

11585

REAL ESTATE

BUREAU HASTINGS PARK
BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 11585

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: DESHIMA, Chiyoko
516 Alexander St., Vancouver, B. C.
HOME ADDRESS Now in Hastings Park, Vancouver, B. C.
REGISTRATION NUMBER 07262 SEX: Female AGE: 28
OCCUPATION: Store Clerk

(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.)

Now working in Hastings Park Canteen.
EMPLOYER: Shimada (Mr.) 710 W. Pender St., Vancouver, B. C.

MARRIED? No

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: Lot 10, Block 42, D. L. 196, Group 1,
Map 196. 516 Alexander St., Vancouver, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 storey, 5 room, wooden frame
building.

1 Small woodshed.

3. INSURANCE (Give particulars; state where policies are) Beaver Fire Ins. Co., Vancouver
B. C. Agent in Vancouver, Walker & Worsley Ltd., \$1,000.00 on house
only. Prem. \$5.50. Paid to date. Expires Oct. 30th, 1944.
Also sister (Fumiko). Policy in hand of declarant. Pol. No. 46455

4. TAXES (Amount and where payable) Total due for 1942 is \$53.60. Not yet paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) Mr. Pat Bethal is renting the
house for the duration. Monthly rental is \$20.00 Tenant agreed to
do any repairing around house.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Sister (Rumiko)
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Joint ownership with sister
9. IF FARM LAND STATE CROPS SOWN: None
Fumiko.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Now in Hastings Park, Vancouver, B. C.
From 516 Alexander St., Vancouver, B. C. (9 room, wooden dwelling)
2. LANDLORD'S NAME AND ADDRESS: Sister (Mrs. Tomiko Aoyama)
Hastings Park, Vancouver, B. C.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Monthly rental \$10.00 Paid to date.

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:
1 trunk, dishes, 2 beds, 2 springs, 1 dresser, 1 kitchen range, Kitchen table and 6 chairs, 1 writing desk.
Above stored in front room upstairs at 516 Alexander St., Vancouver
B. C. Declarant has key to room.

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: _____

10. INTEREST IN ANY ESTATES OR TRUSTS. _____

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

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 20th day of July 1942.

E. A. Duffley
Witness

(Signature) Leahyoko Reshina

FOR DEPARTMENTAL USE _____

P.D. 17/4/42
INFORMATION FROM R.C.M.P.

Date Aug. 27/43

Our File No. 11585

Full Name DESHIMA, Chiyoko (Miss)
(Surname in Block Letters)

Registration No. 07262

Male - Female ☒
(check)

Age Sept 26/1913

Former Address 516 Alexander St. Vancouver, B.C.

Date Evacuated Aug 24/42

Naturalized - Canadian-Born - National ☒
(check)

Present Address

105 Ferguson Ave S. Hamilton Ont 4/4/47
to Mrs. MacFarlane,
28 Duke St. Hamilton, Ont

Married - Single ☒
(check)

Name of Wife _____

Name of Husband _____

Name of Mother ^{nee} (SHISHIKURA) GIN ^(deceased)

Name of Father DESHIMA, Tomokazu

Names of Children under 16 _____

(Registered under name "DESHIMA Tomokazu")

Requested by (Signature)

Registered with Custodian YES
(Yes or No)

Additional Information Store Clerk

Files Nos. 11385
11386

— SUMMARY —

February 6th, 1947

— LIABILITIES —

Re: Chiyoko DESHIMA, Reg. No. 07262
Fumiko DESHIMA, Reg. No. 10481

No Claims against or indebtedness of
Chiyoko DESHIMA or Fumiko DESHIMA jointly are revealed on
the file.

The above Summary is certified to
be in accordance with the information on file,
February 6th, 1947

B.R. Dusenbury
B.R. Dusenbury
Office of the Custodian.

--- SUMMARY ---

February 6th, 1947

--- REAL ESTATE ---

Files #11585 -
" 11586 -

Chiyoko DESHIMA
Fumiko DESHIMA

Reg. No. 07262
" " 10481
(Joint account)

Catalogue No: 17

Japanese Names: Chiyoko DESHIMA and Fumiko DESHIMA

Civic Address: 518 Alexander Street, Vancouver, B.C.

Legal Description: Lot 10, Block 42, District Lot 196, Plan 196, Vancouver, B.C.

Classification: Dwelling

Registered in the name of: Chiyoko DESHIMA and Fumiko DESHIMA (Joint Tenants)

Title: Clear

Sold to: Gorgina Soffia Wothe (widow) for \$1000.00 cash as November 7, 1944.

Title delivered to: Mrs. Wothe as February 21, 1945. Certificate of Title No. 115255-L. Old Certificate declared as in hands of Miss DESHIMA who was written to November 10, 1944 for it. No record of its having been received. Adjustments completed.

Funds released to Joint account of: Chiyoko DESHIMA and Fumiko DESHIMA as February 19, 1945.

Chattels: Not involved.

Fire Insurance on Building: Transferred to new owner.

Remarks: These premises were under the management of Ker & Ker, Ltd. Agents. They reported at length on the 29th July 1942. In this report they stated that the Building was an old frame Dwelling and that the interior and exterior were in good condition. No basement. There was a poultry house in the front yard and in August of 1942 the City ordered this demolished and removed as being contrary to a City By-law. This was ordered done in our letter of August 26, 1942 to Ker & Ker, Ltd. Agents. They reported that Miss Chiyoko DESHIMA one of the owners, had rented the premises prior to evacuation to a Mr. & Mrs. Bethal at a monthly rental of \$20.00 with the understanding that they, the tenants, would do any necessary repairs on the premises, and the owner would supply any material required. This understanding or misunderstanding, caused trouble later as the tenants held up payment of rent for a time, giving the failure to supply material by the owner as an excuse. The Bethals proved to be undesirable tenants and became in arrears of rent. At our request a Distress warrant was issued by Thompson & Birmingham
(over)

February 6th, 1947

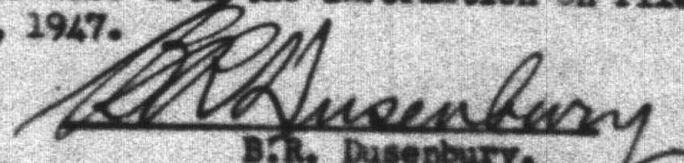
SUMMARY - REAL ESTATE - continued.

Remarks:

Ltd. as per advice of January 11, 1943, but nothing of any value was found on the premises. Trouble continued with these tenants in an endeavour to collect arrears of and current rent. In our letter to Ker & Ker, Ltd. of March 22nd, 1943, it is indicated that the Bethals had vacated the premises. According to rental statement they owed for back rent the sum of \$125.00 which still remains unpaid. The premises were again rented to a Mr. Robert Simonds but with similar unfortunate results as to Rent collections. Conditions of his tenancy are outlined in letter of Ker & Ker, Ltd. Agents, as of May 14th, 1943 which were approved in our letter of May 17th, 1943. Simonds eventually vacated the premises and according to memo February 9th, 1945 owed \$100.00 for rent as February 14th, 1945. The final memo in respect to this tenancy is dated March 13th, 1945 to which reference is made as it apparently concludes the incident. The arrears of Rent by Simonds have not been collected. According to financial statement on file the gross receipts from Rentals during administration was \$375.00 from this property less a rental adjustment to purchaser of \$23.43. The upkeep charges approximate \$100.00 during this period. The property was sold as November 7th, 1944.

Assessed value 1944		
Land	—	\$700.00
Improvements -		<u>500.00</u>
Appraisal -	\$1000.00	(Moore)
Sale price -	1000.00	

The above Summary is certified to be in accordance with the information on file, February 6th, 1947.


B.R. Dusenbury,
Office of the Custodian.

Catalogue No.17.

File No. 11585 & 11586

DESHIMA, Chiyoko & Fumiko

Reg. Nos. 07262 & 10481

Civic Address: 518 Alexander Street, Vancouver.

