

13134

(FOLLOWING INFORMATION TAKEN FROM FILES 13134 & 12985. Telephoned R.C.M.P.
OCTOBER 6, 1946
Oct. 6/46 for information as to date
of birth, etc., but they state they
have no information whatsoever; even
on his mother's record with them there
is no mention made of a deceased son.

INFORMATION FROM R.C.M.P.

Our File No. 13134

Full Name Yoshiro KANEKO, Deceased (Died as result of sawmill accident Dec. 10/40)
(Surname in Block Letters)

Registration No. Died in 1940

Male - Female
(Check)

Age 24 years of age at time
of death (see Mar. 9/46)

Former Address _____

Date Evacuated _____

(No information)
Naturalized - Canadian-Born - National
(Check)

Present Address _____

Married - Single
(Check)

Name of Wife _____

Name of Husband _____

Name of Mother Sano KANEKO - #02589

Name of Father Yotaro (Deceased) - died in 1939.

Names of Children under 16 _____

Requested by E. Robertson

Registered with Custodian No
(Yes or No)

Additional Information _____

REAL PROPERTY SUMMARY

File No. 13134 .

October 4, 1946

Re: Estate of Yoshiro KANEKO
Deceased.

The real property known as N $\frac{1}{2}$ of the N $\frac{1}{2}$ of Lots 23 and 24, Blk. 21, D.L. 200A was registered in the name of the above deceased on July 26, 1940. The above Japanese died on December 10, 1940, intestate, and was unmarried. Yoshiro KANEKO was survived by his mother, Samo KANEKO, widow, whose husband, Yotaro KANEKO, died in 1939.

The property was advertised for sale on March 23, 1944, and an approved offer of \$1500.00 received. In a letter dated April 4, 1945 Mr. E. W. Wright wrote to Messrs. Locke, Lane, Guild & Sheppard asking them to take up the matter of this Estate with the Official Administrator, S. A. Moore and in their reply of April 13, 1945 they stated Mr. Moore stated he would co-operate in the carrying through of the sale of the above property.

Letters of Administration, file 12985 (Samo KANEKO), appointing S. A. Moore as administrator of the Estate of Yoshiro KANEKO are dated March 18, 1946. On March 27, 1946, Samuel H. Moore, Official Administrator, quitclaimed the above property in favour of Samo KANEKO and all documents relating to the sale of the above real property, known as 2028 Columbia Street, are on file 12985, in the name of Samo KANEKO, together with correspondence relating thereto.

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

E. Robertson
E. Robertson.

REAL PROPERTY SUMMARY

JAPANESE NAME: Sano KANEKO **Reg. No.** 02589 **File No.** 12985.
Copy for File 13134.

CATALOGUE NO: Special Ad. - March 23rd, 1944.

PROPERTY ADDRESS: 2028 Columbia Street, Vancouver, B. C.

LEGAL DESCRIPTION: City of Vancouver, North half ($\frac{1}{2}$) of the North half ($\frac{1}{2}$) of Lots 23 and 24, Block 21, District Lot 200A, Group 1, N.W.D., Plan 197.

TITLE: Registered in the name of Sano KANEKO.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 41754, dated April 2nd, 1946.

ASSESSED VALUES: Land - \$415.00
Improvements - \$800.00 - \$1215.00. Taxes - \$42.79.

CLASSIFICATION: This is a 2 storey 6 room house built on a 33' x 100' Lot. The valuator reports in part on May 2nd, 1944, as follows: "There are 3 rooms on the main floor with a fireplace in the dining room. Upstairs there are 3 bedrooms and a bathroom. The basement is full size with wood floor and equipped with a hot-air furnace. There is a garage at the rear. Valuation - \$1,500.00. J.R. Reid".

HISTORY OF ADMINISTRATION: This property was leased by Messrs. Parsons, Brown Limited (Rental Agents) to Mrs. A. Wilson as from November 1st, 1942, on a monthly basis. Consideration - \$20.00 per month payable in advance. All the rents collected were credited to the Estate of Yoshio KANEKO, Deceased File No. 13134. This property was transferred by Deed - Samuel Alfred Moore, Official Administrator of the Estate of Yoshio KANEKO, deceased to Sano KANEKO, sole beneficiary, on March 27th, 1946, and registered under Certificate of Title No. 145130, April 4th, 1946. All Estate funds were transferred to Sano KANEKO, July 17th, 1946.

Rents collected - \$820.00 against which were the following charges:

Cleaning Flues	\$ 5.00
Decorating and papering	113.50
Plumbing	18.55
General repairs	6.00
B.C. Electric Railway	1.60
Water Rates	7.00
Commission	41.00 - \$192.65.

SOLD: To Elisabeth Teggia for \$1500.00 as at April 25th, 1946.
Approval of Advisory Committee - March 24th, 1945.

Funds released to the credit of Sano KANEKO as at July 18th, 1946, against which were the following charges:- Real Estate Commission - \$75.00, Valuation - \$5.00, Advertising - \$9.87, Registration Fees - \$2.50, Vendor's share of 1946 Taxes - \$12.98 - \$105.35, leaving a net

not

Page 2.

File No. 12985.
Copy for File 13134.

credit of \$1394.65 from said transaction.

Adjustments as at April 25th, 1946, amounting to \$10.19 - Purchaser's share of Unearned Fire Insurance Premiums and \$2.78 being Purchaser's share of Water Rates = \$12.97 were placed to the credit of Sano KANEKO account.

The following Fire Insurance Policy:-

Queen Insurance Company, Policy No. 2/221198 - \$2,000.00 covering on the dwelling, was transferred to Elisabeth Teggin May 27th, 1946.

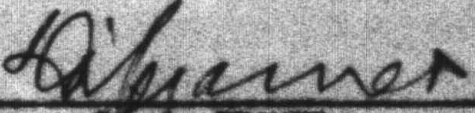
OLD CERTIFICATE OF TITLE

No. 14530-L: Was on deposit in the Land Registry Office, Vancouver, B. C.

Certificate of Title No. 149172-L in the name of Elisabeth Teggin, was mailed to her on July 12th, 1946. Official Post Office Receipt No. 18586 on file.

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

September 26th, 1946.


D. A. CRAMER.

DAG:JS

Decedent		NAME			FILE NO.	
		KANEKO Yoshiko (see file 12985)			13134	
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Queen Insurance Company	<i>Renewed by Queen Ins. Co. P.L. 2/253268</i>	\$2,000.	Feb.	3	46	2028 on East side Columbia Street, Vancouver, B. C.
Queen Insurance Company	<i>Transferred to Mrs. Bessie Teggins May 27/46</i>	\$2,000.	Feb.	3	49	2028 on East side of Columbia Street, Vancouver, B.C.

Queen Insurance Company Policy No. 2/221198 for \$2000.00 was transferred to the new owner, Mrs. Bessie Teggins, as of May 27, 1946. This policy covered the real property at 2028 Columbia St., Vancouver, B. C., and

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

E. Robertson

E. Robertson
October 4, 1946.

(The above property was conveyed to the mother, Samo KANEKO, file 12985, and all documents relative to the sale of the above property are attached to file 12985.)

SUMMARY OF LIABILITIES

File No. 13134

October 4, 1946.

Re: Estate of Yoshiro KANEKO, Deceased.

Under date of March 18, 1946, Mr. Sakukichi KAWAGUCHI, Reg. No. 05432, File 14970, was advised that his claim of \$20.00 on account of funeral expenses of the above deceased had been filed with Samuel A. Moore, Official Administrator, Court House, Vancouver, and same would have his attention. Our letter to S. A. Moore of March 28, 1946, stated the above claim had been forwarded to him by Messrs. Locke, Lane, Guild & Sheppard.

On November 9, 1944, a Writ and Statement of Claim was served against the Custodian and Yoshiro KANEKO in connection with an action brought by Margaret Wilson, tenant, of 2028 Columbia Street, who claimed damages for injuries sustained when she fell down the front steps of the premises known as 2028 Columbia Street. From information on file in a letter from E. W. Wright to Messrs. Locke, Lane, Guild & Sheppard dated April 4, 1945, it is indicated that Mr. Hunter, Margaret Wilson's solicitor, did not proceed with the action.

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

E. Robertson
E. Robertson

PERSONAL PROPERTY SUMMARY

File No. 13134

October 4th, 1946

Re: Estate of Yoshiro KANEKO,
Deceased.

The above Japanese person died as a result of a sawmill accident on December 10, 1940, which date was prior to the registration of Japanese in Canada, therefore no declaration of personal property belonging to the above Japanese is on file.

A review of this file reveals no personal property of any kind belonging to the Estate of the above deceased.

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

E. Robertson
E. Robertson.

13134

August 17, 1949.

Samuel A. Moore, Esq.,
Official Administrator,
Court House,
Vancouver, B. C.

