

12971

REAL ESTATE

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 12971
EXHIBIT No. 1238-5
DATE NOV 10 1948
FILLED BY K. H. Christie

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: Kiyoshi "Lionel" Tanigawa
HOME ADDRESS: Dawson City Yukon Terr.
REGISTRATION NUMBER 15279 SEX: Male AGE: 28
OCCUPATION: Baker

(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: Harry Gleason
MARRIED? no

NAME OF WIFE OR HUSBAND: ———

ADDRESS OF WIFE OR HUSBAND: ———

NAMES OF ANY LIVING CHILDREN: ———

ADDRESS OF CHILDREN: ———

AGE OF CHILDREN: ———

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

1. LOCATION AND DESCRIPTION: 786 West 8th Avenue
On corner of South East of Willow
Street & 8th Avenue Dawson B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: There is garage
and tiny wood shed

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

4. TAXES (Amount and where payable) City Hall \$64.00

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

6. OCCUPANCY AND LEASES (If vacant so state) occupied by
Stanley and Kiyoshi "Lionel" Tanigawa
2746 Greenwood B.C.

Bygo "Marilyn" Langman

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

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

*General effects - clothing, etc.
Horse - mil
Equipment - mil
Furniture - mil*

*Bed room set, kitchen range - Lawrence B. G.
Furniture - kitchen table, chairs, etc.*

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

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

4. STATE WHEREABOUTS OF LEASE:

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

2. LANDLORD'S NAME AND ADDRESS:

1. LOCATION AND DESCRIPTION:

STATEMENT OF REAL PROPERTY OCCUPIED

9. IF FARM LAND STATE CROPS SOWN

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:

7. STATE WHEREABOUTS OF TITLE DOCUMENTS:

*Bygo "Marilyn" Langman
574 Lawrence*

4. INSURANCE CARRIED ON ABOVE PROPERTY: nil

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) Dominion government war bonds8. BANK ACCOUNTS: Bank of Montreal Dawson Yukon9. LIFE INSURANCE: nil10. INTEREST IN ANY ESTATES OR TRUSTS: nil11. SAFETY DEPOSIT BOX: with nil**LIABILITIES:**1. PERSONAL DEBTS: nil2. TRADE DEBTS: nil

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 9 day of February 1943Michio Nakano

(Signature)

Kazuo L. L. L.Yoshio Hanada

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Nov. 17/42

Our File No. 12971

Full Name TANIZAWA, Hiyoshi (Lione) ★ KNOWN-AS: Lionel TANIZAWA
(Surname in Block Letters)

Registration No. 15279 ☒ Male - Female
(Check) Age May 12, 1914

Former Address Bear Creek, Dawson, Y. T.

Date Evacuated Not evacuated Naturalized - ☒ Canadian-Born - National
(Check)

Present Address Bear Creek, Dawson, Y. T. *OK 25/10/42 H*

Married - ☒ Single
(Check) Name of Wife _____

Name of Husband _____

Name of Mother ^{nee} EBATA, Toyo Name of Father TANIZA A. Riutaro

Names of Children under 16 _____

Requested by V. Scott Registered with Custodian No
(Yes or No)

Additional Information Cook. Half interest in property at 786 West 8th Ave.,
Vancouver, B. C.

435 Howe Street,
Vancouver, B.C.,
May 18, 1942.

Attention Mr. C.L. Drewry

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

Dear Sirs:-

re TANIZAWA, (Yasue) Mrs. Ryoze

1. Legal Description: Lot 1, Block 338, D.L. 526, having a frontage of 50 feet on 8th Avenue, being the S.E. corner of 8th Avenue and Willow Street, by a depth of 118 feet to a 15 foot lane, known as 786 West 8th Avenue.

This property is in an old residential district adjacent to the lumber mills on False Creek.

2. This is a corner property fenced and in garden. The house contains 5 rooms, bath and toilet on the ground floor, and 3 finished rooms in low-ceilinged attic. The house is in a fair state of repair, and should rent at approximately \$20.00 per month.

3. There is a very little furniture left in the house, and the owners intend to store anything they do not dispose of in one room to be locked up.

4. There appears to be no fire insurance on the property. We have asked Miss Tanizawa to bring in any particulars she may be able to obtain.

5. Property is reported to be clear title; 1941 taxes have been paid.

6. When family is evacuated, they intend to rent house and store any furniture left in one room to be locked up. We have informed them to notify us and send any prospective tenant to us for approval.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

JPN:MG

Per 

Ryoze Tanizawa,
229 Powell Street,
Vancouver, B.C.

REAL ESTATE

786 - 8th Ave. West

1. This property is located corner Willow St. and 8th Ave., east of Willow Street in old district. Houses in this section occupied by millworkers, employed in Alberta Mill Yards on 7th Ave.
2. The Evacuee has a half interest in this property with his brother, Kiyoshi Tanizawa. Title in possession of Ryoze Tanizawa.
3. Five room, semi bungalow and garage. House and grounds well kept, house requires paint, drainage poor; property five feet up from street and house situated twenty five feet from sidewalk.
4. Inventory, in duplicate, attached.
5. Insurance - Sentinel Fire Insurance Co. \$960. Premiums paid. *Verified*
6. Title to property held by evacuee.
7. This property located in mill district, while well kept, is old and suitable only as a worker's home.

9/4/45

THE LONDON & WESTERN TRUSTS COMPANY LIMITED

Guaranteed

EXHIBIT No. 10282-11DATE NOV 10 1943FILLED BY K. G. H. KingFile Nos. 1238 & 1297REAL PROPERTY SUMMARY

JAPANESE NAMES: Ryozo TANIZAWA - - Reg. No. 10282.
Kiyoshi TANIZAWA - - Reg. No. 15279 (brother).

CATALOGUE NO: 372.

PROPERTY ADDRESS: 786 West 8th Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: City of Vancouver, Lot 1, Block 338, District Lot 526, Group 1, N.W.D., Plan 590.

TITLE: In the names of Ryozo Stanley TANIZAWA and Kiyoshi TANIZAWA.

ENCUMBRANCES: Vesting No. 35292 in the name of Ryozo Stanley TANIZAWA - 28th November, 1942.
Vesting No. 37291 in the name of Kiyoshi TANIZAWA - 3rd December, 1943.

ASSESSED VALUE: 1943 -
Land \$840.00
Improvements \$650.00 - Total \$1490.00. Taxes - \$60.67.

CLASSIFICATION: Urban property at the Corner of Willow Street and 8th Avenue in an old district. House is in a neighbourhood occupied by millworkers employed in the Alberta Mill Yards. House has 5 rooms. House and ground well kept. House requires painting. Property suitable only for a workers home.

HISTORY OF ADMINISTRATION: Prior to Ryozo Stanley TANIZAWA'S evacuation on the 21st March, 1942, he arranged with Richard, Akroyd & Gall Ltd., to act as Agents and in March, 1943, they were able to rent the place to Antoinette Poitras at \$25.00 per month as from October 1942. Mrs. Poitras occupied the property for 9 months. The total revenue received being \$275.00.

Offers for the property were received from Gertrude Yampolsky - \$1100. Antoinette Poitras - \$1400.00, Archie Holland - \$1200.00, R.H. Rayner - \$800.00.

The property was estimated by Pemberton Realty Corporation Ltd., on the 5th October, 1943, as having a value of \$1050.00.

SOLD: To Antoinette Poitras for \$1400.00 as at 24th November, 1943. Approved by Advisory Committee - 13th October, 1943.

FUNDS: Released to the joint credit of Ryozo and Kiyoshi TANIZAWA; sale price \$1400.00, rents \$275.00, transfer of advertising charges \$4.00, refund of insurance \$4.06, closing adjustments \$19.66, Total \$1702.72 less commission on rentals \$12.50, insurance \$16.75, taxes \$58.24, sundries \$22.40, Certificate of Encumbrance \$1.00, valuation fee \$5.00, registration fee \$10.55, commission on sale \$70.00, Total \$196.44. Net amount released to the joint credit \$1506.28.
(Joint account divided 50-50, see Mar 11/44)

TITLE: Certificate of Title No. 94229-L, dated 1st February, 1944, at the Land Registry Office.

Office.

Page 2.

Files 1438 & 12971.

In a letter to Mrs. Poltras dated 11th February, 1944, she was informed that the Certificate of Title "Remains in the Land Registry Office on behalf of all persons interested". No record on file of delivery of title to the purchaser.