Legal Description: Lot 10, Blk. 42, D.L. 196,
Gp. 1, N.W.D., Plan 196.

Classification: Dwelling.

--- **SOLD** ---

1943

June 24th

Memo re Chattels (Nil)

1944

Feb. 28th

Memo re Claims (Nil)

1992

11585

Files No. 11585
11586

--- SUMMARY ---
--- FIRE INSURANCE ---

February 6th, 1947

Chiyoko DESHIMA, Reg. No. 07262
Fumiko DESHIMA, Reg. No. 10481

Fire Insurance in the sum of \$1000.00 was maintained during administration and was transferred to the new owner when sold to her as Nov.7, 1944. The Policy was delivered to her as per her receipt of February 21st, 1945.

Return premium of \$5.46 was allowed the joint account of Chiyoko DESHIMA and Fumiko DESHIMA in the adjustments.

No Fire insurance on Household Furniture or personal effects is indicated in the file.

The above Summary is certified to be in accordance with the information on file, February 21, 1947.

B.R. Dusenbury
B.R. Dusenbury
Office of the Custodian.

Chyko Maysaka
105' Berquand St.
Hamilton Ont
June 19, 47

EVACUATION SECTION	
Rec'd	JUN 24 1947
File No.	11585
Ans.	✓
Referred	Breschury

Canadian Enemy
properties

Dear Sir

I want to acknowledge the
check you have sent me the
amount of \$489. 71. for the
property you have sold without
our consent

I remain

Yours Truly

Chyko Maysaka
#07262

~~File~~

REAL ESTATE • RENTALS



LOANS • INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

July 29th 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
BRITISH METROPOLITAN
ASSURANCE CO., LTD.

RECEIVED
JUL 30 1942

Attention Mr. R.P. Alexander

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

Dear Sir:-

Re: File Number 11585, Registration No. 07262
DESHIMA, Chiyoko.
518 Alexander Street, Vancouver, B. C.

In reply to letter under date of July 23rd 1942,
from Mr. R.P. Alexander, Manager, Department of the Secretary of State,
Office of the Custodian, for a Report on the above, we herewith attach our
Report in duplicate as requested.

If there are any further instructions which you see
fit to give us arising out of the information contained in this Report,
we would be pleased to receive them at your earliest convenience.

We enclose our Statement in duplicate, covering the
cost of this Report.

Yours very truly,

KER & KER LTD.

Per.

ANK.DR
Encl.

11585 & 11586

July 31, 1942

Messrs. Ker & Ker Limited,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: DESHIMA, Shiyoko
DESHIMA, Fumiko

Please accept our thanks for your report of July 29. We note that the property at 518 Alexander Street is in the joint names of Shiyoko Deshima and Fumiko Deshima, and that the property has been rented by Miss Fumiko Deshima to a Mr. and Mrs. Bethal for the duration of the war at a monthly rental of \$20.00, the tenant agreeing to do all repairs.

We note that the tenant claims to have paid his rent to August 8, for which he showed you a receipt from July 9 to August 8, but was unable to locate a receipt for the period from June 9 to July 8; we would think that the fact that he had a receipt covering the period to August 8 would show that he had paid the previous rent.

In regard to the personal property stored in the room upstairs at 516 Alexander Street; these same articles appear to be declared on the "JP" forms of Itoko Deshima (File #11587), Tamako Deshima (File #11588), Shiyoko Deshima (File #11585) and Fumiko Deshima (File #11586).

In remitting the revenue from this property at 518 Alexander Street, will you please report it under files #11585 and #11586.

Yours truly,

F. G. Shears
Assistant Manager

GDM/GH

Enc.

COPY

COPY

CITY OF VANCOUVER

HEALTH OFFICE

City Hall

August 26th, 1942.

REPLY

Kor & Kor Ltd.,
475 Howe Street,
Vancouver, B. C.

Attention Mr. Anderson

Dear Sirs:

Re: 514 & 516 Alexander Street

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

514 Alexander St. (Owner - Toshiyo Oyama)

- (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. Flies and smell are particularly bad.
- (c) Premises infested with cockroaches - eradication necessary.
- (d) Poultry houses 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.

516 Alexander St. (Owners Chiyoko & Fumiko 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 tubs.

Respectfully yours,

"G. A. Rogers"

CHIEF SANITARY INSPECTOR

GARDEN

Willie

See How. Kor letter Nov 11
in file 11217Waher done
Gardner

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

REAL ESTATE • RENTALS

SEP 21 1942

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243



KER & KER
LIMITED

475 HOWE STREET
VANCOUVER, B. C.

Sept. 19th 1942.

Mileom
LOANS • INSURANCE

Book out to Green
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

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

Dear Sir:-

Re: File Nos. 11585 & 11586
DESHIMA, C. & F.
518 Alexander Street

This is to advise you that Mr. P. Bethal, the tenant in the above property, has not paid any rent to this office for the periods from August 9th to September 8th and September 9th to October 8th, namely 2 months rent amounting to \$40.00. We took over the property on August 9th.

Mr. Bethal has not been well and incidently states that it was his understanding that the owner of the property was to pay an amount to cover the cost of paper, etc. for the dwelling, which has not been done. Our Mr. J. M. Anderson, Rental Manager, suggests that we make an allowance of \$10.00 to Mr. Bethal for paper and decoration costs on the understanding that he brings his rent up-to-date and keeps it up-to-date in future. He was emphatic in his statements that the Japanese owner offered to decorate the whole house and we believe this is one of the reasons he has not paid the rent.

If this is satisfactory to your Department will you please advise.

Yours very truly,

KER & KER LTD.

Per. *Alan N. Ker*

ANK.DR

"COPY"

11585 & 11586

September 23, 1942

Messrs. Ker & Ker Ltd.,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Miss Shiyoko DESHIMA
Miss Fumiko DESHIMA

We are in receipt of your letter of September 19 advising us that Mr. P. Bethal has not paid his rent for the past two months in connection with the property at 518 Alexander St., giving as an excuse that the place was not decorated as promised by the Japanese. Unless Mr. Bethal has anything in writing to this effect, this is not a valid reason for refusing to pay the rent and pressure should be brought to bear.

If, in your opinion, an allowance of \$10.00 should be made for paper and decoration costs, you may do so.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

11585 & 11586

Memo for File

October 22, 1942

Re: Miss Shiyoko DESHIMA
Miss Fumiko DESHIMA

The present tenant put in by the Japanese has been sick for the past two months and is in arrears of rent, but he is now back at work and our agent advises us that the rents will gradually be brought up-to-date.

GDM/GH

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
NOV 6 1942

File #11585 & 11586 (Evacuee).

November 5th, 1942.

MEMORANDUM

TO: MR. NILSON

FROM: MR. K. W. WRIGHT

Re: Miss Shiyoko DESHIMA
Miss Fumiko DESHIMA

With further reference to your memo of yesterday, this is to advise that the policy of the Custodian in respect to arrears of rent was determined by the Board this morning and in cases where it appears that it may be necessary to instruct the Bailiff, we are to place the matter in the hands of Mr. Sheppard who will address a final letter to the debtor demanding payment within a specified time and further inform the debtor that if a satisfactory arrangement is not made, we will distrain.

You will therefore kindly forward me a memo of all particulars of such cases in order that I may place the facts before Mr. Sheppard.

K. W. Wright
K. W. WRIGHT

KWW/W

File #11585 & 11586
(Evacuee)

November 9th, 1942.

MEMORANDUM

TO: MR. G. D. NELSON

FROM: MR. K. W. WRIGHT

Re: Miss Shiyoko DESHIMA
Miss Fumiko DESHIMA.

With further reference to your memo of the 5th instant, we note that you wrote Mr. Bethal on November 3rd advising that unless arrangements were made to pay the arrears, it would be necessary to take action.

If you do not hear from Mr. Bethal on or before the 11th instant, please advise and I will place the matter in Mr. Sheppard's hands for collection.