Dear Sir:

ATTENTION MRS. BROOKES

Re: Estate of Yoshiro Kaneko, Deceased,
Your Reference No. 2769

We have to acknowledge your letter of August 16, advising that the balance of funds in this Estate will go forward to the widow, Mrs. Sano Kaneko, at the end of this month and enclosing a Statement of Receipts and Disbursements for which we thank you.

We are closing our file on this Estate.

Yours very truly,

for
A. G. McArthur,
Office of the Custodian.

/AG

SAMUEL A. MOORE

OFFICIAL ADMINISTRATOR

OUR REF. NO. 2769.

Reply: Attention Mrs. Brookes.

COURT-HOUSE
VANCOUVER, B.C.

16 August 1949.

The Custodian,
Department of the Secretary of State,
506 Royal Bank Building,
Hastings & Granville Streets,
VANCOUVER, B.C.

EVACUATION SECTION	
Rec'd	AUG 17 1949
File No.	13134
Ans.	<i>PS</i>
Referred	

Attention: A. G. McArthur.

Dear Sir,

re: Estate of YOSHIRO KANEKO, deceased
Your File No. 13134.

I am now in receipt of Release from Mrs. Samo Kaneko, the sole heir of this Estate, and the credit balance, namely \$249.33, will go forward to her at the end of this month. I enclose herewith Statement of Receipts and Disbursements in duplicate for your information.

Yours very truly,

DB:PG.

Samuel A. Moore
OFFICIAL ADMINISTRATOR.

ENCLOSURE

ESTATE : YOSHIRO KANEKO.

STATEMENT of RECEIPTS and DISBURSEMENTS.

RECEIPTS:

Cash ex Custodian.....	\$363.64	<u>\$363.64</u>
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DISBURSEMENTS:

Government commission.....	\$ 18.18	
Probate Duty	\$ 14.80	
Advertising re creditors.....	\$ 10.53	
Postage.....	\$ 1.00	
1/2 Government commission on transfer of property N. 1/2 of N. 1/2, Lots 23 & 24, Blk. 21, D.L. 200A (2028 Columbia Street, Vancouver, B.C.)	\$ 15.00	
Funeral expenses paid by S. Kawaguchi..	\$ 20.00	
Legal fees.....	\$ 34.80	
Mrs. Sano Kaneko - credit balance in full share as heir.....	<u>\$249.33</u>	<u>\$363.64</u>

13134

June 20, 1949.

Messrs. Locke, Guild, Lane, Sheppard & Yule,
Barristers and Solicitors,
703 Rogers Building,
Vancouver, B. C.

Dear Sirs:

ATTENTION: MR. C. C. LOCKE

Re: ESTATE OF YOSHIRO KANEKO, DECEASED

Would you kindly refer to our letter of January 25, 1949,
and deal with the matter concerned at your early convenience.

We find that delay in paying out proceeds from estates
to beneficiaries who are advanced in years sometimes necessitates
administration of another estate as well as depriving the heirs
of the use of the estate funds.

The bill referred to in our letter is dated December 19, 1946.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC

13134

January 25, 1949.

Messrs. Locke, Guild, Lane, Sheppard & Tule,
Barristers and Solicitors,
703 Rogers Building,
Vancouver, B. C.

Dear Sirs:

ATTENTION: Mr. G. C. Locke

Re: ESTATE OF YOSHIRO KANEKO, DECEASED.

We have a note on our file indicating that we telephoned you on November 18, 1948 advising that Mr. Samuel A. Moore is awaiting allocation in the above matter.

At that time you suggested that your bill might be reduced to \$30.00, which is the largest amount the Administrator is permitted to pay without taxation, rather than bother to have the bill taxed.

If this is to be done, would you please submit a new bill in order that the administration of this estate may be completed.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AG

SAMUEL A. MOORE
OFFICIAL ADMINISTRATOR

PHONE: MARINE 5181

OUR REF. NO. 2769

COURT-HOUSE
VANCOUVER, B.C.

March 24, 1948.

THE CUSTODIAN,
506 Royal Bank Building,
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	MAR 25 1948
File No.	13134
Ans.	
Referred	H. L. L. L.

Dear Sir:

re, - Estate of YOSHIRO KANEKO, deceased.

Replying to your favour of the 5th instant I beg to advise that I have now refunded the funeral expenses amounting to \$20.00 to Mr. S. Kawaguchi and have his receipt on file. I am still awaiting allocatur covering the legal fees of Messrs. Locke, Lane, Guild & Shepherd, Barristers of this City. You will remember that this matter was brought to my attention by these Solicitors under instructions from yourself.

Yours very truly,

Samuel A. Moore
OFFICIAL ADMINISTRATOR.

DB:NP

SAMUEL A. MOORE

OFFICIAL ADMINISTRATOR

PHONE: MARINE 5141

OUR REF. NO. 2769

COURT-HOUSE
VANCOUVER, B.C.

November 10, 1947.

Office of the Custodian,
506 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	N ^o V 13 1947
File No.	13,34
Ans.	
Referred	Mr. Arthur

Attention: A. G. McArthur.

Dear Sirs: Re: Estate YOSHIRO KANEKO, Dec'd.,
 Your File No. 13134.

Referring to the above estate and your correspondence herein, I find that no distribution has as yet been made to Mrs. Samo Kaneko. I am awaiting an allocatur covering the taxed costs of Locke, Lane, Guild & Sheppard, also receipt from Armstrong & Company for the amount paid by Mr. S. Kawaguchi which is to be refunded out of the estate funds. As soon as the above matters are straightened out, I will remit the credit balance after payment of the above claims to Mrs. Samo Kaneko. I enclose herewith Statement of Receipts and Disbursements for your information.

I presume that you have reported fully to Mrs. Kaneko with regard to the sale of the property at 2028 Columbia Street, Vancouver, and that she has been paid the net proceeds from the sale.

Yours very truly,

Samuel Moore
OFFICIAL ADMINISTRATOR.

DB: JE

Encl.

13134

December 23, 1946.

Samuel A. Moore, Esq.,
Official Administrator,
Court House,
Vancouver, B. C.

Dear Sir:

Attention: Mrs. Brooks.

Re: Estate of Yoshio KANEKO, Deceased.
Our File No. 13134.

Further to our telephone conversation of this morning, we are enclosing a bill from Messrs. Locke, Lane, Guild and Sheppard with reference to the above Estate.

Mr. Moore will be conversant with the matter referred to in the items covering the action of Mrs. Margaret Wilson.

We understand that proceeds from this Estate have not been paid out as yet, and we think it in order to take care of this bill from the funds of the Estate.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC
Enc.

13134

December 23, 1946.

Messrs. Locke, Lane, Guild & Sheppard,
Barristers and Solicitors,
703 Rogers Building,
Vancouver, B. C.

Dear Sirs:

Re: Estate of Yoshiro KANEKO, Deceased.
Our File No. 13134.

We have to acknowledge receipt of your bill, relative to the above, in the sum of \$44.80. This Estate was referred to the Official Administrator, Mr. Samuel A. Moore, Court House, Vancouver, and your April 13th item indicates that you have been in touch with him relative to funeral expenses. We are forwarding your bill to Mr. Moore for attention and would be glad if you would send a duplicate for our file.

It is the usual practice that we receive bills in duplicate from you.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC

12965, 13134

October 9, 1946.

REGISTERED MAIL.

Mrs. Sano KANEKO,
Reg. No. 02589,
132 Queen Street West,
Toronto, Ontario.

Dear Madam:

As requested by you in your letter of September 1st we now enclose Custodian cheque in the sum of \$1259.07, which represents your entire credit with this office.

A statement of your account with the Custodian is enclosed, together with a statement relating to the sale of $\frac{1}{2}$ of $\frac{1}{2}$ of Lots 23 and 24, Block 21, D.L. 2004, known as 2023 Columbia Street, Vancouver, and a statement of the Estate of Yoshiro KANEKO, deceased.

You will note the net credit obtained from the sale of the above real property is shown on the statement of the Estate of Yoshiro Kaneko under date of April 25, 1946, and that the balance of funds in the Estate account was transferred to your own account on July 17th, 1946, thus closing out the Estate account as far as this office is concerned.

You will also note the item April 3, 1946, balance of account to Official Administrator \$363.64. Please advise us whether you have received a report direct from him regarding this cash asset. If not we will be glad to take the matter up with the Official Administrator and obtain a report for you.

It would now appear that we have accounted for all the property of every kind left by you in the protected area which vested in 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,

A. G. McArthur,
Office of the Custodian.

/ER

encl.-Custodian cheque \$1259.07
-statements (3)
-Return envelope.

12.65

October 9, 1946.

Mr. S. A. Moore,
Official Administrator,
Court House,
Vancouver, B.C.

Dear Sir:

Re: Estate of Yoshiko KAWANO, Deceased.

On March 29th, 1946 we sent you our cheque amounting to \$363.64 representing all funds held for the credit of the above named estate as at that date. We have on file receipt from you covering this cheque dated April 5, 1946.