OLD CERTIFICATE OF TITLE

No. 50161-L:

In possession of Ryoze Stanley TANIZAWA who was requested on the 22nd October, 1943, to forward it to this office. This was not done.

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

DATED: October 9th, 1946.

IM:JS

Alan Macpherson

1438/12971
RICHARDS, AKROYD & GALL, LIMITED

614 West Pender Street,
Vancouver, B.C.

EXHIBIT No. 1338-9
DATE NOV 10 1948
FILLED BY K.A. Christie

Rec'd	
File No.	<u>1438</u>
Ans.	<u>Ans.</u>
Referred	

June 19, 1943.

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

Dear Sirs:

On behalf of Mrs. Antoinette Poitras
of 786 West 8th Avenue, Vancouver, B.C., we hereby
tender the sum of FOURTEEN HUNDRED (\$1400.00) DOLLARS
as in full purchase price of Catalogue No. 372,.....
..... Being Lot 1 Block 338 D.L. 526
..... known as 786 West 8th Ave. Vancouver, B.C.
and enclose herewith the Company's certified cheque
payable to your order for ten percent. (10%) of the
purchase price.

The tenderer is the tenant at this address.

RICHARDS, AKROYD & GALL, LTD.

Per: R.R. Hempstead

CONFIRMED:

Antoinette Poitras
Purchaser.

J.G. Shear
2nd

EXHIBIT No. 1034-9
DATE NOV 10 1948 PACIFIC 4135

DAVIDSON & COMPANY
LIMITED

MEMBERS VANCOUVER STOCK EXCHANGE

808 WEST PENDER STREET
VANCOUVER, B. C.

September 29th. 1943.

Rec'd	
File No.	1435
Ans.	Find
Referred	

Dept. of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
675 West Hastings Street,
Vancouver, B. C.

Dear Sirs:-

Re catalogue #572, known as Lot #1, Block 558,
District Lot 526, located at 786 West 8th Ave, Vancouver,
B. C. Custodian file # 1438/12971. Our clients bid for this
particular property is \$1100.00 (eleven-hundred dollars) cash
basis. Enclosed find a cheque for the amount of \$110.00 (one-
hundred and ten dollars) being 10% deposit on purchase price.

The firm of Richards, Akroyd & Gall Limited have
been notified to this effect.

Yours very truly,

DAVIDSON & COMPANY LIMITED,

Per: *E. A. K. Jensen*

JEP/m
Encl.

J. G. Shears
11/10/48

W. K. MACDONALD
MANAGER

EXISTING NO. 100-11-9
DATE NOV 1 1943
FILLED BY R. A. Ablowitz

CANADIAN BRANCH
455 ST. JOHN ST., MONTREAL

The Guildhall Insurance Company Ltd.
London, England

REPRESENTED BY

HARRY ABLOWITZ & CO.

INSURANCE - REAL ESTATE

802 STANDARD BANK BUILDING, 510 WEST HASTINGS STREET

VANCOUVER, B.C.

PHONE MARINE 8164

October 4, 1943

File No.	<u>1438</u>
Ans.	<u>Final</u>
Referred	

The Custodian,
506 Royal Bank Bldg.,
675 W. Hastings St.,
Vancouver, B. C.

Dear Sir:

Re: Your Catalogue No. 372
786 W. 8th Avenue,
Vancouver, B.C.

On behalf of our client, Mr. Archie Holland, we enclose herewith our check in the amount of \$120.00, as a deposit on an offer to purchase the above property for the sum of \$1200.00.

Thanking you in advance for your attention to this matter, we are

Yours truly,

HARRY ABLOWITZ & COMPANY

Per [Signature]

Enc

[Signature]
[Signature]

EXHIBIT NO. 1888-9
DATE NOV 10 1948
FILED BY K A b his lli

Oct 1/43

RICHARDS ARROYD & GALL LTD.
616 West Pender St.
Vancouver, B.C.

1438
Fruit
Refered

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

Re Catalogue No. 372

Dear Sir; On behalf of MRS GERTRUDE YAMPOLSKY
of 844 PENDER ST. EAST VANCOUVER B.C.
we hereby tender the sum of (800.00)
EIGHT HUNDRED Dollars, as in full
purchase price of Lot No. 1 - Block 338 D4 526
otherwise known as 786 WEST 8th AVE. VANCOUVER B.C.
and enclose the company's certified cheque, payable
to your order, for ten per cent of the purchase
price.

Richards Arroyd & Gall Ltd.
Per R.P. Hampstead Witness
Mrs. Gertrude Yampolsky
Certified Purchaser.

J. G. Shears
and

19279

TAKIZAKA, Kiyoshi

(See also File 1438)

12971

[illegible]

FIRE INSURANCE SUMMARY

File Nos. 1438 & 12971.

Ryozo TANIZAWA - Reg. No. 10282.
Kiyoshi TANIZAWA - Reg. No. 15279.

Insurance on No. 786 West 8th Avenue, Vancouver.
In his JP Form, Ryozo TANIZAWA declared two policies insuring this dwelling, in the Sentinel Fire Insurance Co., Policy No. 82603 - \$900.00, expiring on the 7th October, 1944, Policy No. 82621 - \$600.00, expiring on the 29th October, 1944. Both of these policies were transferred to Antoinette Poitras, the Purchaser of the property, on the 20th November, 1943.

This building was also insured by the Atlas Assurance Company Ltd., Policy No. M248366 - \$800.00 on dwelling and \$100.00 on garage, expiring on the 10th December, 1945. This policy was cancelled flat.

Insurance on the Bakery equipment at 205 Powell Street.
This Bakery business was carried on by Ryozo TANIZAWA and his brother, Kiyoshi TANIZAWA had no known interest in it. At the date of evacuation, the equipment and office fixtures were insured in the Sentinel Fire Insurance Co., Policy No. 82628 - \$1,000.00, expiring 10th December, 1942. The insurance was renewed in the Atlas Assurance Company Ltd., Policy No. M248367, in the amount of \$1,000.00. Policy expiring 10th December, 1943. All the chattels covered by this policy were either sold or removed to storage at 992 Powell Street and this policy was cancelled on the 28th May, 1943.

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

October 11th, 1946.

DM:JS

Antoinette Poitras

SUMMARY of LIABILITIES

File No. 12971

November 27th, 1945

Re: Kiyoshi (Lionel) TANIZAWA,
Registration No. 15279.

This file does not reveal any claims against the above
Japanese person.

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

P. Doucet

P. Doucet

PD/ BR

EXHIBIT No. 1288-11

DATE NOV 10 1946

FILLED BY

K. D. B. Rinslee

PERSONAL PROPERTY SUMMARY

File No. 12971

January 14, 1947

Re: Kiyoshi TANIZAWA (Lionel)

Registration No. 15279

Chattels:

A number of chattels were declared by Kiyoshi TANIZAWA in his JP form dated February 9, 1943. (See Supplementary Summary attached).

Specified Articles:

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

Bonds:

Declared in JP form: "Dominion Government War Bonds". No action regarding these bonds has been taken by the Custodian.

Bank Account:

Declared in JP form: "Bank of Montreal, Dawson, Yukon". No action regarding this account has been taken by this office.

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

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

E. Robertson
E. Robertson.

File No. 1438/1
12971 ✓

November 3 rd, 1943.

MEMORANDUM

TO: Mr. Green

FROM: Mr. Spain

Re: TANIZAWA, Ryozo

TANIZAWA, Kiyoshi

229 A Powell Street

An investigation revealed:-

1 wood stove is in use by the tenant in accordance with arrangements made with Mr. Walker of Pemberton's.

There is a closed, boarded, nailed up section of the room, securely locked and contents unknown. The door to this compartment was sealed with paper bearing Mr. Walker's signature.

Storage here is satisfactory for the time being but consideration might be given to the opening and removal when conditions are more favourable.

GBS/HMS

12971

12971

REGISTERED MAIL

January 21st, 1947.

Mr. Kiyoshi Lionel TANIZAWA,
Registration No. 15279,
325 James Street North,
Hamilton, Ontario.

Dear Sir:

We enclose herewith Custodian cheque in the sum of \$82.00 representing your entire credit with this office and being the balance of funds derived from the sale of real property.

You have already been forwarded a statement relative to the sale of Lot 1, known as 786 W. 8th Avenue, Vancouver, together with a statement of your account.