K. W. WRIGHT

KWW/W

EXTRACT FROM LETTER
DATED Nov.10/42

"COPY FOR FILE #11585 &
11586"

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

Dear Sir:-

Attached hereto please find statement as follows:

Tenant, P. Bethal. Arrears \$45.00

You will note from the enclosed statement that Mr. Bethal is in arrears since August 9th to November 8th in the total amount of \$45.00. We have repeatedly contacted Mr. Bethal in an endeavour to procure these funds. He states that he is unable to pay same. We have very little sympathy for the tenant in this case.

We advised Mr. G. D. Milson with reference to this account and recommended that the Bailiff be put in. We understand that this is done by your Department. If not, if you will kindly instruct us we will take the necessary steps.

We are sending you these Rental Statements as a matter of Record. We do not know whether or not you wish us to do this if no rent is received and the rent in arrears, but we think your Department should be so advised.

Yours very truly,

KER & KER LTD.

"ORIGINAL LETTER IN FILE NO. 11588"

11585 & 11586

November 13, 1942

Messrs. Ker & Ker Ltd.,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: DESHIMA, Miss Shiyoko
DESHIMA, Miss Fumiko

We are in receipt of your letter of November 10 advising us that the tenant, Mr. P. Bethal, of the premises at 518 Alexander Street, is undesirable and recommending that he be given notice to move from the place. Will you kindly see that this is done, complying with the regulations of the Rental Control Board.

We note that this tenant is \$65.00 in arrears of rent. We have sent a representative from this office today to interview him to see if there is any possibility of obtaining the money before legal action is taken.

We will advise you of any new developments and would appreciate if you would inform us if the tenants call at your office with any rental money.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

File No: 11344

November 13, 1942.

MEMORANDUM

To: Mr. Wilson

From: Mr. Spain

Re: DESHIMA, 512 Alexander St.

Let to Mr. & Mrs. P. Bethel. They called because
Ker & Ker have arranged for the bailiff to take possession
tomorrow.

Two months rent in arrears @ \$20.00 per - \$40.00

Ker & Ker agreed to an allowance of \$10.00 for
repairs, but Mr. Bethel states this is insufficient and he
would require \$40.00, (the amount in arrears) to make the
place habitable.

He states, the bathroom is exposed and boarding up
will be necessary outside the room; seven windows are without
glass.

According to his statement, Mrs. DESHIMA agreed to
supply wall paper for the five rooms, and he was to supply the
labour of putting the paper on the wall. The paper was not sup-
plied and nothing has been done about this. As a result, the
house is draughty and several of their seven children are down
with the flu.

Mr. Bethel's phone number is HA 6230L

I phoned Mrs. Bethel today and advised her that the
matter of decorating the premises would be taken into considera-
tion when her arrears of rent are paid up. She informed me
that she would call and pay the rent on November 20th.

W. J. Spain
1/20/42

11583
11584
11585
11586
11587
11588
11589

November 10, 1942.

Miss Itoke DUMIERA,
Box No. 61482,
Sloean, B. C.

Dear Madam:

Referring to your letter dated October 27th, we regret being unable to trace the several effects mentioned by you as belonging to your sister, Mrs. Aoyama. We have confirmed this in a letter to Mrs. Aoyama of today's date.

You state in your letter that a roll of linoleum is missing, belonging to you and your sisters, but I would refer you to the following list of personal effects declared by you to the Custodian, as being left at 516 Alexander Street, and now in storage at the Custodian's warehouse at 991 Powell Street, Vancouver:

- 1 Dresser
- 7 Chairs
- Kitchen table
- 1 Small desk
- 1 Roll of Linoleum
- 1 Chest
- 2 Bed ends, rails and 2 springs
- 1 Range

If you have no other personal property remaining in the protected area of British Columbia, will you kindly sign and return to this office the attached copy of this letter in the enclosed envelope.

Yours truly,

G. B. Spain,
Protection Department.

ms
FTH:JAH
ATTACH.

I hereby certify that the above list

11585

November 16, 1942

Miss Chiyoko DESHIMA,
Reg. No. 07262,
c/o Mrs. H. K. Board,
40 Robinson Street,
Hamilton, Ontario.
Dear Madam:

In connection with your premises at 516 Alexander Street which you rented direct to Mr. & Mrs. Pat Bethal for the duration of the war at a monthly rental of \$20.00, our agent reports that these are most undesirable tenants and the former has been unable to collect the rent. As at November 8th, they are \$65.00 in arrears.

Mrs. Bethal called at the office several days ago and stated that her reason for refusal to pay the rent was that you had promised to have the place re-decorated. We informed her that before the matter of decorating would be considered, it would be necessary for her to pay up the arrears of rent and she stated that she would call on Friday, November 20 and pay up these arrears, at which time, we will have our agent inspect the premises and report as to what work should be done.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

11585 & 11586

REGISTERED

November 20, 1942

Mr. Pat Bethal,
518 Alexander St.,
Vancouver, B. C.

Dear Sir:

Re: Miss Shiyoko DESHIMA
Miss Fumiko DESHIMA

Mrs. Bethal promised to call at this office not later than today to pay up the arrears of rent amounting to \$65.00 in connection with the premises you are occupying at 518 Alexander St., but we have not yet heard from her. Unless these arrears are paid by 12:00 noon on Monday, November 23, the matter will be turned over to our Legal Department to take action.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

20-*on file Nov 21*
per

11585 & 11586

REGISTERED MAIL

December 5, 1942

Mr. Pat Bethal,
518 Alexander St.,
Vancouver, B. C.

Dear Sir:

Re: DESHIMA, Chiyoko
DESHIMA, Fumiko

When Mrs. Bethal called at our office on November 20th she promised to pay \$20.00 on account of the arrears of rent on December 4th. We must ask that you give this your immediate attention.

Yours truly,

G. D. Milson
Administration Department

GDH/GH

"COPY"

11585 & 11586

December 10, 1942

Messrs. Ker & Ker Ltd.,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

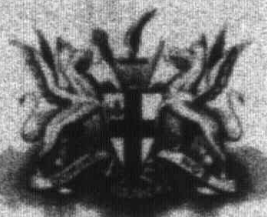
Re: DESHIMA, Chiyoko
DESHIMA, Fumiko

We have been instructed by our Legal Department for you to take action to have Mr. Pat Bethal, the tenant at 518 Alexander Street, evicted for non-payment of his rent. Will you kindly take whatever steps are necessary in this connection.

Yours truly,

G. D. Milson
Administration Department

GDM/GH



LONDON GUARANTEE
AND
ACCIDENT COMPANY LIMITED
OF LONDON, ENGLAND
HEAD OFFICE FOR CANADA - TORONTO

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LTD.

475 HOWE STREET

VANCOUVER, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 12 1942

December 10th, 1942.

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

Dear Sirs:

Re: File No. 11585 & 11586 - DESHIMA,
Miss Shiyoko and Miss Fumiko -
518 Alexander Street.

With regard to the above property, the writer interviewed Mr. Bethal yesterday and placed before him the standing of the rent as at November 2nd, as follows:

August 9th, 1942 to Sept. 8th, 1942, balance	\$5.00
Sept. 9th, 1942 to Oct. 8th, 1942	20.00
Oct. 9th, 1942 to Nov. 8th, 1942	20.00
Nov. 9th, 1942 to Dec. 8th, 1942	20.00
Dec. 9th, 1942 to Jan. 8th, 1942	20.00
	<u>20.00</u>
	\$85.00

It is our understanding from Mr. Bethal that he paid \$20.00 to the Custodian's Office immediately after interviewing the writer with regard to rental arrears. This was during the month of November. We have no record of this payment being made and for purposes of our records would appreciate notification of same.

After discussion, we were advised by you on November 13th last to give the tenant notice to move because of his being an undesirable tenant. We, therefore, gave Mr. Bethal this notice on November 17th.