You may recall that this estate consisted of real property at 2028 Columbia Street, in addition to the cash remitted. This real property was quit claimed by you to Sano Kaneko, mother of the deceased who died intestate and single. Liquidation of the real property was completed by the Custodian and Mrs. Sano Kaneko is now inquiring concerning the entire proceeds from her son's estate. As our file does not indicate that distribution has been made of the cash asset, we would be glad to have a report regarding this, together with the usual statement for our file.

No claims against Mrs. Kaneko are recorded on her file, and this office will therefore have no objection to funds being remitted to her direct, her last known address being 182 Queen St. W., Toronto, Ontario.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGH:AS

STATEMENT RE SALE OF:

Name: Estate of KANEKO, Yoshiro

Catalogue No: Spec. Adv. - March 23/44

File No: 13134

Street Address: 2028 Columbia St.,
Vancouver, B.C.Legal Description: $\frac{1}{2}$ of $\frac{1}{2}$ of 23 & 24/21/200A.

Date of Sale and Adjustments April 25, 1946

Sale Price \$ 1500.00

Real Estate Agents Commission \$ 75.00

Charge for Valuation 5.00

Charge for Advertising 9.87

Land Registry Office Transmission Fee 2.50

~~Encumbrances:~~~~Unpaid Vendor~~~~Mortgage~~~~Amount of Taxes~~~~Other Charges~~

Adjustments:

Fire Insurance 10.19

Taxes 12.98

Water 2.78

105.35 \$ 1512.97

1407.62

Net Proceeds credited to your account

Date: September 26th, 1946

Compiled by: George Peters

Sum 1275.00

File No. 12765

Reg. No. 02509

1946
July 17 **Cheque to pos**
July 18 **Transfer of balance of funds from Estate**
 of Emilio LARRO, file 1934

Debit
\$ 175.00

Credit **Balance**
\$1434.07

\$ 175.00

\$1434.07
175.00 **\$1259.07 CR**

COP1

Estate of Yoshiro KANEKO

File No. 13134

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 28	Rents collected Agent's commission Repairs	\$ 2.00 38.00	\$ 40.00	
1943 May 18	Fire Insurance premium	11.00		
July 3	1943 taxes	41.75		
December 10	Rents collected Agent's commission Repairs & water rates	15.00 87.50	300.00	
1944 February 8	Land Registry Office - Certificate of Encumbrance	2.00		
June 27	Taxes 1944	42.09		
November 8	Rents collected Agent's commission Water rates	10.00 22.50	200.00	
1945 July 31 December 10	Taxes 1945 Instal new furnace Rents collected Agent's commission Repairs & water rates	41.50 115.00 13.00 26.15	260.00	
1946 February 2 March 9	Fire Insurance premium Rents collected Agent's commission	11.00 3.00	60.00	
April 3 April 25	Balance of account to "Official Administrator" Balance rents to date (nett)	363.64	34.83	
July 17	Water to 30 June Credit re Sale of Property Balance of account transferred to Sano KANEKO	23.25 1434.07	1407.62	
		<u>\$2302.45</u>	<u>\$2302.45</u>	<u>NIL</u>

12985 & 13134

June 21, 1946.

Mrs. Elizabeth Teggis,
Near of 736 Homer Street,
Vancouver, B. C.

Dear Madam:

Re: Spec. Ad. March 23/46.
2028 Columbia Street
Ed of Ed 23 & 24/21/200A

Title to the above described property has now been received in your name and is ready for delivery. Relevant insurance policy, which has been assigned to you, is also ready for delivery.

Adjustments as of April 25th, 1946, as shown on the enclosed sheet, have been calculated and a balance of \$14.93 appears to your credit. A cheque for this amount is enclosed.

We are also enclosing the 1946 tax notice covering the above property, for your attention.

Please return to us the attached control receipt, duly signed, upon receipt of which title and insurance policy will be sent by registered mail to you or to any person designated by you.

Yours truly,

George Peters,
Administration Department.

GP:MB

Enc. 4 - Adjustment Sheet
Control Receipt
Cheque for \$14.93
Tax Statement

cc to R. H. Gallagher & Co.

Spec. Ad. March 23/44
File No. 13134
2028 Columbia Street, Vancouver
N₂ of N₂ 23 & 24/21/200A

June 7, 1946.

ELIZABETH TEGGIN
(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at April 25, 1946)

	DEBIT	CREDIT
Purchase price	\$1,500.00	
Cheques received		\$1,500.00
Seller's proportion of taxes for 1946 - 114/365 x \$41.50		12.98
<u>Amount of rent collected</u>		
April 25th to April 30th - 5/30 x \$19.00		3.17
May 1st to May 31st		19.00
Registration fees on deed - \$1,500.00	7.25	
Insurance premium \$11.00 (Ex. 3/2/49) - Unearned portion	10.19	
Water paid to June 30/46 - 66/184 x \$7.75	2.78	
Balance owing to purchaser	14.93	
	<u>\$1,535.15</u>	<u>\$1,535.15</u>

BALANCE OWING TO PURCHASER \$14.93

12985 & 13134

April 26, 1946.

Parsons Brown Realty Limited,
535 Homer Street,
Vancouver, B. C.

Dear Sirs:

Re: Spec. Ad. March 23/44.
2028 Columbia Street
Re of Re 23 & 24/71/200A

This property, the rents for which you are collecting, is the subject of an expected sale through the agency of W. H. Callagher & Co., Cor. Pender & Richards Sts., Vancouver, B. C., the effective date of which should be April 25th, 1946.

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:EB

12985 & 13134

April 26, 1946.

Mrs. Sano KAHNO,
Registration No. 02589,
New Denver, B. C.

Dear Madam:

Re: Spec. Ad. March 23/44.
2028 Columbia Street
No. of RA 23 & 24/21/200A

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 \$1,500.00 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 account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

Yours truly,

George Peters,
Administration Department.

GP:EB

12985 & 1334

April 25, 1946.

T. H. Gallagher & Co.,
Cor. Pender & Richards Sts.,
Vancouver, B. C.

Dear Sirs:

Re: Spec. Ad. March 23/44.
2026 Columbia Street
Re of Re. 23 & 24/21/200A

This will acknowledge receipt of your letter of April 22nd enclosing your cheque for \$1,350.00. We have now received a total of \$1,500.00, the full amount of the purchase price for the above property.

We note that you request this property to be registered in the name of Elizabeth Feggin, Widow, of 736 Homer Street, 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,

F. G. Shears,
Director.

GP:EB

COPY

12985 & 13134

April 9, 1946.

Mrs. Bessie Tegg,
738 1/2 Homer Street (Near),
Vancouver, B. C.

Dear Madam:

Re: Spec. Ad. March 23/44.
2028 Columbia Street
Wt of Ns 23 & 24/21/200A

Further to Mr. Johnston's letter of March 7th we have to advise you that we are prepared to recommend the acceptance of your offer of \$1,500.00 for the above described property. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$1,350.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered and also state whether or not the proposed registered owner is a British Subject, using the enclosed form.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, they 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
Enc. 1 - Information Form.

cc to W. H. Gallagher & Co.

13134, 12985
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
March 29, 1946

Samuel A. Moore, Esq.,
Official Administrator,
Court House,
Vancouver, B. C.

Re: Estate of Yoshiro KANEKO, Dec'd

Dear Sir:

With reference to your communication of even date, we are enclosing herewith our cheque, in your favour, amounting to \$363.64, representing all funds presently held to the credit of the above-noted Estate in our office. Kindly acknowledge receipt.

We note your remarks in connection with the property of the deceased, situate at 2028 Columbia Street, Vancouver, B. C., and we will, accordingly, be forwarding to you the funds, relative to the sale of same, in due course.

Yours very truly,

W. J. Johnston
Administration Department

WJJ/JY
Encl.

13134, 12985
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
March 29, 1946

Samuel A. Moore, Esq.,
Official Administrator,
Court House,
Vancouver, B. C.

Re: Estate of Yoshiro KANEKO, Dec'd,
and City of Vancouver, North Half of the
North Half of Lots 23 and 24, Block 21,
D.L. 200 A, Group 1, NWD, Plan 197

Dear Sir:

We wish to acknowledge having received from you today a
Deed, in favour of Sano Kaneko, widow, together with Notarial copy
of Letters of Administration, in connection with the above-mentioned
Estate, for which please accept our thanks.

Our cheque, for the sum of \$363.64, which represents the
funds presently held to the credit of this Estate in our office, will
be forwarded to you in the course of the next few days.

Your co-operation in this matter is greatly appreciated
by our office.

Yours very truly,

W. J. Johnston
Administration Department

WJJ/JF

13134, 12985
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
March 28, 1946

Samuel A. Moore, Esq.,
Official Administrator,
Court House,
Vancouver, B. C.

Re: Estate of Yoshiro KANEKO, Dec'd,
and 2028 Columbia St., Vancouver, B.C.

Dear Sir:

With further reference to our letter of the 25th instant and our telephone conversation of the 27th instant, we are enclosing herewith Statement of Account of the above Estate as it appears on our books in this office.