We would advise that all chattels removed from the above address were sold at auction under the name of your brother, Ryozo TANIZAWA, and the proceeds remitted to him. If necessary, we would suggest that you get in touch with him regarding any arrangements you might wish to make in connection with such goods.

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

Yours truly,

E. Robertson,
Office of the Custodian.

/ER
Enc.-Custodian cheque \$82.00
-Return envelope

Re: 786 W. 8th Avenue, Vancouver, B.C.

No effects were declared by Ryozo Tanisawa as being left at the above address but Kiyoshi Lionel TANIZAWA, a brother, (File 12971) declared a number of chattels in his JP form dated February 9th, 1943 but did not state where these were located. However, according to the files it would appear that the Custodian has taken this declaration to mean these goods were left at 786 W. 8th Avenue as all memos and correspondence relative to chattels use, both file numbers. When the goods were removed to auction these were sold under Ryozo Tanisawa's name only and the proceeds credited to his account. The original auction sheet was sent to Ryozo on March 11, 1944 and all funds have been remitted to Ryozo, with the exception of approximately \$11.00, which is required as part payment of a claim admitted by Ryozo on April 1st, 1943, but payment of which has been apparently overlooked. A letter is therefore being written to Kiyoshi Lionel Tanisawa advising him that all chattels were sold under his brother's name and the proceeds remitted to Ryozo, and suggesting that he get in touch with Ryozo and make any necessary arrangements with him direct.

It is noted that Mrs. Tanisawa (File 6641), wife of Ryozo Tanisawa, declared in her JP form dated April 28, 1942, a Cash Register as being left at the above address. As there is nothing on file to indicate that this article came into possession of the Custodian and as Mrs. Tanisawa was not evacuated until May 5, 1942 it is possible that she disposed of this Cash Register prior to evacuation or took it with her. This also applies to a number of goods listed by the London & Western Trusts Company on March 30th, 1942, as being at 786 W. 8th Avenue, while Mrs. Tanisawa was still residing at that address.

On May 12, 1943 the Custodian removed a number of goods from 786 W. 8th to 694 Cordova Street (Custodian Inventory 362) and this inventory mentions that a bed and spring and two dressers were left in the tenant's care. These were signed for by Mrs. Poitras, tenant, on May 12, 1943. (Although no Custodian Inventory is shown on file indicating the removal of these items from the tenant's care the auction sheet dated December 7th, 1943 reveals that a bed and dressers were sold.) On June 14, 1943 Mr. Spain reported that besides the goods signed for by the tenant there was a large strong, nailed-up shed in the back garden, the odor from which would suggest that it contained bakers' supplies. One box was removed from the above address on December 7, 1943 and under that date the majority of the chattels were sold at auction (Vancouver No. 7), the original auction sheets being sent to Ryozo Tanisawa on March 11, 1944. Other goods were sold at Vancouver auctions 52 and 58 on September 15th and December 21st, 1945, respectively.

A memo on file dated December 10, 1943 states that a pair of rubber boots which were unsalable at auction were given to War Salvage.

Mr. Green's memo of March 6, 1944 states that a request was received from Miss Kikuyo Tanisawa, sister of Ryozo and Kiyoshi, for her belongings which were left at the above address. On March 10, 1944 Mr. Spain suggested that auction sheets be sent to all three of the Tanisawas concerned requesting them to separate the ownership of the chattels as all were removed from the above address and sold at auction and the proceeds credited to Ryozo Tanisawa's account. A footnote to this memo by Mr. Green reads as follows: "I have written to Miss Tanisawa to contact her brother, Ryozo, and make arrangements with him." This therefore closed chattels on Miss Tanisawa's file.

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

E. Robertson
E. Robertson.

MEMORANDUM

File #1438

June 14, 1943.

TO: File

FROM: Mr. Geo. B. Spain

Re: 786 W. 8th Avenue

Our representative found in the attic:-

- { 1 Dresser
- 2 1 Chest of Drawers (full of clothing)
- 1 Bed and Spring

There is a large strong nailed-up shed in the back garden. The tenant Mrs. Patras mentioned that at one time, there was a smell of yeast coming from this shed, but this smell has since disappeared. This suggests contents as baker's supplies &/or equipment.

The shed offers very good storage, contents unknown. Probably contains articles declared in registration but which could not be located elsewhere.

GBS/MFP

✓ 2 dressers - see file 12971.
same thing

[Handwritten mark]

MEMORANDUM

File Nos.: 1438/1
12971

October 29th, 1943

To: FILES

From: Mr. Green

Re: TANIZAWA, Ryozo
TANIZAWA, Kiyoshi

The current position of chattels on these files appears to be as follows.

(1) Bake Shop equipment formerly owned by the Burrard Bakers at 205 Powell Street. This has either been sold or moved to storage as per Inventories Nos. 344 - March 20th, 1943, and 366 - May 22nd, 1943.

(2) Articles at 229A Powell Street. These consist of a wood stove, a gas stove and some sundries. Further investigation of these should be made.

(3) 786 West 8th. The tenant here is holding a bed and spring together with two items of furniture variously described as a dresser and chest of drawers containing clothing. There is a large strong nailed-up shed in the back garden and other items formerly kept in a locked room have been removed to storage as per list on file 12971 under date of May 13th, 1943.

HFG:IF

File No. 1438/1

December 10, 1943.

MEMORANDUM

To: The File
From: Mr. G. B. Spain

Re: TANIZAWA, 786 W. 8th Ave.

One pair rubber boots from the above address
were unsaleable at auction and turned over to the
War Salvage.

GBS/ms

[Handwritten signature]

[Handwritten signature]

COPY

NAME: TANIZAWA, Ryoze Stanley

REGISTRATION No. 10282

FILE NO. 1438

The following chattels were sold by public
 auction at 992 Powell, Vancouver, B.C. on December 7, 1943.

K Crook & Flower pots	\$ 0.40 K
M Pail & Contents	0.30 M
K Bowl	0.30 B
K 2 Bowls & Glassware	0.30 B
K Tub & Contents	0.10 M
K Box Crockery	1.00 B
M Box & Contents	0.50 M
K Knives	1.25 K
K Bake Dish & Kitchen utensils	0.50 B
M Gum Boots	0.75 M
Wire Basket & Contents	0.50
Wire Basket & Contents	0.75
M Pail & Tub & contents	0.25 M
T Hand saw	0.80 T
M Basket & Contents	0.75 M
K 12 Cups & Saucers	2.00 B
K Glassware	0.75 B
K Dishes	0.65 B
K Bowls & Vase	0.25 B
M Trays & Contents	0.45 M
K Tray & Tea set	1.00 B
F Chest drawers	3.50 - 4
F Chest of drawers	1.50 - 4
K Box glass	2.50 B
2 Chairs	1.60 - 2
Table	4.00 - 2
F Ice Box	0.75 F

Total: carried forward:

\$ 27.40

~~REMARKS~~

~~REMARKS~~

~~REMARKS~~

~~REMARKS~~

~~REMARKS~~

C
O
P
Y

NAME: TANIZAWA, Ryoso Stanley

REGISTRATION No. 10282

FILE NO. 1438

The following chattels were sold by public
auction at 992 Powell St., Vancouver. on December 7, 1943.

	Total brought forward:	\$ 27.40
- Bed & Spring		13.00 - 3
- Bed & Spring		4.00 - 3
T 2 Rakes & Window Cleaner		0.25 T
M Hockey Sticks		0.50 M
T Axe & Sledge Hammer		0.75 T

Total		\$ 45.90
Less Expenses:	(Auctioneer's Fee: \$4.60	
	(Advertising: 1.35	\$ 10.55
	(Moving: 4.60	
Net Proceeds Credited:		\$ 35.35

Members of Custodian Staff Present. Mr. Wills.

Extracted from Auctioneering List No. Vancouver 7.

Remarks:

C
O
P
Y

NAME: TANIZAWA, Ryozo Stanley.

REGISTRATION No. 10282

FILE NO. 1438/1

The following chattels were sold by public
 auction at 992 Powell St., Vancouver, B.C. on September 19, 1945.