During our interview with Mr. Bethal yesterday, he stated that he would make a payment of rent before Christmas and after the first of the year he would endeavour to clean these rental arrears up. Frankly, it has been our experience when the rental arrears of a property go past the 2nd month it becomes a very difficult matter to endeavour to collect such arrears from the type of tenant in this property. Your office has suggested that we do not press the matter of evicting this tenant but frankly, we can see no other way of dealing with this matter unless you are prepared to await the convenience of Mr. Bethal in paying these arrears. The only valid reason Mr. Bethal gives for not paying these arrears is due to sickness, both personally and in his family.



Office of the Custodian

- 2 -

December 10th, 1942.

If you have any further instructions regarding this property we shall be pleased to hear from you. In the meantime, we would advise that should Mr. Bethal contact your office, that he be referred back to this firm as we have found it is impossible to deal with a situation of this kind where the tenant does not deal with the Agent direct.

Yours very truly,

KER & KER LTD.

Jm Anderson
Rental Manager

JMA:HD

"COPY"

11585 & 11586

December 11, 1942

Miss Fumiko DESHIMA,
Reg. No. 10481,
Slocan Extension, B. C.

Dear Madam:

In connection with your premises at 518 Alexander Street which you rented to Mr. and Mrs. Pat Bethal, as previously advised, we have had considerable trouble with these tenants and have been unable to collect the rent. We have instructed our agents today to have them evicted and when this is accomplished, we will endeavour to find more suitable tenants.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Files 11585 & 11586
Reg. 07262 & 10431

Chiroko & Family LESHIMA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 November 21	Rents collected Commission Scavenging	\$ 1.00 7.50	\$ 35.00	
1943 August 5	Land Registry Office - Certificate of Encumbrance	1.00		
September 13	On account taxes	50.00		
November 19	Rents collected Disbursements	93.50	120.00	
1944 August 22	Paid re 1943 and 1943 taxes Water rates 1944 taxes	59.18 7.00 51.32		
September 14	Rents to date Disbursements	55.25	220.00	
November 7	Rental adjustment to purchaser Credit re Sale of Property	23.43	953.60	
		\$ 349.18	\$ 1,328.60	

CR \$ 977.42

Files 11385,
11386

Jan. 22, 1943.

RECORDS.

Kar DESHIMA, Chiyoko, and
DESHIMA, Fumiko.

This action refers to property at 518 Alexander Street Vancouver,
owned jointly by Chiyoko and Fumiko DESHIMA.

The house is an old frame 6 roomed dwelling, no basement,
heated with stoves, assessed as to house only for \$500.00. 1942 taxes
are unpaid.

The tenants Mr. & Mrs. Pat Bethal and 7 children were obtained
by the Jap and took possession June 9/42 "for the duration" according
to the Jap's declaration. Rent \$20.00 per month. Tenant to do the
repairing. The agent's report July 29th adds that the landlord was
to supply the wallpaper. Inspection charges were \$7.50 and scavenging
\$7.50.

Kar & Kar took over rent collections Aug. 9/42.

Aug. 19. Kar & Kar suggest \$10.00 allowance for decorating
that this might be cause for delay in paying rent, but Bethal won't
accept, wants \$40.00.

Oct. 22. Kar & Kar report tenant sick for 2 months but now
back at work.

Nov. 3. Mr. Wilson wrote to tenant asking \$45.00. (Aug. 5th,
Sept. 20, Oct. 20.)

Nov. 13. Mr. Williams reports tenants very undesirable.

Nov. 20. Lr. asking \$65.00 and threatening action.

Nov. 21. \$20.00 paid to Custodian direct. \$20.00 promised for
Dec. 4th.

Dec. 10. Lr. to Kar & Kar asking them to evict tenant.

Dec. 10. Kar & Kar state notice given Nov. 17th and \$85.00
demanded.

Jan. 12. Lr. to Kar & Kar asking them to have tenant evicted.

Jan. 12. Kar & Kar state refer eviction back to Custodian's legal
Dept. - encl.

Bailiff's letter Jan. 11, nothing realized, tenants "only getting
part time work, no prospects of paying current rent let alone arrears",
Bailiff's charge not yet received.

(Over.)

REAL ESTATE
FARM LANDS
INSURANCE
MORTGAGES
SAFETY DEPOSIT BOXES
PROPERTY MANAGEMENT

WALKER & WORSLEY
LIMITED
BONDS & INVESTMENTS

EVACUATION SECTION	
Rec'd	FEB 20 1943
File No.	_____
Ans.	_____
Referred	_____

TELEPHONE:
PAcific 0151
Private Exchange

509 Richards Street
VANCOUVER, B. C.

February 19, 1943

Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Section
Royal Bank Building
Vancouver, B. C.

Attention: S. M. Gibson, Insurance Department.

Dear Sirs:

Referring to your letter of the 15th instant, re Form Letter 102, and to our conversation of the 18th instant, as requested we are enclosing herewith endorsement covering Beaver Fire Policy No. 46455 changing the name of the assured from Chiyoko and Fumiko Deshima to the Secretary of State of Canada, acting in his capacity as Custodian. We also enclose a copy to be sent to the holders of the policy.

Trusting this is as you required, we are,

Yours faithfully,

WALKER & WORSLEY, Limited.

Per:

R. F. Walker
R. F. Walker
Insurance Department

RFW:IH
Enc.

"COPY"

11585 & 11586

March 5, 1943

Miss Fumiko DESHIMA,
Reg. No. 10481,
Sloan Extension, B. C.

Dear Madam:

In connection with your premises at
518 Alexander Street which you rented to Mr. and
Mrs. Pat Bethal, we are still unable to collect
any rent from these people. Mr. Bethal is out
of work and his wife is ill.

Will you kindly advise us what steps
you propose taking in regard to this property.
Please note that the 1942 taxes have not been
paid.

Yours truly,

G. D. Milson
Administration Department

GDH/GH

HEALTH DEPARTMENT

STEWART MURRAY
M.D. D.P.H.
MEDICAL HEALTH OFFICER



VACUATION SECTION	
Rec'd	MAR 19 1943
File No.	12585411586
TELEPHONE FAIRMON	Ans.
Referred:	Milson

VANCOUVER, B. C.

March 18th, 1943.

Office of the Custodian,
675 West Hastings St.,
Vancouver, B. C.

Attention Mr. Milson

Dear Sirs:-

Re: 518 Alexander Street,
Owners - Chiyoka & Fumiko Doshima.

The above premises have been vacated in the last few days and the District Inspector finds that damage to the interior is sufficient to discourage occupation.

A quantity of rubbish has been left in the sheds at the rear.

I would suggest that part of the shed and all refuse be removed and the plumbing checked before again being rented.

It is quite likely the agents, Ker & Ker, are not aware that these premises are vacant.

Respectfully yours,

A handwritten signature in cursive script, likely belonging to the Chief Sanitary Inspector.

CHIEF SANITARY INSPECTOR.

GAR:EM

REAL ESTATE • RENTALS



LOANS • INSURANCE

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VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

476 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

March 20th, 1943.

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

Attention Mr. G. D. Milne

EVACUATION SECTION	
Rec'd	MAR 22 1943
File	10.
Ans.	<i>fm</i>
Referred	<i>Milne</i>

mt

Dear Sirs: Re: Files No. 11585 and 11586 -
 DESHIMA, Chiyoko and Fumiko -
 518 Alexander Street

Following the writer's conversation with your office today, we visited the above house in company with the representative of the Health Department of the City of Vancouver.

The house is now vacant and there is a considerable quantity of old beds, chairs and rubbish throughout the house. In one room there is a very dangerous fire hazard in the form of a large stack of newspapers.

The writer nailed up the windows and doors where possible and would suggest that the articles and rubbish referred to be cleaned out of the premises.

Yours very truly,

KER & KER LTD.

Jim Anderson
Rental Manager

JMA:HD

P.S. Fire hazard is serious in these premises. Too many children around. JMA.