Yoshiro Kaneko, deceased, was the son of Yotaro Kaneko, deceased, who died in 1939, and Mrs. Sano (Yotaro) Kaneko, who presently resides at New Denver, B. C. Mrs. Kaneko was born in 1893 and is a Japanese National.

We have been advised by the Vital Statistics Office that Yoshiro Kaneko, deceased, was registered as a Canadian of the Japanese race. We have no information, however, as to whether he was Canadian born or naturalized. He was 24 years of age at the time of his death and unmarried.

The above-mentioned property was purchased by the son from funds received under a Life Insurance Policy written on the life of his father, and was registered in his name on July 26, 1940. He died on December 10, 1940, and left no Will.

The only assets, of which we have knowledge, are the above-mentioned property, which is presently in the course of sale for the

13134, 12985

Samuel A. Moore

-2-

March 28, 1946

sum of \$1,500.00, and a credit balance with the Custodian, amounting to \$363.64, which represents net proceeds derived from the rental of this property.

Our records reveal no claims against this Estate with the exception of funeral expenses of the deceased, information regarding which has been forwarded to you by Messrs. Locke, Lane, Guild & Sheppard.

Yours very truly,

W. J. Johnston
Administration Department

WJJ/JF
Encl.

13134, 12985
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
March 25, 1946

Samuel A. Moore, Esq.,
Official Administrator,
Court House,
Vancouver, B. C.

Re: Estate of Yoshiro KANEKO, Dec'd,
and 2028 Columbia St., Vancouver, B.C.

Dear Sir:

We have been advised by Messrs. Locke, Lane, Guild & Sheppard that Letters of Administration have now been granted to you in connection with this Estate and we would ask you to kindly forward a certified copy to this office in order that we may remit the funds in our hands.

We wish to confirm our previous advice to you that we have received an offer to purchase the above-mentioned property for the sum of \$1,500.00, and we are accordingly enclosing herewith the following:

1. Copy of advertisement, dated March 23, 1944.
2. Copy of valuation, dated May 2, 1944.
3. Copy of offer to purchase, dated March 17, 1945.

This property is registered in the name of Yoshiro KANEKO, deceased son of the sole beneficiary, Mrs. Sano Kaneko and, as arranged, we would greatly appreciate receiving from you, at an early date, a Deed in favour of the last mentioned, in order that we may complete this transaction.

Thanking you for your co-operation in this matter, we are,

Yours very truly,

W. J. Johnston
Administration Department

FJJ/JF
Encl.

13134, 12985,
14970 - Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
March 18, 1946

Mr. Sakukichi Kawaguchi,
Registration No. 05432,
c/o Mr. A. Wiedeman,
White Valley,
Vernon, B. C.

Re: Estate of Yoshio KANEKO, Dec'd

Dear Sir:

We wish to thank you for your letter of the 14th instant and in reply wish to advise you that your claim has been filed with Mr. Samuel A. Moore, Official Administrator, Court House, Vancouver, and same will receive his attention as soon as possible. Please, however, do not expect immediate payment of your claim.

Yours truly,

W. J. Johnston
Administration Department

WJJ/JV

1
c/o A. Wiedeman,
White Valley,
Vernon, B. C.
March 14th, 1946

Mr. F. J. Johnston,
Administration Department,
509 Royal Bank Building,
Vancouver, B. C.

Re: File No. 13134, 12985, 14970

Dear Sir:

I am in receipt of your letter of 12th inst. and in response to your letter, I wish to inform you that the amount coming to me from the proceeds of late Yoshiro Kaneko's estate, be filed in my account.

Would you kindly forward the amount coming to me by mail upon the receipt of this letter if it could be arranged.

Hoping to hear from you soon and obliged.

Yours very truly,

"S. KAWAGUCHI"

S. KAWAGUCHI
Reg. No. 05432

March 9th, 1946

MEMORANDUM

TO: THE FILES

FROM: MR. W. J. JOHNSTON

RE: Estate of Yoshiro KANEKO, Dec'd

Mr. A. P. Levesque of Messrs. Locke, Lane, Guild & Sheppard, telephoned our office late Friday afternoon, the 8th instant, for further information relative to the above Estate, which he was unable to obtain from the Department of Labour, Japanese Division.

We procured the required information from the Vital Statistics Office in the Court House and from Armstrong & Company, Funeral Directors, as follows:

1. Age of deceased - 24 years.
2. Date of death --- December 10, 1940
3. Name of undertaker - - Armstrong and Company, 304 Dunlevy Avenue, Vancouver.
4. Who ordered funeral? - Sakukichi KAWAGUCHI, formerly of 2160 Columbia Street, Registration No. 05432, File No. 14970. Friend of deceased.
5. Cost of funeral ---\$145.00
6. Funeral expenses paid by - (1) Workmen's Compensation Board - \$125.00
(2) Sakukichi KAWAGUCHI - - - - - \$ 20.00
7. Do the above wish these funds returned to them? - (1) Workmen's Compensation Board - No.
(2) Sakukichi KAWAGUCHI - He did not list this as a claim in his JP Declaration Form.

The above information was communicated to Mr. Levesque by telephone this morning.

W. J. JOHNSTON

WJJ/JF

December 28, 1945.

Re: The Estate of Yoshiro KANEKO, Deceased.

The above Japanese person appears to have no other estate than an interest in the N₂ of the N₂ of Lots 23 & 24, Blk. 21, D.L. 200A, D.N., Plan 197, known as 2028 Columbia Street, Vancouver. Yoshiro died unmarried and intestate on December 10, 1940. This real property was registered in his name on July 26, 1940. The property was advertised for sale by the Custodian on March 23, 1944. The Advisory Committee approved a price of \$1500 and Mrs. Bessie Teggin offered to purchase the property at this price making a deposit of \$150.00 on March 19, 1945 through her agent W. H. Gallagher & Co. It is understood that the balance of the purchase price was placed in their hands pending Custodian's acceptance of the offer.

The file history indicates the following:

Yoshiro Kaneko is survived by his mother Samo Kaneko, a widow whose husband Yotaro Kaneko died in 1939. Samo Kaneko was born in 1893, is a Japanese National.

Philip Marsden was retained by Mrs. Kaneko to settle the estate and in a letter dated October 14, 1942 asked to apply for administration in the name of the Custodian and have Mrs. Kaneko renounce in favour of her crippled daughter according to her expressed wish. The Custodian replied on October 23, 1942 refusing to have the Custodian named and suggesting a trust company. Philip Marsden replies (letter Dec. 28/42) stating that he is taking steps to have the Official Administrator apply for Letters.

Philip Marsden (Letter March 29, 1943) states that he is not proceeding with Letters of Administration because of the difficulties relative to Mrs. Kaneko being a National and states that he is returning the documents to his client.

R.P. Alexander (letter July 31/43) asking Mr. Moore if he will apply for administration. In this letter it is stated for some reason that the money used to purchase the house in the name of the dead son was a death benefit derived from Yotaro Kaneko, husband of Samo, who died in 1939. Information is incomplete regarding the ownership of this insurance money and no trust is indicated on the Certificate of Title. However, Mr. Moore (letter September 23, 1943) raises the question of a trust regarding the ownership of 2028 Columbia Street as an obstacle to the sole benefit going to the mother of the deceased.

On September 29, 1943 Mrs. Samo Kaneko was asked for information regarding this but no reply received.

On June 9, 1944, Mrs. Samo Kaneko stated through the Department of Labour Supervisor at New Denver that she "has been advised by her lawyer that nothing could be done about her estate now, but if she came to Vancouver herself she might be able to do something about it." In the meantime she does not intend to take any steps. Mr. Moore was advised accordingly.

The property was advertised on March 23, 1944 and an approved offer of \$1500 received. (See over)

On April 4, 1945, letter Mr. Wright to Mr. Sheppard asking that the matter be taken up with Mr. Moore, followed by a letter from Mr. Sheppard to Mr. Wright stating "generally speaking Mr. Moore will assist in the sale". On April 16, 1945, Mr. Wright instructed Mr. Sheppard to obtain Grant of Letters.

Note: The Prudential Ins. Co. state that the name of the deceased has records since 1935 & the only death claim paid since that time was 170.46 to Samo Kaneko on death of the son Yoshiro on Dec 10, 1940. They are writing this H.O. in New Jersey re Yotaro's policy.

ADM:AS

QUESTIONS:

1. Why was the ownership of this property by Yoshitro brought into the picture in the first place?
Mrs. Kameko stated in her declaration that the property belonged to her son Yoshitro. Why raise the issue?
2. Why not vest Mrs. Kameko's beneficial interest and convey?

MEMORANDUM

File No. 13134

October 25th, 1945

TO: Mrs. A. G. McArthur

FROM: Mr. Doust

Re: 2026 Columbia Street, Vancouver, B.C.
Proposed purchaser: Mrs. Bessie Teggis,
widow, through W. E. Gallagher & Co.,
Agents.