M Box odd lot	\$ 1.00 M
M Cushion, Pictures, Frames & etc.	1.50 M
T Tools, Bowl & etc.	3.00 T
4 Bentwood Chairs	5.00z
M Box odd lot	0.50 M
F Magazine rack	0.40 F
M Copper Boiler & Screws	2.25 M
F Bookshelf & Broom	1.00 F

Total

\$ 14.65

Less Expenses:

(Auctioneer's Fee: \$1.47
 (Advertising: 0.56
 (Moving: 2.02

\$ 4.05

Net Proceeds Credited:

\$ 10.60

Members of Custodian Staff Present. Mr. Wills.

Extracted from Auctioneering List No. Vancouver 52.

Remarks:

C
O
P
Y

NAME: TANIZAWA, Ryoso Stanley

REGISTRATION No. 10282

FILE NO. 1438

The following chattels were sold by public
auction at Vancouver, B.C. on December 21st, 1945.

Box books

\$.25 M

Total

Less Expenses: (Auctioneer's Fee \$.02
(Advertising .01
(Moving .01

Net Proceeds Credited:

\$.25
\$.04
\$.21

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 58

Remarks:

1438/1 and 12971

February 5th, 1944

Mr. Kiyoshi Lionel TANIZAWA,
Registration No. 15279,
Dawson, Y. T.

Dear Sir:

On going through your file we find that your letter of December 1st was not acknowledged by us, and this is to confirm that the property at 786 West 8th Avenue which was owned by Ryoso Tanizawa and yourself has been sold for \$1400.00, and we anticipate that within the next few days final adjustments will be made.

As you are aware, up to the present rentals from the property have been kept in a joint account, but after the proceeds from the sale have been credited to this joint account it will be necessary for us to open two separate accounts, crediting each of you with fifty per cent of the total amount in the joint account.

As soon as the final figures are available, we will inform both you and Ryoso TANIZAWA of the exact amounts standing to your credits.

Yours truly,

P. Douet,
Administration Department.

PD/ER

1438/1
12972

February 11, 1944.

Mr. Kiyoshi Lionel TANIZAWA,
Registration No. 15279,
Bear Creek,
Dawson, Yukon Territory.

Dear Sir:

Re: Catalogue No. 372
786 West 8th Avenue
1/338/526

Please be informed that 786 West 8th Avenue has been sold as of October 20, 1943 for the sum of \$1,400.00 which is equal to or in excess of the value attached to these premises by an independent appraiser.

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

The net result of the sale is as follows:

Sale price	\$ 1,400.00
Less Real Estate Agent's Commission @ 5%	<u>70.00</u>
Net credit to your account	<u>\$ 1,330.00</u>

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:EB
cc to R. C. Security Commission.

12771 - 1436

October 26th, 1945

Mr. Kiyoshi Lionel TANIZAWA,
Registration No. 15279,
Bear Creek,
Dawson, Yukon Territory.

Dear Sir:

Re: Catalogue No. 372
766 W. 8th Ave., Vancouver, B. C.
Lot 1/332/526.
Ryozo and Kiyoshi TANIZAWA.

You have already been advised of the sale of the above property for \$1400.00, based on an independent valuation and approved by the Advisory Committee. You have not, however, been forwarded one of our revised net proceeds statements, a copy of which is attached. This statement shows the net proceeds of \$1334.72, and this was of course credited to the joint account of yourself and Ryozo Stanley Tanizawa.

We also enclose a general statement of this joint account showing that the balance was transferred on a fifty-fifty basis to your individual accounts, thus closing out the joint account.

We further enclose a statement of your general account which shows that you have a credit balance of \$681.64, this of course being your fifty per cent of the net proceeds of the sale of this jointly owned property. These funds are available to you in the ordinary way, and according to our file there are no claims against you.

Yours truly,

P. Douet,
Administration Department

PD/ER

Enc. 3

cc Department of Labour, Japanese Division.

STATEMENT RE SALE OF:

Catalogue No: 372

Street Address: 786 W. 8th Ave.,
Vancouver, B. C.

Legal Description: 1/338/526

Name: TANIZAWA, Ryoza
TANIZAWA, Kiyoshi
File No: 1438 and 12971

Reg. Nos. 10282 and 15279

Date of Sale and Adjustments October 20th., 1943

Sale Price \$ 1,400.00Real Estate Agents Commission \$ 70.00Charge for Valuation 5.00Charge for Advertising 4.00Land Registry Office Transmission Fee 3.50

Encumbrances:

~~Unpaid Vendor~~~~Mortgage~~~~Arrears of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance 2.77Taxes 11.50Water 2.95

82.50\$ 1,417.22

1,334.72

Net Proceeds credited to your account

Date:.....October 2., 1945.....

Compiled by:....G.P.....

C
O
P
Y

Ryozo & Kiyoshi TANIZAWA

File No. 1438 &
12971
Reg. No. 10282 & 15279

	<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942	December 21	Fire Insurance premium	\$ 16.75	\$	
1943	January 27	Land Registry Office - Certificate of Encumbrance	1.00		
	February 11	Refund Insurance premium		4.95	
	April 12	Cheque to K. Tanisawa	25.00		
	May 12	Refund Insurance premium		3.87	
	July 3	Taxes 1943	58.24		
	July 8	Cheque to R. Tanisawa	25.00		
	July 12	Refund Insurance premium		1.44	
	July 28	Cheques to you - 2 @ \$25.00 each	50.00		
	September 14	Advertising car	.72		
		Rents collected		250.00	
		Agent's commission	12.50		
		Water rates	21.63		
		Balance rents to date, net		19.14	
	October 20	Credit re Sale of Property		1,334.72	
		Cheques to you - 2 @ \$20.00 each	40.00		
1944	March 14	50% of balance transferred to account R. Tanisawa	681.64		
		50% " " " " K. Tanisawa	681.64		
			<u>\$1,614.12</u>	<u>\$1,614.12</u>	

NIL

Accounting Department
February 12th, 1948

Elyoshi Idemai TANIYAMA

File No. 12971
Reg. No. 15279

Date	Particulars	Debit	Credit	Balance
<u>1944</u> Mar. 14	Transferred from Joint Account - 1438 and 12871		\$ 683.64	
<u>1945</u> May 19	Transferring one-half of Advertising Account to Single Account	\$ 1.64		
Nov. 26	Cheque to you	600.00		
<u>1947</u> Jan. 29	Cheque to you	82.00		
		<u>\$683.64</u>	<u>\$ 683.64</u>	

CR - NIL

/ER
August 17, 1948.

Cat 572

NOV 13 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

800 1297

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

- (1) NAME TANIZAWA Kyo Shi (LIONEL) (RCMP) Reg. No. 15279
(Print) Surname Given Name
- (2) Pre-Evacuation Address DAWSON YUKON TERRITORY
- (3) Present Address 325 JAMES STREET NORTH HAMILTON, ONT.
- (4) REAL ESTATE undivided 1/4 184 Barton St West
- (a) Street Address (if any) 786 N. 8th AVE VANCOUVER B.C.
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.) LOT 1
- (c) Type of Real Property (cross out words which do not apply):
 (i) Farm ☒
 (ii) Residence ☒
 (iii) Business ☒
 (iv) Any other type of property (describe) 1 GARAGE 1 SHED 1 WOOD SHED
 Type of business RYOZO TANIZAWA
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) OWNER OF ONE HALF WITH BROTHER
- (e) Fair market value at date of sale (estimate this to the best of your ability):
 (i) Land - - - - - \$ 2500.
 (ii) Buildings - - - - - \$ 2500.
 (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ 1500.
 (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 4400.
 (v) Amount at which Custodian sold property and credited your account FOR 3600.
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 800.
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation ALBERT MOLYNEUX 804 8th AVE N.
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) HOUSE, GARAGE, SHED, WOOD SHED
- (c) How stored or packed at time of evacuation Everything was stored in 1 room upstairs and been locked. Gardens tools were also in garage.

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

Mr. & Mrs. Albert Holmstrom wrote in saying destruction took place and place

(e) Itemized description of personal property which is the subject of the claim:

1. <i>Sleeping couch</i>	Estimated Value \$ <i>2200</i>
2. <i>Dinning Set. Table & chairs</i>	Estimated Value \$ <i>2500</i>
3. <i>Bed & set</i>	Estimated Value \$ <i>50.00</i>
4. <i>Warder 3</i>	Estimated Value \$ <i>30.00</i>
5. <i>Kitchen Table & chairs</i>	Estimated Value \$ <i>25.00</i>
6. <i>Warder</i>	Estimated Value \$ <i>35.00</i>
7. <i>1 Kitchen Stove</i>	Estimated Value \$ <i>75.00</i>
8. <i>Refrigerator</i>	Estimated Value \$ <i>75.00</i>
9. <i>1 Fur Skirt</i>	Estimated Value \$ <i>50.00</i>
10. <i>Garage with garden tools</i>	Estimated Value \$ <i>100.00</i>
TOTAL CLAIM FOR PROPERTY LOSS <i>\$7200.00</i>	

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - *\$7200.00*)

(6) (a) Place at which claimant prefers to be heard.
(Vancouver, Kamloops, Nelson, Lethbridge,
Moose Jaw, Winnipeg, Toronto or Montreal.)