11585 &
11586

March 22, 1943.

Miss Fumiko DESHIMA,
Reg. No. 10481,
Slocan Extension, D. C.

Dear Madam:

In connection with your premises at 516 Alexander Street which you rented to Mr. and Mrs. Pat Bethal, we are now advised that these parties have vacated the premises but our agent was unable to collect any rent from them.

The City Health Department have reported that they have left considerable rubbish on the premises and it is doubtful if the place is fit for rental unless a considerable amount of money is spent in bringing the house up to a higher standard.

Yours truly,

G. D. Milson:
Administration Department.

GDM/MFP

11585 &
11586

March 22, 1943.

Ker & Ker Limited,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: 518 Alexander Street.

In connection with the above premises which have been vacated by the Bethals, we note that the City reports that considerable damage has been done to the interior of the building by the vacating tenants.

Would you be kind enough to have the place closed up and then locked until such time as we receive a report from you as to whether it can be made fit to live in.

Yours truly,

G. D. Milson.
Administration Department.

GDM/MFP

COPY

COPY

SECTION	
MAY 7 1943	
File No.	
Ans.	
Referred	

May 15th, 1943.

Mr. Robert Edwards
512 Alexander Street
Vancouver, B. C.

Dear Sir:

512 Alexander Street

Following recent conversations regarding the above property, it is now agreed that you will rent these premises as from May 15th, 1943 at \$20.00 per month, and that you will pay three month's rent in advance, namely \$60.00, on the understanding that you are allowed the fourth, fifth, and sixth month's rent in the amount of \$60.00 as an allowance for repairs, fixings, decoration, wiring and plumbing, to be made in order to make this house fit for habitation. These expenses are to be paid for by you.

It is also understood that you will occupy this dwelling in accordance with the By-laws of the City of Vancouver and that should these By-laws or City Authorities demand work done on this house to comply with these By-laws, the work is to be done at your own expense.

It is also understood that you will occupy this dwelling in accordance with the regulations of the Wartime Prices and Trade Board. In the event that you wish to vacate these premises at any time it is understood that you will give to the owner or his Agents thirty days notice from the due date of rent and that you will allow the house to be viewed and inspected by the owner or his Agents during the final month of your tenancy. In the event that any representative of the owner or his Agents call with a view to carrying out the work of the Custodian of Japanese property, it is understood that you will allow them to enter and view the premises.

If the above letter covers your understanding of these arrangements, would you kindly sign the enclosed copy and return same to this office.

Yours very truly,

KER & KER LTD.

Ima
Rental Manager

JMA:ND
Encl.

File Nos. 11217, 11218, 11244,
11267 and 11268.

June 18th, 1943.

To: Mr. Smith.

From: Mr. Green.

Re: ADYAMA, Tomiko (Mrs. Kyoso),
ADYAMA, Chiyoko (Miss),
ADYAMA, Fumiko (Miss),
ADYAMA, Itoko (Miss) and
ADYAMA, Tomiko (Miss).

The correspondence and records covering these chattels has become a little confused, but I think the same I have now put on file shows the position to some extent. Would you please make a check on the last two items in this case, being the three articles left at 516 for the use of the tenants and the four packages reported by Messrs. Lee & Lee as having been left in care of the tenants at either 516 or 518 Alexander Street.

These properties are being offered for sale so I want to be sure of the position of chattels therein. Would you kindly see that a copy of your findings, which I anticipate will be all, appears on each of the five files.

Yours truly,

11585 & 11586

June 25, 1943

Messrs. Ker & Ker Ltd.,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: DESHIMA, Chiyoko & Fumiko

In connection with the premises at 518 Alexander Street, it is our understanding that Mr. Robert Simmonds upon taking possession of this house would pay three months' rent in advance, namely \$60.00. He has apparently only made a payment of \$20.00. Will you please collect the balance of \$40.00 as per arrangement.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

CITY ELECTRICIAN'S OFFICE

T. MARTIN
CITY ELECTRICIAN



TELEPHONE FAIRMONT 2711

VANCOUVER, B. C.

May 13th 1943.

FILE NO. 1711

Fumiko and Chiyoko Deshima,
c/o Japanese Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:-

ATTENTION MR MILS OM

YOUR FILE NO. 11585 & 11586

This will acknowledge yours of the 10th of May last, requesting a report on the electrical wiring at 518 Alexander Street. Since receiving this request, our Inspector has made an inspection of the said wiring, and finds that same is in a good state of repair and is satisfactory to this Department for use in a private dwelling, with the exception of some added switches, which have been installed in an unapproved manner. Mr. Simmons, who accompanied our Inspector at the time of the inspection, verbally agreed to remove this wiring immediately he gains possession of the building.

This arrangement is entirely satisfactory to us, and we will check same again at a later date to satisfy ourselves that Mr. Simmons has carried this work out.

Yours truly,

P. H. Miller
ACTING CITY ELECTRICIAN.

LHM/MA

EVACUATION SECTION	
Rec'd	MAY 15 1943
File No.	11585
Ins.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

aut

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ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

April 3rd 1944.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

BRITISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

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

EVACUATION SECTION	
Rec'd	APR 6 1944
File No.	11585-11586
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Dear Sirs:-

Re: 518 Alexander St. - File #11585-11586.

In the event that the above property becomes vacant, we as agents, propose that Mr. Anthony Jackson be accepted as tenant as from May 1st 1944.

Mr. Jackson will pay \$20.00 per month rent and the owner will pay water charges.

We will await your reply to this letter before contacting Mr. Jackson.

Mr. Jackson's address is 304 East Cordova Street.

Very truly yours,

KER & KER LIMITED

Per

[Signature]
RENTAL MANAGER

JMA:ER

11586 & 11585

October 31, 1944.

Messrs. McCarron & Harbalt,
350 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 17
518 Alexander Street
10/42/496

Your letter of October 20th enclosing cheque for \$100.00 and offer to purchase the above property for the sum of \$1,000.00 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 the balance of the purchase price, namely, \$900.00.

We note that you wish this property to be registered in the name of Gorgina Sofia Rothe, Widow, 977 East 6th Avenue, Vancouver, B. C. Kindly state whether or not the proposed registered owner 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.

After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

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

Yours truly,

F. G. Shears,
Director.

GP:EB

11586
11585

November 7th, 1944.

Messrs. McCarron & Harbalt,
350 West Pender Street,
Vancouver, B.C.

Re: Catalogue No. 17,
512 Alexander St.,
10/12/194

Dear Sirs:

This will acknowledge receipt of your letter of November 3rd, in which you enclose your certified cheque for \$900.00. We have now received a total of \$1,000.00, being the full amount of the purchase price of the above property.

We note that you wish this property registered in the name of Gorgina Soffia Nothe, Widow, 977 East 6th Ave., Vancouver, B.C., British Subject.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

George Peters,
Administration Department.


G.P.
encl.

11586, 11585

November 10, 1944.

Miss Fumiko DESHIMA,
Reg. No. 10481,
Lemon Creek, Bloccan, B.C.

Dear Madam:

Re: Catalogue No. 17,
512 Alexander St.,
10/12/1944.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$1000.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your joint account with Chiyoko Deshima, and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

We note from your declaration to the Custodian that you are holding title to this property in your possession and we would request that you forward it to this office by registered mail using the enclosed envelope for this purpose. If however, you have placed the title in the hands of some other person for safe-keeping, kindly advise us in order that we may obtain same.

We will appreciate a reply from you at an early date.

Yours truly,

George Peters,
Administration Department.

GP:AS
encl.

11266, 11585

November 10, 1944.

Messrs. Ker & Ker Ltd.,
475 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 17,
518 Alexander St.,
10/12/1944.

This property, the rents for which you are collecting, is the subject of an expected sale through the agency of Messrs. McCarron & Hasbolt, 350 W. Pender St., Vancouver, the effective date of which should be November 7, 1944.