Respecting the proposed sale of the above property which, as you are aware, has been held up since last March due to difficulties with the Title as an Estate is involved, you asked me to remind you to speak again to Mr. Sheppard if we did not hear from him in a few days.

In the meantime, as arranged with yourself and Mr. Shears, we instructed the Henry Sheet Metal Works to put in a new 18-in. Cast Iron Furnace, same to be fully guaranteed at a total cost of \$115.00. I spoke to Mr. Finlay, the manager of the above firm, respecting giving special attention to the cold air system of this furnace and he said he would give particular attention to this. He had already noted that there was inadequate cold air, and he guarantees that a satisfactory job will be done by him.

I wrote on October 19th to W. E. Gallagher & Company, who are acting for Mrs. Teggis, explaining the full circumstances relating to the furnace and requesting them to obtain from Mrs. Teggis, in writing, her agreement to pay half the cost of this furnace, namely \$57.50, if the house is finally sold to her.

Mrs. Teggis telephoned me on Tuesday and I made the matter of the furnace quite clear to her. She had not then heard from W. E. Gallagher & Company but was going to see them immediately, not particularly about the furnace but as to what prospects she would have of obtaining possession of the house. She hinted that if she had to wait indefinitely for possession then she might drop the whole thing.

There is, therefore, nothing further to be done in this matter until we hear from Gallagher & Company. The furnace is being installed forthwith as Henry Sheet Metal Works have the furnace in stock.

PD/ER

*Installation the
furnace about
+ working satisfactory*
15711-1-45

13134 & 12985
Legal Section

509 Royal Bank Building,
Vancouver, B. C.,
July 31st, 1945.

Messrs. Locke, Lane, Guild & Sheppard,
Barristers and Solicitors,
703 Rogers Building,
Vancouver, B. C.

Dear Sirs:

Re: 2028 Columbia Street and
Re: Yoshio KANEKO, Deceased.

Will you be good enough to let us know if Letters of Administration have been issued herein and if so kindly send us Certified Copy.

In our letter addressed to you under date of April 4th, 1945, we referred to the fact that the premises had been offered for sale, and that an offer satisfactory to the Advisory Committee had been received for the property above referred to. The purchasers agents are pressing for completion.

Kindly let us hear from you as soon as possible.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW:Q'S

13134 - 12985

July 28th, 1945.

Attn: Mr. D. McMillan

Parsons, Brown Realty Limited,
404 West Hastings Street,
Vancouver, B. C.

Dear Sirs;

Re: 2028 Columbia St., Vancouver, B.C.
Estate of Yoshiro KANEKO, Deceased.

We thank you for your letter of the 24th instant enclosing Rental Statement and remittances relating to the above and attach our official receipt hereto.

Will you kindly note that in future we shall be glad if you will forward to us these remittances monthly as was done heretofore. We note what you say regarding repairs to furnace, and if you are unable to obtain the furnace parts, in view of approaching winter will you kindly let us know the name of the furnace and we will see what we can do to procure the necessary parts if you will advise us exactly what is needed.

Thanking you,

Yours truly,

P. Douet,
Administration Department

PD/ER
Attach.

10734- 12985 - 13134

May 10th, 1945.

Mrs. Sano (Yotaro) KANEKO,
Reg. No. 02589,
Rooseberry, D. C.

Dear Madam: Re: Chattels left at 2028 Columbia St.,
Tampa, Fla. Tampa, Fla. Jan. 19, 1914.

We are in receipt of your letter of April 30th and do not understand how the Auction List, Vancouver 41, went astray. However, we now enclose a copy of this list and are also sending a copy of this letter and Auction List to Mrs. Akane at New Denver, B. C. If you will both mark these sheets, showing the items belonging to each of you, this will facilitate matters at this end.

We return your copy of your list of chatteles dated November 26th, 1942 as we have a copy on file, but we would point out that the items in pencil were not on the original list you signed and handed to us--we note those are stated to be inside the cabinet.

Yours truly,

P. Doust,
Administration Department

Pd/30

Go to Mrs. Ichiyoshi (Shisue) AKASHI
Reg. No. 07215,
New Denver, B. C.

13134 & 12985
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
April 4th, 1945

Messrs. Locke, Lane, Guild & Sheppard,
Barristers and Solicitors,
470 Granville Street,
Vancouver, B. C.

Attention: Mr. Sheppard

Re: Yoshiro KANEKO, Deceased, and
2028 Columbia Street

Dear Sirs:

I spoke to you about this matter on the telephone this morning and pointed out that you had the file at one time in connection with an action brought by Margaret Wilson who claimed damages for injuries sustained when the plaintiff fell down the front steps. Mr. Hunter, the plaintiff's Solicitor, has not proceeded with the action.

Another problem has arisen in connection with the file, however, inasmuch that the premises were offered for sale publicly by the Custodian and a satisfactory offer has been received through Messrs. V. H. Gallagher & Company. In accordance with our usual practice, independent valuations were obtained and the Advisory Committee approved the sale at \$1,500.00.

The Administration Department brought this to my attention last week and you will see a letter which was addressed to Messrs. V. H. Gallagher & Company, under date of the 29th ultimo, pointing out that the title stood in the name of a person of the Japanese race who died prior to the passing of the Orders in Council. We indicated that we would take the matter up with the Official Administrator, providing their client was prepared to wait, and refer to their reply under date of April 3, 1945, asking us to do this.

I note, in looking over the file, that some correspondence took place in 1943 relative to administration, and also find on Mrs. Yotaro Kaneko's file a letter dated the 15th of June, 1944, from the B. C. Security Commission and a report of June 9, 1944, from H. P. Loughheed, their Supervisor, copies of which are enclosed.

13134, 12985

-2-

Messrs. Locke, Lane, Guild & Sheppard

April 4th, 1945

Will you be kind enough to take this matter up with Mr. Moore, the Official Administrator, and let us know his re-action to the suggestion herein.

You will find a copy of the advertisement published on the 23rd of March, 1944, on the real property section of the file enclosed.

We send you herewith a copy of the valuation that was submitted to the Advisory Board.

If there is any further information you require, please let us hear from you.

Yours truly,

K. F. WRIGHT
COUNSEL TO THE CUSTODIAN

KFW/JF
Encl.

MEMORANDUM

File Nos. 13134 ✓
13385
13386

March 27, 1945.

TO: Mr. Doust

FROM: Protection Department

RE: 2028 Columbia St. *See* *13485*

In reply to your memo of the 26th instant, our warehouse records show everything received from the above address under the name of Mrs. AKASH (File 10334), inventory number 159 on file. Mrs. AKASH signed and returned the inventory.

Without identification it was impossible to separate or determine correct ownership and it would appear to be advisable to write both parties who lived there and ask them to separate their own chattels as it is beyond our power to do so.

CBS:LM

Enc. 4. by mail

MEMORANDUM

March 26th, 1945.

TO: Mr. Spain

FROM: Mr. Doust

Re: Chattels at 2028 Columbia St.,
Vancouver, B. C.
Yoshiro KANEKO (Deceased)
Files 13134 and 12985

The above property is now in course of sale. There is nothing on file 13134 (Master File) regarding chattels but on the mother's file 12985, in the JP form giving particulars of the property, reference is made to the following chattels:

- | | |
|-----------------------|------------------------|
| 1 - dining room suite | 1 - kitchen table |
| 3 - beds & springs, | 2 - dining room chairs |
| 1 - bureau | 1 - wardrobe |
| 1 - kitchen stove | |
| 8 - kitchen chairs | |

It is stated that the above would be left in the front room downstairs at 2028 Columbia Street, Vancouver, B. C.

On communicating with the tenants, Mr. and Mrs. A. R. Wilson, by telephone they inform us that these chattels were removed immediately they took over the premises but there does not appear to be any record at all of this removal, neither apparently did Wilsons sign for any chattels.

Have you by chance on your lists any record at all of chattels on these premises?

PD/ER

P. Doust.

13134 - 12985

March 26th, 1945.

Parsons, Brown Realty Ltd.,
404 W. Hastings Street,
Vancouver, B.C.

Dear Sirs:

Re: 2028 Columbia Street,
Vancouver, B.C.

According to our file the following chattels were
left at the above premises in September 1942:

1 - dining room suite	8 - kitchen chairs
3 - beds & springs	1 - kitchen table
1 - bureau	2 - dining room chairs
1 - kitchen stove	1 - wardrobe

On the Declaration Form made by Mrs. Kaneko, who
lived at the premises owned by her son, deceased, she stated
that these chattels would be left in the front room downstairs
and the key given to Mrs. Wilson, the tenant. On communicating
by telephone with the Wilsons they informed us that all the
chattels were removed immediately after they took possession,
and as we cannot trace on our file any record of this removal
or that the Wilsons signed for any chattels, will you kindly
look through your file and see if you can throw any light on
what has happened to this furniture.

Your prompt attention will be appreciated.