(b) Do you require the services of an interpreter at the hearing? Yes or no *No*

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA,

of

TO WIT;

I, *Kiyoshi Lionel Tanizawa*

of *Hamilton*

in the *Province of Ontario*

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the *City*

of *Hamilton*

in the *Province of Ontario*

this *15th* day of *November*

A.D. 194*7*

Kiyoshi Lionel Tanizawa

A Commissioner &c.

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

MEMORANDUM

1. Mr. Ryose Stanley Tanisawa, File No. 1438, Case No. 264, has withdrawn the following claims in favour of his brother, Kiyoshi Tanisawa, File 12971:
 - (a) Real Property - Entire claim for real property known as Lot 1, Blk. 338, D. L. 526, Group 1, N.W.D. - 786 W. 8th Ave., Vancouver, B.C.
 - (b) Personal Property left at 786 W. 8th Avenue, Vancouver, B.C.
2. Mr. Kiyoshi Tanisawa's claim is to be heard before the Toronto sub-Commission.

/ER
Aug. 17/48

Name of Claimant **TANIZAWA, Kiyoshi (Lionel)**Case **1233**Custodian File **12971**

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
1400.	70.00 12.50									82.50
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
121.65	46.65	13.99	38.34%	223.35	85.63				99.62	
TOTAL RECOMMENDATION										122.12

12971

October 31st, 1950.

Mr. Kiyoshi TANIZAWA,
189 Barton St. W.,
Hamilton, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1233

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$182.12.

Cheque in your favour is enclosed for \$168.57
and we have paid the Co-Operative Committee .. \$ 13.55
for legal fees as authorized by you.

Yours truly,

FCS/js
1 encl.

F.G. Shears
Director

DEFENSE BRIEF

Toronto, Ontario.
November 10, 1948.

(Lionel) Kiyoshi TANIZAWA

File No. 12971

Case No. 1233

REAL PROPERTY CLAIM

(All Claims shown are Gross)

NOTE: Lionel Kiyoshi TANIZAWA owns a half-interest only in this real property but his brother, Ryoze Stanley TANIZAWA, has withdrawn his claim relating to this property in favour of Lionel Kiyoshi Tanizawa who is claiming for a whole interest in the property. (See Trans. 2, Lines 4 to 24).

1. Amended Real (Original claim was \$2500.00)
Property Claim - Legal Description - Lot 1, Blk. 338, D. L. 526,
Group 1, Plan 590, N. W. D.
786 West 8th Avenue, Vancouver, B. C.

	<u>Appraisal</u>	<u>Sale Price</u>
\$3000.00	\$1050.00	\$1400.00

Witness: W. G. Moore - appraiser (Pemberton
Realty Corpn. Ltd.)

Ref. (1) W. G. Moore's appraisal report of Oct.
5/43 states "Furnace out of repair.
Chimney bricks loose and ready to
fall".

(2) J. P. Nicolls, of Macaulay, Nicolls,
Maitland & Co. on May 18/42 reported
that "This property is in an old resi-
dential district adjacent to the lumber
mills on False Creek. - The house is in
a fair state of repair".

(3) The London & Western Trusts Co. Ltd.
said in their report of April 9, 1942 -
"This property is located in mill dis-
trict, while well kept, is old and
suitable only as a worker's home".

(4) In his letter of October 19, 1942, Alan
N. Ker said "In our opinion we do not
think that this property is worth the
assessed value as shown in your letter".

(5) The following Tenders were received:

\$ 800.00 - Oct. 1/43 (G. Yampolsky)
1100.00 - Sept. 29/43 (Davidson & Co. on
behalf of a client)
1200.00 - Oct. 4/43 (Mrs. A. Holland)
1400.00 - June 19/43 (Mrs. A. Poitras) -
accepted.

2.

PERSONAL PROPERTY CLAIM

(All Claims shown are Gross)

2. Amended Personal
Property Claim

\$420.00

(a) Goods valued by
claimant at \$170.00

Sold at auction
\$46.65

Witnesses: Thompson & Co. - auctioneers
Wm. Wills - Staff, attended auction.

Ref. (1) Trans. 12 - Lines 15-25: The claimant
states regarding the carpets - "It was
mostly linoleum".

(b) Goods valued by
claimant at \$25.00

DECLARED, NOT FOUND

Ref. (1) JP Form dated Feb. 9/43 reveals that
tables and chairs were declared but
according to Custodian Inventory 362
and Auction Sheets only 6 chairs and
1 table were found and sold at auction.

(c) Goods valued by
claimant at \$105.00

NO RECORD AT ANY TIME

Ref. (1) See JP Form dated Feb. 9/43, Custodian
Inventories #362 and #468, and Auction
Sheets.

(d) Goods valued by
claimant at \$120.00

LOST, DESTROYED or STOL-
EN

Ref. (1) An Inventory was taken by The London &
Western Trusts Co. Ltd. for the Custo-
dian on March 30/42 while Mrs. R. S.
Tanizawa was still occupying the premis-
es. (She was not evacuated until May 1/42
approx.) The above goods were not found
by the Custodian when ~~they~~ a represen-
tative removed the goods to storage on
May 12/43.

*In the Oct. 1/42
Oct. 23/42 from L.W. Trust
Co. & Richards, changed
Gard, respectively*

(2) R. S. Tanizawa (brother) left the
premises in care of an agent, Richard,
Akroyd & Gall Ltd., who secured Mr. &
Mrs. Poitras as tenants. These tenants
remained in possession all during Custo-
dian administration.

SUBMISSION: Trans. 22 Line 26 to Trans. 23, Line 7:

"It is submitted, your honour, that these articles of personal property
that were sold at auction, were sold at their fair market value.
It is submitted that the Custodian is not responsible for those articles
of personal property which were left at the home of Albert Molyneux, 804
W. 8th Avenue, Vancouver, of which he had no record, and of course were
not sold by him.
It is submitted that the real property was sold at its fair market value."

2.

<u>SUMMARY OF DEFENSE WITNESSES</u>	<u>WHERE REQUIRED</u>	<u>DOCUMENTS TO BE FILED</u>	<u>WITNESS PROVING SAME</u>
W.G. Moore - appraiser	1		
Thompson & Co. - Auct'r	2 (a)		
Wm. Wills - staff	2 (a)		

/ER
Feb. 26/49.

1 IN THE MATTER OF THE "INQUIRIES ACT"
2 PART I, REVISED STATUTES OF CANADA 1927, CHAPTER 99.
3

4 JAPANESE PROPERTY CLAIMS COMMISSION
5

6 REPORT
7

8 HIS HONOUR, JUDGE M. A. MILLER, SUB-COMMISSIONER.
9

10 Toronto, Ontario
11

12 November 10, 1948.
13

14 IN THE MATTER OF THE CLAIM OF
15 (LIONEL) KITCHEN TANIYAMA
16

17 PROCEEDINGS AT HEARING
18

19 APPEARANCES:
20

21 K. A. CHRISTIE, ESQ., K.C. appearing for the
22 Dominion Government.
23

24 C. P. OFFER, ESQ., appearing for the
25 claimant.
26

27 A. SMITH, ESQ.
28

Secretary.
29

30 D. J. RANDFORD, ESQ.,
Official Interpreter.

J. B. McCREGGAN, ESQ.,
Official Reporter.

L.I. Tanizawa,
In chf.

(LYONEL) Kiyoshi Tanizawa, the claimant herein,
being first duly sworn,
testified as follows:

DIRECT EXAMINATION BY MR. OFFER:

Q. Your honour, this is a case in which the
claimant owned a half interest in certain real
estate with his brother Ryizo, and his brother's case
came up in Grand Forks on March 3, 1948, before
Mr. Justice Bird, and at that time Mr. Justice Bird
granted permission for the present claimant to make
a claim both on his own behalf and on behalf of the
half interest owned by his brother, and at the present
time the claimant is claiming for a whole interest
in the piece of real estate. I have a copy of the
discussion that took place at the former hearing.