Will you be good enough to continue collecting rents and reporting to this office pending completion of current arrangements. It will be appreciated, however, if you will report as promptly as possible and at the same time will keep us up to date on all charges against the property which are disbursed through your office.

No further extraordinary charges should be incurred without consultation but current levies usually payable on behalf of the landlord (such as water, for example) may be continued.

You will be further notified when the sale is finally completed so that whatever arrangements are desired may be made with the prospective transferee.

Yours truly,

George Peters,
Administration Department.

GP:AS

11536 & 11535

December 13, 1944.

Mrs. Gorgina S. Pothe,
977 East 6th Avenue,
Vancouver, B. C.

Dear Madam:

Re: Catalogue No. 17
515 Alexander St.
10/12/46

Please be informed that the deed covering sale to you of the above property has been registered in your name. You will be informed when the title has been received by this office and at that time adjustments will be calculated as of November 7th and all rents collected after this date will be credited to you.

Attached is a copy of a letter we have sent to the tenant of this property in order that notice to vacate may be given if desired.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

cc to Ker & Ker, Ltd.

STATEMENT RE SALE OF:

Catalogue No: 17
 Street Address: 518 Alexander
 Vancouver, B.C.
 Legal Description:
 10/42/196

Name: DESHIMA, Chiyoko
 File No: " Fumiko
 11585-11586
 Reg. 07262 - 10481

Date of Sale and Adjustments Nov. 7th, 1944

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 5.46

Taxes 7.59

Water 2.05

61.50

\$ 1015.10

Net Proceeds credited to your account 953.60

Date: March 3rd, 1945.

Compiled by: Mr. George Peters

11585 & 11586

February 3, 1945

Mr. Robert Simonds,
518 Alexander Street,
Vancouver, B. C.

Dear Sir:

Re: 518 Alexander Street.

In connection with the above premises, we note that you are in arrears of rent since September 14th last and beg to advise you that under the existing rental control regulations, you may be summary evicted for non-payment of your rent.

Unless we receive \$140.00 immediately, we will place the matter in the hands of our Legal Department to take whatever action they see fit.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

11585 & 11586

February 19, 1945.

Messrs. McCarron & Hawbolt,
350 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 17
518 Alexander St.
10/12/1945

Sale of property catalogued as No. 17 is being completed
by delivery of title to the purchaser, Mrs. Gorgina Soffia Sothe, 777
East 6th Avenue, Vancouver, B. C. We enclose commission cheque for \$50.00
representing 5% of the sale price payable to your order.

Yours truly,

George Peters,
Administration Department.

GP:ED
Enc.

11585

March 8, 1945

Miss Chiyoko DESHIMA,
Reg. No. 07262,
c/o Mrs. MacFarlane,
28 Duke Street,
Hamilton, Ontario.

*Some letter written
to Fumiko DESHIMA*

Dear Madam:

Re: Catalogue No. 17,
518 Alexander Street
10/42/196.

Please be informed that the above property has been sold as of November 7th, 1944 for the sum of \$1,000.00. 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 joint account with Fumiko DESHIMA and adjustments of unearned taxes and any insurance premiums have also been credited.

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

We propose to divide the net proceeds from the sale of the property and the revenues, which amount to \$979.42 equally between you and Fumiko DESHIMA. If you have any objection to this, kindly advise us.

You originally rented 518 Alexander Street to Mr. P. Bethal and, as you are aware, we had considerable trouble in regard to collecting the rents. Mr. Bethal finally vacated the premises and when we called there were no chattels in the house.

Will you kindly confirm that this takes care of all your real and personal property in the Protected Area.

Yours truly,

G. D. Milson
Administration Department

GDM/GH
Enc.

c.c. B.C. Security Commission.

Files Nos. 11585 & 11586

MEMORANDUM -- ACCOUNTING DEPARTMENT

February 19, 1945.

Please release funds derived through sale of Catalogue
No. 17 - 518 Alexander Street, Vancouver - to the joint account for
Chiyohe DESHIMA - Reg. No. 07262 - File No. 11585 and Fumiko DESHIMA -
Reg. No. 10481 - File No. 11586.

GP:ED

Gross sales proceeds: \$1,000.00



01

✓ as to MR. NULSON

Kindly re-check the above immediately and make sure these
funds are released to the proper persons.

012
JWV

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 11585 & 11586

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

February 19, 1945.

Messrs. McCarron & Hawbolt,
350 West Pender Street,
Vancouver, B. C.

Dear Sirs:

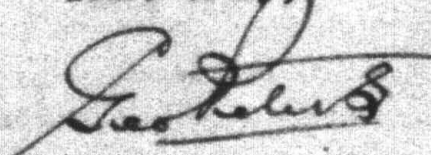
Re: Catalogue No. 17
518 Alexander St.
10/42/196

Title to the above described property has now been received in the name of Gorgina Soffia Wothe, 977 East 6th Avenue, and is ready for delivery. Relevant insurance policy which has been assigned to the new owner of this property is also ready for delivery.

Adjustments as of November 7th, 1944, as shown on the enclosed sheet, have been calculated and a balance of \$2.33 appears to the credit of the purchaser.

Please have Mrs. Wothe return to us the attached control receipt, duly signed, upon receipt of which title, insurance policy and a cheque for the above amount will be sent by registered mail to Mrs. Wothe or to any person designated by her. Will you also have Mrs. Wothe sign and return to us the attached chattel release in order that if there should be any hidden Japanese effects discovered on the premises at a later date these may be removed by the Custodian.

Yours truly,



George Peters,
Administration Department.

GP:EB
Enc.

cc to Mrs. Gorgina Soffia Wothe

Catalogue No. 17,
File Nos. 11585 & 11586
418 Alexander Street, Vancouver, B.C.
Lot 10, Blk. 42, D.L. 196 Sp 1, NWD
Plan 196.

February 19th, 1945.

GORGINA SOFFIA WOTHE

(Purchaser)

In account with:

The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at November 7th, 1944)

	DEBIT	CREDIT
Sale price	\$1000.00	
Charges received		\$1000.00
<u>Amount of rent collected</u>		
November 7th to November 14th		
7/30 x 19.00		4.43
November 15th to December 14th		19.00
Registration fees on deed - \$1,000.00	6.00	
Insurance premium - 99.2% x 5.50	5.46	
Water paid to December 31/41 - 54/184 x 7.00	2.05	
Purchaser's proportion of 1944 taxes		
54/365 x 51.32	7.59	
Balance owing to purchaser	2.33	
	<u>\$1023.43</u>	<u>1023.43</u>

BALANCE OWING TO PURCHASER - \$2.33

File No. 11585 & 11586

MEMORANDUM

To: Mr. K. W. Wright

February 19, 1945

From: Mr. G. D. Wilson

Re: 516 Alexander Street.

In regard to the arrears of rent owed by Robert Simonds, I have made three trips to these premises and Mr. Spain has made six but have not been successful in finding Mr. or Mrs. Simonds at home. On one occasion Mr. Spain talked with one of the boys who informed him that Mr. Simonds was not living at home. We both made an examination of the chattels in the house as far as we could see from the windows and found that they were of such a class that they would not warrant the expense of putting in the bailiff or starting eviction proceedings.

The new purchaser was advised last December to assume rental control.

GDM/GH

File No. 11585 & 11586

March 13, 1945

MEMORANDUM
FOR FILE

Re: 518 Alexander Street

Milam

We have had a visit from Mrs. Wothe, the purchaser of this property, and she advised me that the Simonds family have vacated the premises, taking with them one of the doors, a window, a yale lock for the door and some plumbing pipes and that nothing was left on the premises, however, she is not making any claim against us for these articles as she figures that she is better off having the Simonds out of the premises, which does away with her having to take eviction proceedings.

GDM/GH

LMS

11217
11585
11586
11587
11588

March 27, 1945.

Mrs. Tomiko AOYAMA,
Registration No. 06702,
LEIGH 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

CBS:LM
Enclosure.