Yours truly,

P. Douet,
Administration Department

PD/ER

13134
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
November 18th, 1944

Messrs. Locke, Lane, Guild & Sheppard,
Barristers and Solicitors,
470 Granville Street,
Vancouver, B. C.

Attention: Mr. Sheppard

Re: Yoshiro KANEKO (Deceased) and
Margaret Wilson vs. Yoshiro KANEKO and
Custodian of Enemy Property

Dear Sirs:

Herewith you will find Writ and Statement of Claim served upon Mr. Shears on the 15th instant.

For your information, we enclose the following:

1. Letter of November 17th, 1944, addressed to Messrs. Parsons Brown Limited by Mr. P. Douet of our Administration Department.
2. Letter of November 16th, 1944, addressed to our Mr. Douet by Mr. D. McMillan of Messrs. Parsons Brown Realty Limited.
3. Copy of report of Mrs. Wilson's accident made by a neighbor to Messrs. Parsons Brown Limited on June 16th, 1944.
4. Copy of letter addressed to Messrs. Parsons Brown Limited by Mr. D. McMillan, dated June 16th, 1944.
5. Letter addressed to Mr. P. Douet by Mr. D. McMillan of Messrs. Parsons Brown Limited, dated June 16th, 1944.

It will be noted that Messrs. Parsons, Brown Limited state that some one phoned the Custodian about this accident but could get no satisfaction. Mr. Shears tells me that the matter was not brought to his attention, and the first time I heard about it was when the Writ was served. We have also asked members of the Administration Department about the call, but no member of the staff recalls such a message.

You will note the Plaintiff's Solicitor states that the owner of this property was interned and is still interned as an enemy. I have examined the file and it appears that the owner died on December 10th, 1940. Some correspondence passed between this office and the relatives and it was suggested that the Official

Messrs. Locke, Lane, Guild & Sheppard

-2-

November 18th, 1944

Administrator should be appointed, but so far as we are presently aware, no such appointment was made.

When Mr. Hunter, the Plaintiff's Solicitor served the writ, he stated that application would be made for an order for substitutional service and yesterday I telephoned him and advised that our files revealed that the owner was dead and that he should not proceed with his application until all the facts are ascertained. Mr. Hunter was very grateful and stated that he would be in to see us in a few days.

I notice in looking over the file that it has been suggested that this property was purchased with the proceeds of the deceased father's insurance money and the Official Administrator points out, in a letter of September 23rd, 1943, that if the owner was not the beneficiary of the Insurance Policy, he would be a trustee for the Mother and all the children. If, on the other hand, the insurance was payable to Yoshio KANEKO, the real estate would be his own and as he died a bachelor, the property would go to his Mother. The Custodian did not consent to the institution of these proceedings, although we doubt if approval is necessary.

We would like to discuss this case with you further at your early convenience.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF
Encls.

June 16th, 1944.

C
O
P
Y -

REPORT RE:

Mrs. A. Wilson,
2028 Columbia St.,
Vancouver, B.C.

Custodian of Enemy Property.
File No. 13134.

Next door neighbor phoned this morning to say that on Tuesday evening Mrs. Wilson had fallen through the steps leading up to the house. These steps are apparently in very bad condition, both front and back, and Mrs. Wilson had spoken to Mr. Macaulay about them some time ago. Mr. Macaulay had promised to send a man out to repair them and the furnace also. Mrs. Wilson is quite seriously injured, according to this neighbor's report. She is going to phone the Doctor now and see about sending her to the hospital. She is in great pain--injury to the rectum. The neighbor did phone the Custodian but said she got no satisfaction. They either did not know what to do about it, or showed very little interest in it.

MR. McMILLAN - Please check on the above and advise.

C
O
P
Y -

Vancouver, B.C.,
June 16th, 1944.

Parsons, Brown Limited,
404 West Hastings St.,
VANCOUVER, B.C.

RE: 2028 Columbia Street,
File No. 13134

Gentlemen:-

The writer called at the above address on the morning of June 16th, in response to a 'Phone call advising that Mrs. Wilson had fallen through the front steps and been injured.

The tenant, Mr. Wilson, advised the writer that he had arranged with Mr. Macaulay to do certain repairs around the place. Mr. Wilson advised the writer that he had put in a number of nails in different steps after the accident had taken place, and we are at a loss to understand why the repair was made after the accident instead of before.

The above information was relayed to the Custodian of Enemy Property by telephone, this morning at 11.30.

Yours very truly,

D. McMillan.

DM:G

PARSONS, BROWN LIMITED

FRANK PARSONS

We Insure Everything

BRENTON S. BROWN

CHIEF AGENTS
ROYAL PLATE GLASS & GENERAL
INSURANCE COMPANY OF CANADA

CANADIAN MANAGERS
COMMERCIAL CASUALTY INSURANCE CO.
MILWAUKEE MECHANICS INSURANCE CO.

GEO. PARSONS, F. T. M. PHERSON, H. J. SEED, C. L. A. LIETZE, F. R. KARRAN, R. A. BRYSON, H. C. MACAULAY

PUBLIC LIABILITY - AUTOMOBILE



GUARANTEE BONDS - FIRE - MARINE - ACCIDENT - BURGLARY - LIFE - HOLDUP - SICKNESS - ELEVATOR - PLATE GLASS

TELEPHONE EXCHANGE MARINE 8211

404 WEST HASTINGS STREET

VANCOUVER, B. C.

June 16th, 1944.

Mr. P. Douet,
Administration Department,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
VANCOUVER, B. C.

RE: 2028 Columbia Street,
File No. 13134.

Dear Sir:-

This is to confirm conversation we had with you
with reference to the above property.

The writer was requested to inspect and report on
the condition of the front steps on the above property, owing to a
report from a neighbor that Mrs. Wilson had had an accident due to
the condition of the said front steps. The writer proceeded to the
above address, and upon arrival there inspected the front steps and
found that a number of them had been recently nailed. Owing to the
fact that new nails had been used it was obvious that they had not
been in long.

In discussing the situation with Mr. Wilson he
informed the writer that he had made arrangements with Mr. Macaulay,
acting agent for the owner, to do some repairs around the property.
We have not been advised whether he has or has not made these repairs.

We would certainly think that in the event of
Mr. Wilson doing any necessary repairs, and the front steps were
in need of attention, that that is the first thing that should be
attended to.

Mr. Wilson informed the writer that he would have
a claim for damages, and the writer informed him that if he had a
claim it would be advisable to state the same in writing.

Yours very truly,
PARSONS, BROWN LIMITED,

D. McMillan.

DM:G

COPY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN

No. W.1658...

1944

"I"

"G"

LAW

MARGARET WILSON

STAMP

\$2.00

Plaintiff

and

YOSHIRO KANEKA and
CUSTODIAN OF ENEMY PROPERTY

"Vancouver

Nov. 9, 1944

Defendants.

Registry"

GEORGE THE SIXTH, by the Grace of God, of Great Britain, Ireland
and the British Dominions Beyond the Seas, KING, Defender of the
Faith, Emperor of India.

TO YOSHIRO KANEKA and
CUSTODIAN OF ENEMY PROPERTY

of Vancouver in the Province of British Columbia

WE COMMAND YOU that, within eight days after the service of
this Writ on you, inclusive of the day of such service, you do cause an
appearance to be entered for you in an action at the suit of

MARGARET WILSON

AND TAKE NOTICE, that in default of your so doing, the Plaintiff
may proceed therein, and judgment may be given in your absence.

Seal of
The
Supreme Court
of British
Columbia

WITNESS, THE HONOURABLE WENDELL BURPEE FARRIS, Chief Justice
of the Supreme Court of British Columbia, the ninth day of November
in the year of our Lord one thousand nine hundred and forty - four.

N.B. - This Writ is to be served within twelve calendar months
from date thereof, or, if renewed, within twelve calendar months from the
date of the last renewal, including the day of such date, and not afterwards.

The Defendant may appear hereto by entering an appearance either
personally or by Solicitor, at the office of the District Registrar of
this Court at the Court House, Vancouver, B.C.

"A. L. P. Hunter"
Plaintiff's Solicitor

The Plaintiff's claim is ~~in~~ against the Defendants for damages for injuries resulting to the Plaintiff from the neglect of the Defendants to effect and maintain repairs to and on premises known as 2028 Columbia Street, Vancouver, British Columbia, as follows:-

- (a) Special - Medical and hospital expenses - \$500.00
- (b) General - Such sum as to this Honourable Court seems meet.

Costs of this Action.

PLACE OF TRIAL - Vancouver, B.C.