THE SUB-COMMISSIONER: That will be before
the Commission when he comes to consider the whole
thing.

MR. OFFER: Yes, I wanted it on the record
that that is the reason we are dealing with it this
way, and I don't think there is any purpose in my
reading this statement.

THE SUB-COMMISSIONER: The reporter has taken
down what you have already said, and the other
evidence will be before the Commissioner.

MR. OFFER: You are sometimes known as
"Lionel"? A. Yes.

Q. And your brother is sometimes known as
"Stanley"? A. Yes, that is correct.

Q. I am showing you a form entitled "Real

L. K. Tanisawa,
In chf.

1 Estate Other Than Farm; is that your signature?

2 A. Yes.

3 Q. Was this form prepared under your
4 instructions? A. Yes.

5 Q. Do you swear the contents are true?

6 A. Yes.

7 (REAL ESTATE CLAIM FORM MARKED EXHIBIT NO. 1)

8 MR. CHRISTIE: I am tendering as Exhibit 2
9 an appraisal of the realty by the Pemberton Realty
10 Company. It is dated October 5, 1943, and the value
11 as appraised by this corporation is \$1050.

12 (APPRAISAL ABOVE REFERRED TO MARKED EXHIBIT 3)

13 MR. OFFER: You are a joint owner of the
14 property known as 724 West 8th Avenue, Vancouver?

15 A. Yes.

16 Q. And you are familiar with that property?

17 A. Yes.

18 Q. And the property was bought in 1937 for
19 \$1275? A. Yes.

20 Q. In what condition was it at the time you
21 bought it? A. It needed a little repairing
22 so I done it.

23 Q. It states on your sheet that between
24 1937 and 1942 you did general repairs amounting to
25 \$250? A. That is right.

26 Q. And there was a shed added in 1940 at a
27 cost of \$250? A. Yes.

28 Q. Do you know what condition this property
29 was in at the time of the evacuation?

30 A. Good.

L. K. Tanisawa,
In shf.

Q. I am reading from Exhibit 2, the appraisal of the Pemberton Realty Corporation Limited, which states among other things:

"Furnace out of repair. Chimney bricks loose and ready to fall."

What have you to say about that statement?

A. Well, I wasn't there during the war, I was in the Yukon Territory.

Q. When did you leave there?

A. March 1st, 1933.

Q. You left there in 1933? A. Yes, I don't know anything about it.

Q. Have you been down here since 1933?

A. No, I was in the Yukon Territory for the full eight years.

Q. I don't think there is much use in pursuing the matter with this witness now.

The submission is, reading from a transcript taken of the evidence at the former hearing in Grand Forks on March 5, 1943, it indicates that the brother out there was abandoning his claim and what is really happening is the witness is claiming a half interest and claiming on his brother's behalf the other half interest.

Now, I am showing you another sheet here entitled "Personal Chattels" and there is a signature at the bottom; is that your signature?

A. Yes.

Q. I see there are certain ink changes on this?

A. Yes.

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L. E. Taulawa,
Da shi.

Q. Do you agree with those changes?

A. Yes, because this was checked up three weeks ago and it was wrong.

Q. So the ink changes are right?

A. Yes.

Q. Was this form prepared under your instructions?

A. I didn't know about this so I asked my sisters.

Q. When this form was prepared you gave the instructions to put this in?

A. Yes.

Q. Well, you swear what is stated therein is true?

A. Yes, it is.

(PERSONAL CHATTELS FORM MARKED EXHIBIT 5)

Q. Have you a personal knowledge of the chattels for which you are claiming; were these items listed here bought when you were residing at the property in question?

A. Yes.

Q. Who bought them?

A. I did.

Q. So when you say the dining room set consisting of one table and six chairs was purchased in 1937 for \$55, now, you are in a position to swear to that?

A. Yes.

Q. And the same applies to the second item, a set of four beds, purchased for \$125. in 1937?

A. Yes.

THE SUB-COMMISSIONER: Has his brother any interest in the personal property.

THE WITNESS: He was away into the Yukon and I had to buy everything.

L. K. Tamm, Jr.
In chf.

Q. Are you claiming a half interest for yourself and a half interest for your brother in the personal property too?

A. Yes.

MR. CHRISTIE: Your honour, that is not my information, my information is the claimant in Grand Jurks withdrew his claim in February.

THE SUB-COMMISSIONER: Who is claiming this stuff, you or your brothers or your sisters?

A. He is claiming but I have to take the case over myself in fall.

MR. OPPER: Was this your property?

A. Yes.

Q. I think he is making the claim on his own behalf.

You are not confusing the question of the real estate with the chattels, are you?

A. I have to pay half to my brother.

Q. The chattels are just the same as the real estate?

A. Yes.

MR. OPPER: I don't see it makes any difference.

THE SUB-COMMISSIONER: It may confuse them a bit when they come to pay it out, as to who to pay it to.

MR. OPPER: In view of the fact the claim is made by this claimant I think probably the position is that payment will be made to the person making the claim.

7.
L. E. Tanisawa,
In chf.

1 THE SUB-COMMISSIONER: Your brother said
2 apparently, out there, that he was abandoning his
3 claim and it was to go to you and your sisters. What
4 do you say about that? A. I have to claim
5 everything.

6 Q. What is your sister's name?

7 A. I have three.

8 Q. I guess we had better leave them out;
9 we are getting too involved.

10 MR. OFFER: Apparently the sisters' and
11 brother's property has been sold and has been dealt
12 with, and that consisted of certain chattels
13 relating to a bakery business; is that right?

14 A. My brother had that.

15 Q. Some confusion arises from the fact that
16 apparently there was considerable evidence taken
17 before relating to the bakery business, which we are
18 divorcing this claim from entirely, and he is only
19 talking about chattels at the place of residence,
20 784 West 5th Avenue.

21 A. I have nothing at all to do with the
22 bakery.

23 Q. The position is this, that this man states
24 he bought the chattels at the residence, and he is
25 making the claim.

26 THE SUB-COMMISSIONER: This claim is altogether
27 yours? A. Yes.

28 MR. OFFER: There is a note on the Analysis
29 that no claim has been filed by the sisters.

30 MR. CHRISTIE: I tender as Exhibit 4 the

Analysis of Personal Property Claim.

(ANALYSIS OF PERSONAL PROPERTY CLAIM MARKED
EXHIBIT NO. 4)

MR. OFFER:

Q. Where was the property for which you are
claiming at the present time left at the time of the
evacuation, the household chattels?

A. I heard from my sister it was locked in
one room.

Q. Where? A. Upstairs.

Q. At the residence? A. Yes.

Q. Did Albert Molyneux, of 304 West 5th
Avenue, have anything to do with these chattels?

A. No. They are good friends with my sisters
and they were just looking after around the house
if any kids broke the windows.

Q. He was more or less caretaker of the
real estate? A. Yes.

MR. CHRISTIE: Now, your honour, I wish to
give my friend every latitude, but quite a bit turns
on this point, and I think if it is a question of
where the property was left the sister should be
before the court and he shouldn't give evidence of
what the sister said.

THE SUB-COMMISSIONER: Where is the sister?

A. One in Toronto and two in Hamilton.

Q. Where is Elvye?

A. She is in Hamilton.

Q. You don't know anything about what went
on in Vancouver?

A. No, I was in the
Yukon. That was the best I could do -- find out from

L. E. Tansman,
In chf.

1
2 my sister.

3 THE SUB-COMMISSIONER: Mr. Christie, wouldn't
4 it be better if we took the evidence subject to
5 objection, and the Commissioner can rule it out if
6 he wants to. It is certainly not evidence.

7 MR. OFFER: It is not evidence in the
8 ordinary sense.

9 THE SUB-COMMISSIONER: If there is any doubt
10 about the point and there is evidence to the
11 contrary you cannot give any weight to purely hearsay
12 evidence.

13 MR. CHRISTIE: Your honour, I feel in these
14 cases the claimant should assist the Commission by
15 bringing those persons who can give the best
16 evidence. I think if the sister knows more about it
17 she should be here.

