
Hamilton, Ontario.

Dear Madam:-

We are enclosing to you herewith our cheque for \$756.00 being the amount to your credit on Custodian's books.

Our last statement to you, showed a credit balance of \$765.00  
Since then we have transferred the item "Sale of Kitchen stove" 9.00  
Leaving balance of - - \$ 756.00

The Transfer was made to the account of your sister, Tomiko DESHIMA, where there is presently a credit from sale of chattels of \$52.20, bringing the amount up to \$61.20. This is being "held" until such time as you and your 4 sisters agree on the distribution as requested by this office February 14, 1947. We shall be pleased to pay this small sum of \$61.20 out as soon as you and they let us know the proper distribution.

Kindly acknowledge receipt of the enclosed cheque.

Yours truly,

B.R. Dusenbury,  
Office of the Custodian.

BRD/DD.  
Enc. 1.

Sep 24/48

Remailed to

C/o Miss Tomiko Deshima

134 Charlton Ave East

Apartment 2, Hamilton Ont

September 14, 1948

*[Signature]*