No..... 194	
IN THE SUPREME COURT OF BRITISH COLUMBIA	
MARGARET WILSON	
VS.	
YOSHIRO KANEKA and CUSTODIAN OF ENEMY PROPERTY	
General Form	
WRIT OF SUMMONS	
This Writ was issued by A.L.P. HUNTER.....of the firm of whose address for service is 702 Biks. Building, 718 Granville St., Vancouver, B.C..... Solicitor for the said Plaintiff who resides at 2028 Columbia Street, Vancouver, B.C..... (Street, Number & Place)	

THIS WRIT was served by me at.....
on the Defendant.....
on.....the.....day of.....194..
Endorsed on the.....day of.....194..
(SIGNED)
(ADDRESS)

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IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

MARGARET WILSON,

Plaintiff

AND:

YOSHIRO KANEKA and
CUSTODIAN OF ENEMY PROPERTY

Defendants.

Writ issued the 9th day of November, 1944.

STATEMENT OF CLAIM

1. The Plaintiff is the wife of Andrew Wilson and resides at 2028 Columbia Street in the City of Vancouver in the Province of British Columbia.
2. For some time prior to the 7th day of December, 1941 the Defendant, Yoshiro Kaneka, resided at 2028 Columbia Street, in the City of Vancouver in the Province of British Columbia.
3. Subsequent to the 7th day of December, 1941 and prior to the 1st day of October 1943 the said Yoshiro Kaneka was duly interned as an enemy and is still interned as an enemy and his address is c/o Custodian of Enemy Property, Room 912 Royal Bank Building, 675 West Hastings Street, in the City of Vancouver in the Province aforesaid.
4. The Defendant, Custodian of Enemy Property, (hereinafter referred to as "The Custodian"), has his office at Room 912 Royal Bank Building, 675 West Hastings Street in the said City and Province.
5. The Defendant Custodian is sued as Trustee and Receiver of the Defendant, Yoshiro Kaneka, pursuant to the "War Measures Act" being Revised Statutes 1927, Chapter 206 and Amending Acts and Regulations made thereunder.
6. At all times material to the issues herein and prior to the 9th day of September 1942 the Defendant, Yoshiro Kaneka, was the registered owner in fee simple of the lands and premises situate at 2028 Columbia Street, in the City of Vancouver in the Province of British

Columbia, and more particularly described as the North one-half ($\frac{1}{2}$) of the North one-half ($\frac{1}{2}$) of Lots Twenty-three (23) and Twenty-four (24) in Block Twenty-one (21), District Lot Two Hundred A(200A), Group One (1), New Westminster District, as evidenced by Certificate of Title dated 26th July 1940 and numbered 523921.

7.. On the 9th day of September 1942 the Defendant Custodian filed in the Land Registry Office in the City of Vancouver in the Province of British Columbia, under No. 34837 a Certificate of Vesting in the words and figures following:-

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

CERTIFICATE OF VESTING

I, the undersigned, being duly authorized by the Custodian, hereby certify that the property, right and interest described hereafter is vested in the Custodian.

Description of property right and interest.

North $\frac{1}{2}$ of the North $\frac{1}{2}$ of Lots 23 and 24, Block 21, District Lot 200A, Group 1, New Westminster District, Plan 197. Interest of Yoshiro Kaneka and Yoshikazu Kaneko, and any other enemy interest therein.

Vancouver, B.C.
Sept. 4th, 1942

G. W. McPherson
Authorized Deputy of the Secretary of State
and/or Custodian.

8. Since the 9th Day of September, 1942 and at all times material to the issues herein the Defendant Custodian was and is empowered with the right to deal with the said lands in such manner as he, in his sole discretion, decides.

9. Prior to the month of October, 1943 and at all times material to the issues herein the Defendant Custodian employed Parsons Brown Limited as his Rental Agent and the Rental Agent of the Defendant Yoshiro Kaneka to procure a tenant of the said lands, tenaments and heriditaments.

10. In the month of October, 1943 the Defendant Custodian and/or Defendant Yoshiro Kaneka, through its rental agent aforesaid, promised and agreed to and with the Plaintiff that in consideration of the Plaintiff leasing said lands from the Custodian at a rental of \$20.00 per month on a month to month tenancy, that the Defendants would repair the said premises, inter alia, by repairing and putting into a fit state for use of the said

tenant, the Plaintiff, the front steps, which were then out of repair to the knowledge of the Defendants.

11. Acting on and in consideration of the said promise as aforesaid, the Plaintiff entered into the said tenancy with the Custodian on the 1st day of November, 1943.

12. Between the 1st day of November, 1943 and the 12th day of June, 1944, the Defendants neglected to repair the said steps as agreed upon.

13. On the 12th day of June, 1944 while the Plaintiff was lawfully using the said steps one of the treads of the said steps, out of repair, tilted over resulting in the Plaintiff being thereby thrown down the steps and sustaining serious and painful injuries, particulars of which are as follows:-

(a) Bruises and contusions of her back, both hips and both thighs.

(b) Sustained a fractured coccyx (tail bone) which has involved the Plaintiff in much pain and suffering.

14. At all times material to the issues herein the Defendants, by their agent or agents, were aware of the dangerous condition of the said steps and neglected to repair the same.

WHEREFORE the Plaintiff claims against the Defendants as follows:

1. Damages.

(a) Special:- Medical and hospital expenses -- \$500.00

(b) General:- Such sum as to this Honourable Court seems meet.

2. Costs of Action.

Place of trial - Vancouver, B.C.

DATED at Vancouver, B.C. this 9th day of November, A. D. 1944.

(signed) A. L. P. Hunter
Solicitor for the Plaintiff.

FILED and DELIVERED by A. L. P. Hunter, Esq., Solicitor for the Plaintiff, whose place of business and address for service is 702 Birks Building, 718 Granville Street, Vancouver, B.C.

November 17th, 1944.

Attn: Mr. D. McMillan

Messrs. Parsons Brown Limited,
404 West Hastings Street,
Vancouver, B. C.

Dear Sir: **Re: Yoshiro KANEKO (Dec'd) - 2028 Columbia**
 Avenue, Vancouver, B. C.

We confirm our telephone conversations of yesterday and this morning wherein we advised you that we have been served with a Summons on behalf of Mrs. Wilson, tenant at the above address, who claims to have been injured due to some steps being in bad repair.

As explained to Mr. McMillan, we have nothing on our file relating to this matter and shall be glad if you will please report to us on the lines agreed in our telephone conversation. You informed us that Mr. Macaulay, who handled this property originally, died some little time back and that an arrangement was made by him with the tenants that they would do odd repairs. Is there anything in writing to this effect? We would also like to know under what conditions the Wilsons became tenants in, we believe, November 1942 as our file does not indicate this.

We understand that the first time you heard about the steps being in need of repair was some time in June last when you received a telephone call from a neighbor of the Wilsons. On your visiting the premises last June we understand that you found the steps had already been repaired by Mr. Wilson--this being after the accident had occurred.

If you will please embody in your report all the circumstances relating to this matter we shall be much obliged, and you might let us have your report in duplicate. In view of the nature of the claim this matter is of some urgency, so your prompt attention will be appreciated.

Thanking you,

Yours truly,

P. Deust,
Administration Department

PD/ER
CC to K. W. Wright.

Harrop
PARSONS, BROWN LIMITED

404 West Hastings Street,
Vancouver, B. C.

June 16th, 1944

Mr. P. Douet,
Administration Department,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
VANCOUVER, B. C.

RE: 2028 Columbia Street,
File No. 13134

Dear Sir:

This is to confirm conversation we had with you with reference to the above property.

The writer was requested to inspect and report on the condition of the front steps on the above property, owing to a report from a neighbor that Mrs. Wilson had had an accident due to the condition of the said front steps. The Writer proceeded to the above address, and upon arrival there inspected the front steps and found that a number of them had been recently nailed. Owing to the fact that new nails had been used it was obvious that they had not been in long.

In discussing the situation with Mr. Wilson he informed the writer that he had made arrangements with Mr. Macaulay, acting agent for the owner, to do some repairs around the property. We have not been advised whether he has or has not made these repairs.

We would certainly think that in the event of Mr. Wilson doing any necessary repairs, and the front steps were in need of attention, that that is the first thing that should be attended to.

Mr. Wilson informed the writer that he would have a claim for damages, and the writer informed him that if he had a claim it would be advisable to state the same in writing.

Yours very truly,
PARSONS, BROWN LIMITED

"D. McMillan"

D. McMillan

DM:G

13134 & 12985.

May 5th, 1944.

Mr. C. S. Swayne, Supervisor,
B. C. Security Commission,
New Denver, B. C.

Dear Sir:

Re: Estate of Yoshiro KANEKO (Deceased).

We wrote on the 29th September to Mrs. Sano KANEKO as per copy of letter attached, but although we have written her since that date, regret we have received no answer. We have also taken up with Mr. Samuel A. Moore, the official administrator here at the Court House, as to whether he has received any application from Mrs. Kaneko, next-of-kin of the deceased, for administration papers, etc., but have received no reply from this gentleman and thus we do not seem to get any further in this matter. We shall be glad if you will kindly contact Mrs. Kaneko and ascertain whether she will provide us with the information we require as at present nothing can be done with regard to the administration of the property, and we are still collecting rents of the house at 2028 Columbia Street which is rented at \$20.00 per month and keeping the funds in an account under Mr. Yoshiro KANEKO, deceased. At present the credit balance is \$204.00.