18 THE SUB-COMMISSIONER: The rule has been made
19 that we can take affidavit evidence but only on
20 condition the person making the affidavit is produced
21 at some time for cross-examination. All the more it
22 follows that you cannot put in evidence orally,
23 without even the strength of an affidavit in which the
24 truth may leak out.

25 MR. CHRISTIE: I am willing that he should
26 proceed but I think it is a practice that shouldn't be
27 continued and we should have the people who can give
28 the best evidence before the Commission.

29 THE SUB-COMMISSIONER: They are available here
30 and there is no reason for not calling them.

MR. OFFER: Well, subject to the objection, shall

L. K. Tanizawa,
In chf.

we ask a few questions concerning this.

THE SUB-COMMISSIONER: He cannot tell us any more than he has. He has told us his sister told him that they had been left in this house and that these friends had been left purely to give some supervision to the house. That is all he knows about it.

MR. OFFER: It might be that Molyneux will be called in Vancouver, at a later date.

THE SUB-COMMISSIONER: That would be evidence; you are certainly free to call him out there if you want to. In the meantime this is evidently a point that is in controversy, and it is certainly a material point, and that being the case there is not much point in letting him give somebody else's evidence on it without the opportunity to cross-examine somebody else. I think he has gone as far as he can.

MR. OFFER: Well, this man made a J.P. declaration in which he stated there were certain articles left on the property and I wonder if he can be questioned with regard to what he did in connection with signing the J.P. declaration.

THE SUB-COMMISSIONER: If his claim isn't clear of course he can clarify it, but I may bring an action and set out a great many facts in my statement of claim and may not be a material witness on my own behalf at all.

MR. OFFER: The only submission I would make

11.
L. E. Tanisawa,
In chf.

1
2 in that this is not quite like an action, that there
3 is certain latitude regarding evidence, which would
4 perhaps not be strictly upheld in court, and it might
5 be of assistance to the Commission to find out what
6 this man's intentions were.

7 MR. CHRISTIE: I am only too pleased to
8 assist my friend in any way in arriving at what the
9 true situation is and I will tender the J.P. Form
10 for proof of signature.

11 Is that your signature there? A. Yes.

12 Q. That is dated February 9th, 1943, and I
13 tender it as Exhibit 5.

14 (J.P. FORM MARKED EXHIBIT NO. 5)

15 MR. OFFER: There are certain items of
16 household chattels listed in your J.P. Form. You
17 put down furniture which includes a chesterfield,
18 dishes, tables chairs, bedroom set, kitchen range.

19 A. That was back in 1943.

20 Q. Now, when you wrote that out did you know
21 the specific items for which you might later be
22 claiming? You have just made a general statement

23 there? A. That is right.

24 Q. Why didn't you list the items then that
25 you are listing now?

26 A. Because I didn't know; I wasn't there in
27 Vancouver and I didn't know anything about what was
28 left in Vancouver.

29 Q. You had knowledge of what was bought and
30 what was there when you left Vancouver?

L. E. Tanisawa,
In chf.

12.

1 A. That is right.

2 Q. Therefore you only made a general
3 statement? A. Yes.

4 THE SUB-COMMISSIONER: There doesn't seem
5 much you can do about the sister if you cannot offer
6 evidence about the purchase price of the different
7 articles.

8 MR. OFFER: When you bought the kitchen
9 stove you have listed here as purchased in 1937, you
10 paid \$110? A. Yes.

11 Q. Did you pay that amount for it?

12 A. Yes, I bought it in the DeForest Crowley
13 store.

14 Q. There is another item here for carpets
15 and it is stated that in 1937 you bought that new
16 for \$150? A. Yes.

17 Q. How do you remember the amount that you
18 paid; did you remember where you bought the different
19 items?

20 A. A few places, Batons and Spencers.

21 Q. You are quite sure you paid \$150 for it?

22 A. Yes, sir.

23 THE SUB-COMMISSIONER: Was it all linoleum
24 or were there some carpets?

25 A. Mostly linoleum.

26 MR. OFFER: Was it for every room in the
27 house? A. Well, except one room.

28 Q. How many rooms were in the house?

29 A. Five downstairs, and there were three in
30 the attic.

L. K. Tanigawa,
In chf.

15.

1 Q. That would be a fair amount of linealun
2 you bought? A. Yes.

3 THE SUB-COMMISSIONER: Why didn't you bring
4 your sister over from Hamilton?

5 A. She has kids and her husband is working.
6 I didn't know you would need my sister for this
7 otherwise I would have brought her.

8 Q. She was out in Vancouver; she is the one
9 that knows what happened.

10 MR. OFFER: Are the Melynaux people out in
11 Vancouver yet? A. I don't know.

12 Q. Do you know them at all?

13 A. Just very little; you know how women talk
14 back and forth, they chatter and be friendly and I
15 don't bother with them very much.

16
17 CROSS EXAMINATION BY MR. CHRISTIE:

18 Q. I tender as Exhibit 6 the notice of
19 assessment for the year 1943. The total assessment
20 for the land is \$840. and improvements \$650, making
21 a total of \$1490.

22 (NOTICE OF ASSESSMENT MARKED EXHIBIT 6)

23 (CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 7)

24 Q. I am showing you a photograph; what is
25 that a picture of? A. That is my home.

26 Q. Is that the one at 786 West 6th. Avenue
27 in Vancouver? A. That is right.

28 (PHOTOGRAPH OF CLAIMANT'S PROPERTY MARKED
29 EXHIBIT NO. 8)

30 Q. When you purchased this property in 1937

L.K. Tanizawa,
ex. ex.

1 how old was the property then?

2 A. Around 25 or 30 years.

3 Q. Was this property located in a working man's
4 district?

5 A. No, in a residential district.

6 Q. I see the suggestion here that the neigh-
7 bourhood is occupied by mill workers employed in the
8 Alberta Mill Yards?

9 A. That is about four blocks down.

10 Q. None of your immediate neighbours were
11 employed in the Alberta Mill Yards then?

12 A. They may have been.

13 Q. And what kind of lumber was this house
14 constructed of? A. 1x4 or 1x6 siding.

15 Q. I notice in the appraisal there is the
16 suggestion that the ceiling is too low for standing
17 upright upstairs. I suppose that refers to upstairs
18 does it?

19 A. Well, I didn't feel it was too low.

20 Q. Have you any idea as to the height of the
21 ceiling upstairs? A. Well, it was around 7
22 feet I think.

23 Q. Was it a sloping ceiling? A. Yes.

24 Q. It is rather on the low side -- I suppose
25 you couldn't stand upright?

26 A. I worked in it.

27 Q. Even on the low side? A. Yes, you cannot
28 stand on the low side.

29 Q. Now I know you left in 1933, but in 1943
30

15.
L. E. Tanisawa,
Ex. ex.

1
2 This appraisal says the furnace was out of repair.

3 Was there a furnace in the house when you left?

4 A. It was all right; it was in perfect shape
5 then.

6 Q. What about the chimney bricks in 1938 --
7 it says in 1943 they were loose and were likely to
8 fall. What condition were the chimney bricks in in
9 1938 when you left? A. I used to clean them

10 about twice a year when I was there, and there was
11 nothing wrong then.

12 Q. What kind of lumber was this shed built

13 off? A. Well, it is 1 x 4 siding.

14 Q. And did you do the work?

15 A. No, my dad done it.

16 Q. Your dad did all the work? A. Yes.

17 Q. Is \$250. for the material alone? Is it
18 for material or is it for material and the labour
19 of your father?

20 A. I think it is both.

21 Q. I will file the tenders. First of all
22 there is a tender of Harry Ablewita & Company made on
23 behalf of their client, Archie Holland, dated
24 October 4th, 1943, in the amount of \$1200. Then
25 there is a tender by Davidson & Company, dated the
26 29th of December 1943, in the amount of \$1100. made
27 on behalf of a client. There is a tender for \$1400.
28 made by Richards, Akroyd & Gall Limited, on behalf
29 of their client, Mrs. A. Peitras, and is dated
30 June 19th, 1943. This is the tender that was accepted.

16.
L. E. Tanizawa,
Sr., ex.

1
2 There is also a tender for \$800. made on October 1st,
3 1943, by Richards, Akroyd & Gail Limited, on behalf
4 of their client Mrs. Gertrude Yampolsky.