DESHIMA

File No.

NAME

11217 - (Mrs. Kyoso) Tomiko AOYAMA, #06702
✓ 11585 - (Miss) Chiyoko DESHIMA, #07262
11586 - (Miss) Fumiko DESHIMA, #10481
11587 - (Miss) Itoke DESHIMA, #01482
11588 - (Miss) Tanako DESHIMA, #07261

29-5-46

COPY

File #11587

May 28/46

DESHIMA

Reg #01482

Chattels released Sept. 14/42

- 1 Gasoline tin
- 1 Box Xmas Decorations
- 2 Rolls Roofing paper
- 1 Japanese Doll
- 1 Table lamp
- 1 Coal Oil Stove

under the name of AOYAMA T.

Bal; sold Auction #34
Oct. 25th, 1944.

NO- PERSONAL

"Wm. Wills"
Protection Dept.

FILE #11588

29-546

List of Chattels sold, the proceeds of which
were credited to the joint a/c of Itoke DESHIMA
and Tanaka DESHIMA.

- 2 Stoves November 1943
- 3 Boxes Ceremonials December 1944
Barren, tin and contents
3 vases and glass jug
Dresser
Desk
Bed and spring
Bed and spring
Sanitary couch
Baseball bat, curtains rods etc.
Piping
Curtain stretchers and wire
Rope
- 2 Clothes dryers

Net Proceeds of Sale - \$52.20

11588

11585/11586

February 7th, 1947

REGISTERED.

Miss Chiyoko DESHIMA, (Mrs. Robt. MIYASAKI,) J
Reg. No. 07262,
105 Ferguson Avenue S.
Hamilton, Ontario.

Miss Fumiko DESHIMA,
Reg. No. 10481,
51 Kinross St.
Hamilton, Ontario.

Dear Madames:-

We have brought forward your files for review and to examine your affairs that have come under the control of the Custodian preparatory to sending you a brief report.

In this review it is noted that you were joint owners of 518 Alexander Street, Vancouver, B.C. and that this property was your principal asset here. These premises were rented by you prior to our custody to a Mr. and Mrs. Bethal, at \$20.00 per month. Messrs. Ker & Ker, Ltd. were appointed Agents, to superintend and supervise the handling of same in conjunction with this office. The tenancy of these people was very unsatisfactory, you will remember, and after months of trouble endeavouring to collect rent from them, we were compelled to ask them to vacate which they did in March 1943. The tenant, Mr. Simonds, who succeeded them, did not prove to be any better and he too, was asked to vacate for non-payment of rent the same as the Bethals before him.

The property was sold as of November 7th, 1944 and you were both so advised. In our letter of March 8th, 1945 we issued a report of the sale and a statement of the details of your account as shown on our books. This statement showed a credit in your joint account of \$979.42. We stated in the March 1945 letter that we proposed dividing this amount equally between you. As you did not reply we are assuming that this is satisfactory, and as we desire to dispose of funds of this nature on hand we are forwarding to each of you a cheque in the sum of \$489.71 thereby remitting the full amount in the joint account on our books.

In regard to Household furniture and personal effects in which you two 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 sisters Itoke, Tasako and Tomiko. Our file indicates that there was confusion 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 Tasako 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 the foregoing, and in previous letters, and reports, it would

(OVER)

Mrs. GAYLE BERNIA and Mrs. FAYO BERNIA - continued.

appear that we have administered your interests under our control to the best possible advantage and shall be obliged if you will confirm same when received. This letter and the attached check.

For your convenience in replying we enclose a self addressed

envelope.

Yours truly,

S. R. Dusenbury,
Office of the Custodian.

RED/DP.
Enc. 1.

11217/11585/11586/11587/11588

February 14th, 1947.

Mrs. Tomiko MIYAKI, Reg. No. 07902 - File No. 11217,
 Miss Iwano MIYAKI, Reg. No. 01121- File No. 11587,
 Miss Tomiko MIYAKI, Reg. No. 07901- File No. 11588,
 ✓ Miss Chiyoko MIYAKI, Reg. No. 07903- File No. 11585, (Mrs. MIYASAKI)
 Miss Fumiko MIYAKI, Reg. No. 10421- File No. 11586,

Dear Madam:- Re: Household Furniture and Personal Effects


In previous letters to you all, we have referred to
 chattels as having been in a confused state as between the five of you.
 We have referred to the proceeds of sales of chattels that have been placed
 to the account of Tomiko MIYAKI, namely \$32.20 until such time as agreement
 is reached as to disposition of same. We find an additional credit in the
 account of Mrs. MIYAKI of \$9.00 which will make \$41.20 for distribution amongst
 your five sisters. We have prepared a copy of our Auction sheet No. Vancouver
 #24 dated October 25, 1944 showing \$27.20. To this is added:-

Nov. 1945 -	2 stores - Private sale -	25.00
Feb. 1945 -	1 kitchen sale - " -	3.00
	Total	\$41.20

With this copy of Auction sheet and of this letter to
 each of you, we shall ask that you agree amongst yourselves just how we shall
 distribute this amount. If agreeable the whole amount could be made in one
 cheque to someone of you and that one could distribute the amount as you arrange.

Prompt attention will be appreciated so that the matter
 may be closed.

Yours truly,


 E.R. Dunsbury,
 Officer of the Custodian.

END/DE,
 Page 2

11585/11586

REGISTERED.

June 10th, 1947

Mrs. Chiyoko MIYASAKA,
Reg. No. 07276,
105 Ferguson Avenue S.
Hamilton, Ontario.

*Red
ans.*

Dear Madam:-

Your letter of the 4th instant is just at hand in respect to the forwarding of funds to your credit here.


In checking your file it is noted that these funds to which you evidently now refer were forwarded to you in our letter of the 7th February last and amounted to \$489.71. For some reason or other, which the file does not reveal you returned our cheque which we received back on March 11th last and credited on our books in your behalf.

We are now complying with your present request and are enclosing our cheque for \$489.71 to you herewith. Reference is made to our letter of February 7th last for full particulars respecting same.

We shall be obliged for your acknowledgment in due course.

Yours truly,

BRD/DD.
Enc.1.


B.R. Dusenbury,
Office of the Custodian.

NOTE: -In case your sister Fumiko DESHIMA wishes us to forward the amount coming to her we shall be glad to do so on her request.

(Mrs. Will Mayada)

Reg # 07276

105 Denison Ave S.
Hamilton Ont

June 4, 1947

Asst. Dir. of Int. Affairs
Office of the Custodian
Japanese Evacuation Section

EVACUATION SECTION

Received JUN 1947

File No. 11585/11586

Ans.

Referred Denison Ave

Dear Sirs: —

I have a joint account
with my sister (file #
11585/11586.) Permit's decision
Reg # 10481.

Could you send
me my share of it.
To The Bank of Montreal
Main James Branch
my account number
4067. as soon
as possible Hamilton
Ontario.

I remain
Sincerely,
Shigeko Miyamoto.

Files Nos. 11585
11586

-- SUMMARY --

February 6th, 1947

-- PERSONAL PROPERTY

Chiyoko DESHIMA, Reg. No. 07262
Fumiko DESHIMA, Reg. No. 10481

CHATELS:

See Chatels Schedule.

NOTE: Chatels referred to in Files #11585 and 11586 will be considered with their sisters, #11217- Mrs. AOYAMA, #11587 Miss Itoke DESHIMA and #11586 Miss Tanako DESHIMA as the Household furniture and personal effects of these 5 sisters have become confused as indicated in memo (Green) June 18th, 1943 to which reference is made.