This matter is getting somewhat urgent in view of the fact that the property was recently advertised for sale and may be sold, and if this is the case no proceeds of the sale can be distributed until Mr. Moore, the official administrator, is provided with the papers the executrix requires.

Any assistance you can give us in this matter will be appreciated.

An extra copy of this letter is attached in case you wish to pass same on to Mrs. Kaneko or a member of her family.

Yours very truly,

P. Doust,
Administration Department.

FD/P.

c.c. to B. C. Security Commission,
Vancouver, B. C.

13134 & 12985

February 14th, 1944.

Samuel A. Moore, Esq.,
Official Administrator,
Court House,
Vancouver, B. C.

Dear Sir:

Re: Est. of Yoshire KANEKO, Dec'd.
Your Reference "Rea".

With reference to our letter of September 29th 1943, as we have not heard from you in connection with the above matter we presume that no application has yet been made to you by Mrs. Kaneko, next-of-kin of the deceased, and if you will kindly confirm this we will again write to Mrs. Kaneko as we have heard nothing from her since our letter of September 29th, 1943, a copy of which we sent you with ours above referred to.

Yours truly,

P. Doust,
Administration Department

PD/ER

12985 & 13134

September 29, 1943.

Mr. Samuel A. Moore,
Official Administrator,
Court-House,
Vancouver, B. C.

Dear Sir:

Re: Estate of Yoshiro KANEKO (Deceased)
Our Files 13134 & 12985.
Your Ref. No. Rev.

We have to acknowledge your letter of September 23rd relative to the above and enclose herewith a copy of letter sent this day to Mrs. Kaneko, next-of-kin of the deceased. Upon receipt of advice from you that an application has been made, we will be glad to file with you all particulars as to assets and liabilities of this person, together with the amount at credit in this office, which at the present date amounts to \$87.75 being net revenue from property known as 2028 Columbia Street, Vancouver. This property, as far as we know, is the only asset of the deceased.

Yours truly,

A. G. Beartson,
Administration Department.

AME:AS
encl.

12985 & 13134

July 31st, 1943.

Samuel A. Moore, Esq.,
Official Administrator,
Court House,
Vancouver, B.C.

Dear Sir:-

Re: The late Mr. Yoshiro KANEKO

Real estate at 2028 Columbia Street, Vancouver, the legal description of which is Lot E $\frac{1}{2}$ of B $\frac{1}{2}$ of Lots 23 and 24, Block 21, D.L. 2004, and having an assessed value of \$1,235.00 (land \$435.00, improvements \$800.00) stands in the name of Mr. Yoshiro Kaneko.

The mother of the late Mr. Yoshiro Kaneko is Mrs. Yotaro Kaneko, Police Registration No. 02589, and she herself is a widow, her husband having died about three years ago. With the proceeds of her late husband's insurance money, her son, Yoshiro Kaneko, purchased the house property at 2028 Columbia Street, Vancouver, where the family have been residing. The son, Yoshiro Kaneko, was killed in a sawmill on December 10, 1940. He was unmarried and Mrs. Kaneko is drawing compensation from the Workmen's Compensation Board in respect of this deceased son. Yoshiro Kaneko died intestate and Letters of Administration have never been taken out. The property is currently rented by the Custodian and rent proceeds retained by the Custodian.

The principal concern of Mrs. Yotaro Kaneko, who is residing in New Denver, B.C., is with the welfare of her crippled daughter, Yoshiko Kaneko, who is about twenty-five years of age, a Canadian citizen born in Vancouver. This daughter, Yoshiko, suffers from the effects of infantile paralysis and although mentally competent is unemployable by reason of her affliction.

The total value of the Estate of the deceased son does not exceed \$2,000.00 and under the Administration Act it is our understanding that the whole Estate would go to the widowed mother.

It is Mrs. Kaneko's desire to renounce her interest in the property in favour of her crippled daughter, Yoshiko.

RE: M

H.P. Alexander,
Manager

Dear Sir,

After payment of various repair bills, water rates and fire insurance on the property involved, we have a net balance on our books at the present time standing to the credit of the estate of the late Mr. Yoshitaka Kaneko of \$49.75, and the property is currently being rented for \$20.00 per month.

Would you be willing to arrange for letters of administration along the lines desired by Mrs. Tokuro Kaneko?

Ordinary course, inherit the property.
deceased, Mrs. Tokuro Kaneko, is a widow and would, in his opinion in the and the reason given by him for his withdrawal was that the mother of the apply for letters of administration to the estate, but Mr. Haraden withdrew, Haraden, 403 Rogers Building, Vancouver, with a view to arranging for him to install Mrs. Tokuro Kaneko applied to a solicitor, Mr. Philip B.

Insofar as the remaining members of the family are concerned, the oldest son, Yoshitaka Kaneko, states that he is in no way interested in the property and voices no objection to his mother having letters of administration obtained and the property dealt with in any manner his mother sees fit. There are two daughters. Yoshitaka Kaneko has already been mentioned. The next daughter, Eiyoko, aged nineteen, and a son Haraden, aged sixteen, and a son Ken, aged seven, all presumably have no objection. The widowed mother, Mrs. Tokuro Kaneko, is a Japanese national.

MEMORANDUM

TO : MR. ALEXANDER

July 29th, 1943.

FROM : MR. IAN RICHMOND

Reference is made to Mr. Russell's memo on File 13134 of May 7th. I have ascertained from Mr. Haraden that the reason he withdrew from having the estate of Yoshire KANEKO administered was that the mother of the deceased, Sami KANEKO, is a widow and in ordinary course, would inherit this property. Mrs. Kaneko, he informs me, was born in Japan and has not been naturalized and consequently if she were appointed administratrix and conveyed the land to herself, it might be considered enemy property. Her desire was to have the property conveyed to her daughter, Yoshiko. Please advise what procedure, if any, should be taken in this instance.

IR:PS

Sta

move

File No. 13134

12984

12985

January 8, 1943.

MEMORANDUM

Re: Files 13134, 12984, 12985.

Arrangements have been made with Mr. P. Marden confirmed by his letter of 22/12/42 on 13134 that application will be made for Letters of Administration to the Estate of Yoshiko KIMURA (deceased) by the Official Administrator.

Inasmuch as Yoshiko's father, Isotaro, is dead, the whole Estate will fall to his mother, Sano, file 12985. The transfer of the assets will be handled by the appointed administrator and the Estate will in the meantime be handled on 13134.

When the rights are established by the issue of Letters of Administration the administrator will certify to us the beneficiary after which the Estate file can be closed and the assets be handled through 12985.



P. H. Russell.

PHR/CP

12935

23rd October, 1942.

Philip S. Maraden, Esq.,
Barrister and Solicitor,
403 Rogers Building,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Sano KANEKO

Further to our letter dated October 16th, and with reference to your telephone call of October 20th, we suggest that you make application for Letters of Administration in accordance with the request of your client, Mrs. Sano Kaneko, a Japanese National, and at that time we shall be pleased to provide you with a letter from the Custodian's office addressed to the authorities to whom you will be making application, advising said authorities that in so far as the Custodian's office is concerned, and in view of the circumstances as outlined in your letter dated October 15th, the Custodian's office has no objection to the Letters of Administration being issued.

If this is impractical we suggest that you discuss the matter with the Toronto General Trust Company or some other reliable trust company which has frequently dealt with cases of a similar nature and which has not had undue difficulty under similar circumstances in obtaining Letters of Administration.

Yours truly,

R. P. Alexander
Manager

RPA:LF

12985

13134

16th October, 1942.

Philip S. Marsden, Esq.,
Barrister and Solicitor,
403 Rogers Building,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Sano KANEKO

Thank you very much for your letter dated October 14th and for the detailed information contained in your letter regarding the affairs of your client.

We suggest that you apply for Letters of Administration to the estate of the late Yoshiro Kaneko but we do not see that it is necessary that such application be made in the name of the Custodian. In so far as legal and Court expenses are involved we have to inform you that Mrs. Kaneko has already made arrangements for the renting of the house to a Mrs. A. Wilson for the sum of \$20.00 per month and has left the matter of rent collection in the hands of Mr. Henry Macaulay, manager of the real estate department of Messrs. Parsons, Brown Limited. We have voiced no objection to the arrangements made by Mrs. Kaneko and have instructed Mr. Henry Macaulay to report and remit to us monthly. After payment by the Custodian's office of carrying charges on the property the balance thereafter remaining would be available for meeting the legal and Court expenses you mention. Our records indicate that taxes on the property for 1942 have already been paid, that a deposit has been secured from the intending tenant and that Mrs. Wilson will be occupying the property following the evacuation of Mrs. Kaneko and her family.

In due course we would appreciate your reporting to us as to your progress in securing Letters of Administration and in drafting the other documents mentioned in your letter.

Yours truly,

R. P. Alexander
Manager

RPA:LF