5 (TENDERS ABOVE NOTED MARKED EXHIBIT 9)

6 Q. Now, do you know in whose possession your
7 brother left the premises at 725 West 8th Avenue in
8 at the time of his evacuation? Do you know whether
9 he left it in the care of agents known as Messrs
10 Richards, Akroyd & Gail Limited?

11 A. I don't know.

12 Q. Did you ever give your brother any
13 instructions about how these chattels -- where these
14 chattels should be left?

15 A. Well, I heard the chattels were locked in
16 my upstairs room.

17 Q. Did you give your brother any instructions
18 in regard to these personal chattels of yours?

19 A. No.

20 Q. Did he have authority on your behalf to
21 do anything with them. Did you say anything to your
22 brother about what he did with the chattels when he
23 left?

24 A. Well, they were small things you see
25 and I didn't bother very much about it -- but when
26 it comes to this --

27 Q. I know, but all we want to know is the
28 facts. At the time when your brother was evacuated
29 did you say anything to him about what to do with
30 your property. Did you write and tell him what you
wanted him to do with your property when he left?

A. The Custodian says they want to a forced

1 sale.

2 Q. Did you say anything to your brother
3 about it; did you write to your brother and tell him
4 what to do? A. Yes, I did.

5 Q. What did you tell him?

6 A. I told him do what you like, I cannot do
7 anything, I am away up in the north, and just to do
8 his best.

9 Q. When you left in March 1938 where were
10 all these chattels that belonged to you then?

11 A. At 788 West 8th Avenue at my home.

12 Q. They were being used in the house then?

13 A. Yes.

14 Q. Who was living in the house?

15 A. My mother and sisters.

16 Q. Now this claim form that you signed on
17 the 15th of November, 1947; that is your signature
18 there? A. That is right.

19 Q. Did you read over this claim form before
20 you signed it? A. Yes, I did.

21 Q. Why do you say in answer to place at which
22 property was left by claimant at date of evacuation
23 "Mr. & Mrs. Melyneux"?

24 A. This was just to look the house over; what
25 I told you before. These people were not looking
26 after my house, they are just looking at the outside.

27 Q. Here in your claim form, which you signed
28 and swore to on the 15th of November 1947, you state
29 that the property was left with Mr. & Mrs. Melyneux,
30 804 West 8th Avenue, Vancouver. Now, why did you say

12.
L. E. Toulson,
Sr., ex.

1
2 that?

3 THE SUB-COMMISSIONER: Did anybody help you
4 make up the form?

5 A. Yes, I asked my sister.

6 MR. CHRISTIE: Who filled in this form?

7 A. I did.

8 Q. That is your writing? A. Yes.

9 Q. You put that down on information you had
10 received, but not on your own knowledge; is that
11 correct? A. Yes, that is right.

12
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28
29
30 your mother and sisters?

1 A. They were not working.

2 Q. Was your brother working?

3 A. He was out in the Yukon. I didn't bother
4 with the small things.

5 Q. Who bought the dishes?

6 A. They are mother's.

7 Q. Did you buy them? A.No. Some of it I
8 used to replace when there was broken dishes.

9 Q. And did they belong to your mother and
10 sisters?

11 A. The whole family.

12 Q. They belonged to the whole family?

13 A. Yes.

14 Q. Not necessarily you alone?

15 A. The dishes part.

16 Q. I asked you to whom the dishes belonged
17 and you said the whole family.

18 THE SUB-COMMISSIONER: That is what he says yet.

19 MR. CHRISTIE: So you are not entitled to
20 claim for these alone; the whole family should claim,
21 in that the correct situation? A. Yes.

22 Q. To whom did the kitchen stove belong?

23 A. It belonged to me, but I bought it for
24 the family.

25 Q. Did you give this to the family?

26 A. Well everybody used it.

27 THE SUB-COMMISSIONER: Your father is dead?

28 A. Yes, he died last year in Japan.

29 MR. CHRISTIE: And these four beds; did you
30 buy all these beds?

L. E. Thainawa,
Ex. 12.

1
2 A. Yes, sir.

3 Q. Were they a gift to your mother or did
4 you intend to keep ownership of them yourself?

5 A. We all used them the same as the dishes,
6 everybody used them.

7 Q. Were all these goods that you have listed
8 here now when you bought them?

9 A. Yes, sir.

10 Q. You bought this house in 1937?

11 A. Yes.

12 Q. Where were you living before that?

13 A. I was working in Vancouver but my parents
14 were in Lulu Island doing farming.

15 Q. Did you not move any of the beds that
16 you used in your former place into this place in
17 1937? A. No, they were all junk.

18 Q. You are telling his honour all the beds
19 in the house were new? A. Yes.

20 RE EXAMINATION BY MR. CHRISTIE:

21 Q. There is just one question. My friend has
22 shown you a claim form which you signed, and on the
23 top of the second page the answer has been given by
24 you in your handwriting, in answer to the question
25 as to where, in whose care the property was left in
26 at the date of evacuation and the handwriting states
27 "Mr. & Mrs. Albert Holynoux wrote us saying the
28 Custodian would look after our place." Now, what
29 did you mean by that?
30

L. K. Tanizawa,
et. al.

1 A. Well, I said Mr. & Mrs. Helyneux is
2 just looking the house over. We didn't give them
3 no key or anything. They were just like a watch dog.

4 Q. That is what you mean in answer to that
5 question? A. Yes.

6
7 RE-CROSS EXAMINATION BY MR. CHRISTIE:

8 Q. I am showing you a letter dated
9 February 9th, 1943, is that your signature?

10 A. Yes, sir.

11 Q. Now, this is a letter written on February
12 9th, 1943, and is addressed to the Evacuation
13 Section, Mr. D. M. Shope, and it is signed by the
14 claimant. Now, you are telling the Custodian, in
15 this letter, that you went to the Yukon, and you say
16 you stayed at Dawson City for five years, and you
17 left everything to be looked after by your mother
18 and sisters. Is that right?

19 A. Yes.

20 Q. When you left there you left everything
21 to be looked after by your mother and sisters?

22 A. Yes.

23 Q. Would you know your brother's signature?

24 A. Yes.

25 Q. You recognize that? A. Yes.

26 Q. On March 4th, 1943, there is a letter
27 addressed to the Custodian by the brother, H. S.
28 Tanizawa:

29 "Regarding my house at 785 West 8th Avenue
30 Vancouver, B.C.

L. K. Tanisawa,
re-ar. ex.

RR.

1 "When I evacuated from Vancouver, I left
2 the house in the care of Richard Akroyd
3 & Gail, Bldg. Agent, Vancouver. At present
4 it is occupied by a white lady.
5 Since November 1942, I have not received any
6 money for the rent and already four months have
7 passed without any payment. The house was
8 rented at \$25.00 a month and as you can see,
9 I have \$100.00 coming to me. Since coming to
10 Greenwood, I have been living on relief of
11 \$34.00 a month. You can well see the position
12 I am in at present. I am in desperate need
13 of the money.

14 I would appreciate very much if you could
15 check this matter with the above Agent and the
16 lady living in my house, and give me a reply
17 as soon as possible.

18 Thanking you for your courtesies, I remain."

19
20 (2 LETTERS ABOVE NOTED MARKED EXHIBIT 10)

21 Q. I tender as Exhibit 11, the Real Property
22 Summary and the Personal Property Summary.

23 (REAL PROPERTY SUMMARY AND PERSONAL PROPERTY
24 SUMMARY MARKED EXHIBIT NO. 11)

25 Q. I think that appears to be all the
26 exhibits.

27 It is submitted, your honour, that these
28 articles of personal property that were sold at auction,
29 were sold at their fair market value.

30 It is submitted that the Custodian is not

(Discussion)

1
2 responsible for these articles of personal property
3 which were left at the home of Albert Helymoux,
4 304 West 8th Avenue, Vancouver, of which he had no
5 record, and of course were not sold by him.


6 It is submitted that the real property was
7 sold at its fair market value.

(PROCEEDINGS ADJOURNED SINE DIE)

8
9 I hereby certify the foregoing to be a true
10 and accurate transcript of the proceedings
11 herein.

12 
13 J. B. McGregor,
14 Official Reporter.

15 I, M. A. Miller, Deputy Commissioner,
16 appointed to hear a Commission to investigate
17 claims of Japanese Canadians for property
18 loss, do certify the foregoing is a true
19 copy of the evidence heard on the within
20 claim.

21 
22 M. A. Miller,
23 Deputy Commissioner.
24
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30