ACCOUNTS
RECEIVABLE:

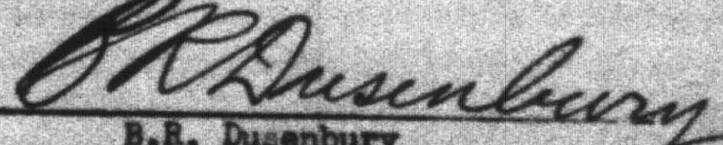
The joint a/c of Chiyoko DESHIMA and Fumiko DESHIMA shows a considerable amount of unpaid rent on their premises at 518 Alexander St. It appears that the Bethals left owing \$125.00 and that Simmonds left owing \$100.00. These amounts are referred to more particularly under "Remarks" in Real Estate Summary. Neither of these sums has been collected.

In "additional registration" of Fumiko DESHIMA dated Sept. 23, 1942 it appears that Bethals owes a balance of \$15.00 on sale to them by Fumiko DESHIMA of 1 chesterfield suite as noted therein.

SPECIFIED ARTICLES: There are no Cameras, radios, Fire Arms or Vessels revealed in the joint account of Chiyoko and Fumiko DESHIMA on the file.

No other Personal property of Chiyoko and Fumiko DESHIMA is revealed in the joint account on the file.

The above Summary is certified to be in accordance with the information on file, February 6th, 1947.


B.R. Dusenbury
Office of the Custodian.

File No. 11585

CHATEL SCHEDULE

February 7th, 1947

Declared
July 20/42
J.P. Forgy.
1 trunk,
dishes,
2 beds,
2 springs,
1 dresser,
1 kitchen range
kitchen table
6 chairs
1 writing desk
(stored in frt. room
upstairs at 516 Alexander)

Chalyke WASHINA, Nat. No. 07262
List of articles
taken to Custodian
Warehouse 992 Powell St.
from 516 Alexander
2 dressers
1 Bamboo stand
Gas plate
Stove
4 Bed springs
Table top
Child's chair
7 Chairs
Kitchen table
Small desk
Roll of line
Chest
Range
Basket
Parcels
Buggy
Doll crib
Curtain stretcher
Crock
sanitary couch
2 grips
2 rolls roofing paper
2 clothes driers
Kitchen cupboard & stove
in use by tenants.
3 sets Bed ends
3 sets bed rails

Chalyke WASHINA, Nat. No. 07262
List of articles
taken to Custodian
Warehouse 992 Powell St.
from 516 Alexander
2 dressers
1 Bamboo stand
Gas plate
Stove
4 Bed springs
Table top
Child's chair
7 Chairs
Kitchen table
Small desk
Roll of line
Chest
Range
Basket
Parcels
Buggy
Doll crib
Curtain stretcher
Crock
sanitary couch
2 grips
2 rolls roofing paper
2 clothes driers
Kitchen cupboard & stove
in use by tenants.
3 sets Bed ends
3 sets bed rails

See Chattel Ech.
File #11217.

(1) Oct. 25/44 Van. 34

Priv. sale Feb. 24/45 (V le #11217)

(2) Oct. 25/44. Van 34

Oct. 25/44 Van. #34

Oct. 25/44. Van #34

Oct. 25/44. Van #34

Oct. 25/44. Van #34

Oct. 25/44. Van #34

(abandoned)

Also sold at Auction
but not declared.

3 boxes ceremonials

Screen, tin and contents

3 vases & glass jug

baseball mat

Curtain rods etc.

Piping

Wire

Mop

(over)

M. J. D. Davidson

File No. 11585

- 2 -
CHATTEL SCHEDULE

February 7th, 1947

Declared.	List of articles taken into storage.	Shipped	Sold at auction	Remarks.
See Page 1	ditto	ditto	ditto	

The belongings of this Japanese were taken with that of her five sisters to Custodian Warehouse 992 Powell Street, and sold under the file numbers and names of Itoko DESHIMA #File 11587 and Tamako DESHIMA, File 11588. See Auction sheet Van. 34 October 25/44 on file #11587.

The file numbers and names of the five sisters are:-

File #11217 - Mrs. (Kyoso) Tomiko AOYAMA, Reg. No. 06702
11585 Miss Chiyoiko DESHIMA, Reg. No. 07262
11586- " Fumiko DESHIMA, Reg. No. 10481
11587- " Itoko DESHIMA Reg. No. 01482
11588- " Tamako DESHIMA, #07261

The chattels in File #11587 have been transferred to File #11588 pending clarification.

M. D. W. J. Anderson

FILE No. 11505

CHATTED ECH.

February 7th, 1947

Declared	Chattel Inventory, Reg. No. 07262	Sold at	Shipped
July 20/42	List of articles	Auction	
July 20/42	taken to Custodian		
July 20/42	Warehouse 992 Powell St.		
July 20/42	From 516 Alexander		
July 20/42	2 dressers	(1) Oct. 25/44 Van 34	
July 20/42	1 Bamboo stand		
July 20/42	Gas plate		
July 20/42	Stove		
July 20/42	4 Bed springs	Priv. sale Feb. 24/45 (to #11217)	
July 20/42	Table top	(2) Oct. 25/44 Van 34	
July 20/42	Ch 14's chair		
July 20/42	7 Chairs		
July 20/42	Kitchen table		
July 20/42	Small desk		
July 20/42	Roll of lin		
July 20/42	Chest		
July 20/42	Range		
July 20/42	Basket		
July 20/42	P. rods		
July 20/42	Buggy		
July 20/42	Doll crib		
July 20/42	Curtain stretcher		
July 20/42	Knives		
July 20/42	Crock		
July 20/42	sanitary couch		
July 20/42	2 grips		
July 20/42	2 rolls roofing paper		
July 20/42	2 clothes driers		
July 20/42	Kitchen cupboard & stove		
July 20/42	in u.s. by tenants.		
July 20/42	3 sets Bed ends		
July 20/42	3 sets bed rails		

(stored in frt. room upstairs at 516 Alexander)

Oct. 25/44 Van #34

Oct. 25/44 Van #34

Oct. 25/44 Van #34

Oct. 25/44 Van #34

Oct. 25/44 Van #34

(abandoned)

(over)

Also sold at Auction
but not declared.
3 boxes ceremonials
Screen, tin and contents
3 vases & glass jug
baseball mat
Curtain rods etc.
Piping
Wire Mop

M.D.W. Davidson

File No. 11585

- 2 -
CHARTER SCHEDULE

February 7th, 1947

Declared.	List of articles taken into storage.	Shipped	Sold at auction	Remarks.
See Page 1	ditto	ditto	ditto	The belongings of this Japanese were taken with that of her five sisters to Custodian Warehouse 792 Powell Street, and sold under the file numbers and names of Itoko DESHIMA #File 11587 and Yumiko DESHIMA, File 11588. See Auction sheet Van. 34 October 25/44 on file #11587.

The file numbers and names of the five sisters are:-

File #11217 - Mrs. (Kyoso) Tomiko AOYAMA, Reg. No. 06702
 11585 - Miss Chiyocho DESHIMA, Reg. No. 07262
 11586- " Fumiko DESHIMA, Reg. No. 10481
 11587- " Itoko DESHIMA Reg. No. 01482
 11588- " Yumiko DESHIMA, #07261

The chattels in File #11587 have been transferred to File #11588 pending clarification.

File
11586

6071

NAME: REINHOLD, Italo

REGISTRATION No. 01482

FILE NO. 11587

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

3 Balsa Ceremonials	\$ 1.00
Screen, tin and contents	0.30
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
Shipping Piping	0.30
Curtain stretchers and wire	0.50
Maps	1.00
2 Clothes dryers	1.10

In a/c 11588

Total		\$ 35.05
Less Expenses:	(Auctioneer's Fees: \$3.81)	
	(Advertising: 0.88)	\$ 10.85
	(Movings: 6.16)	
Net Proceeds Credited:		\$ 27.20

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 34.

Remarks:

MEMORANDUM TO FILES

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

June 18th, 1943.

Re: AOYAMA, Tomiko (Mrs. Kyozo),
HESHIMA, Chiyoko, (Miss)
HESHIMA, Fumiko, (Miss)
HESHIMA, Itoko, (Miss) and
HESHIMA, 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 29th. 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:NAI.