

## Now We Have Rent Control

We asked for it and now we have it.

Rent control comes to Chapel Hill next Monday and it will be our responsibility to make it work. Every law has been broken at one time or another. Even a helpless traffic light gets run through once in a while. But this is a small village and offenders will stand out like a sore thumb. And if you pay more than the legal rent you're violating the law the same as the tenant who charges it.

We can see only one bad feature in the rent control regulations. Many of the high rents come from persons who came into the renting business fairly late. The prices were already high and the first rents they charged were correspondingly high. Those people who consistently charged low rents will be on the wrong end of the curve.

Because this law will materially effect many students, and because we feel that students should be fully acquainted with it, we are printing the following list of questions and answers compiled by Frank McInnes, State OPA Rent Executive:

Q. Will landlords be notified to reduce rents to March 1, 1945 level?

A. No. Rents should be reduced automatically without notice.

Q. Are there any conditions under which a landlord may charge more rent?

A. Yes. If a substantial change has been made in the housing accommodation—such as the addition of a new bathroom, garage, or a complete rehabilitation of the quarters he may be entitled to more rent than was charged on March 1, 1945.

Q. Can a landlord evict a tenant if the tenant refuses to pay more than the legal rent?

A. No.

Q. Under what conditions may a landlord evict a tenant?

A. There are several grounds under which a tenant may be evicted; first, if the tenant refuses to pay the legal rent; second, if the landlord, in good faith, personally wishes to occupy the living quarters.

Q. What type of notice must a landlord give a tenant?

A. A landlord must in all cases, except in cases of non-payment of the legal rent, give at least 10 days notice prior to the expiration of the rental agreement. This notice must be in writing and a copy must be sent to the Rent Control office, Chapel Hill, within 24 hours.

Q. How is the maximum rent established for a house which was occupied by the owner for a year preceding March 1, but is now offered for rent?

A. The maximum legal rent is the first rent charged on the quarters.

Q. How is the legal rent established for a living unit constructed after March 1, 1945?

A. The first rent charged for the dwelling unit is the legal rent.

Q. How is the legal maximum rent established for a room when the landlord puts another lodger in with the present tenant?

A. The landlord must petition the Area Rent Director for any proposed increase.

Q. Tenants with grievances will make them known where?

A. Tenants who wish to report violations should make the notice in writing to the Area Rent Control office, OPA, Chapel Hill, N. C.

Q. A tenant lives on the second floor of a building which has a grocery store on the ground floor. Do Federal rent regulations apply?

A. Yes, if the business and dwelling portions of the building are separable so that no one tenant may occupy the dwelling portion while the business portion is occupied by some other person, the dwelling portion is regulated. If the business and dwelling portions are not separable, the combined rent will be controlled only if the property is used primarily for dwelling purposes.

Q. Can a tenant and a landlord enter into an agreement whereby the tenant agrees to pay more rent than is permitted by the regulations?

A. No, the regulation specifically states that "... no person shall demand or receive any rent for use and occupancy ... of any housing accommodations within the defense rental area higher than the maximum rent regulation; and no person shall offer, solicit, attempt or agree to do any of the foregoing."

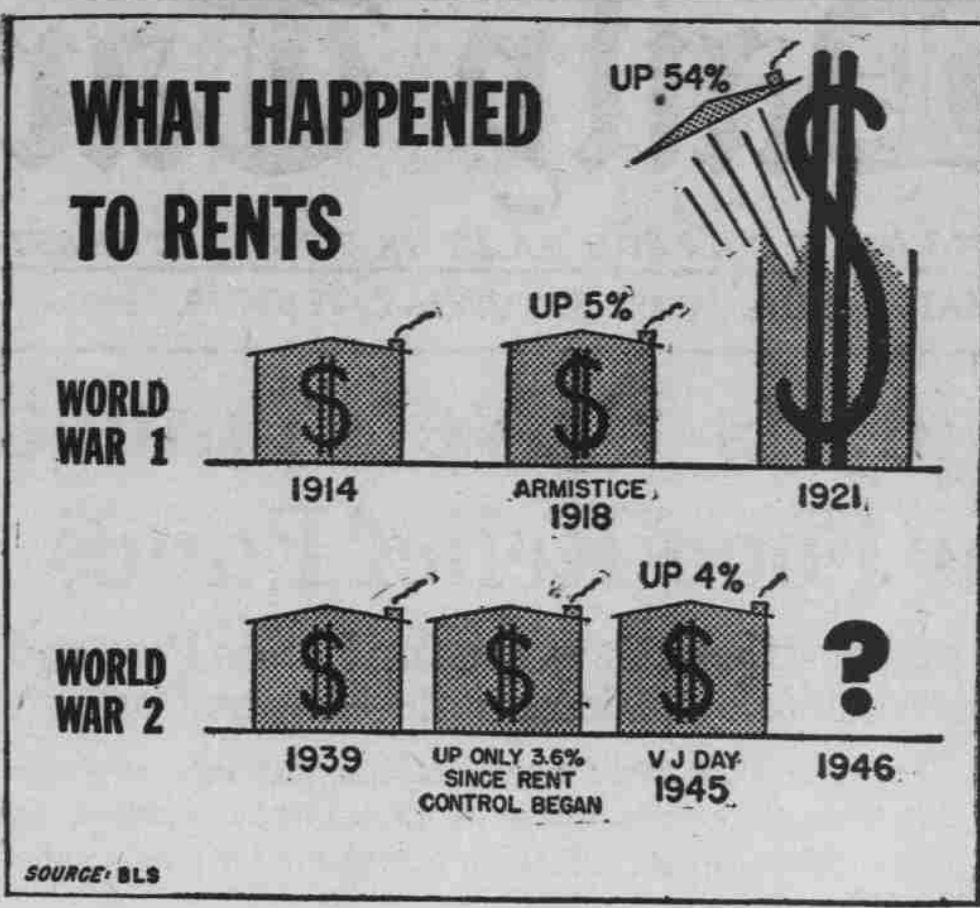
## The Daily Tar Heel

The official newspaper of the Publications Board of the University of North Carolina Chapel Hill, where it is published daily, except Mondays, examination and vacation periods; during the official summer terms, it is published semi-weekly on Tuesdays and Saturdays. Entered as second-class matter at the post office at Chapel Hill, N. C., under the act of March 3, 1879. Subscription price: \$5.00 per college year.

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During and after World War I rents went up 54.4 per cent, and the biggest part of this rise came after the Armistice. Since the beginning of World War II rents have risen less than four per cent. What's ahead for rents in the post World War II period?

## Sobs and Throbs

### Case of CHS

NOTE FROM THE EDITOR:

At the present time there are approximately twenty-five hundred veterans and an additional four hundred male students who haven't seen service. To accommodate these students there are only a few more than a thousand women students. Naturally this ratio plus the fact that many of the male students were here three to four years ago has caused many emotional problems to arise. A great proportion of these heart-warming problems has found itself in the Tar Heel office. After much debate the editor has procured the services of the noted heart-throb writer, Miss Ramona Cottin. In today's column Miss Cottin solves the most pressing problem that has been filling the office for months...

FROM MISS COTTIN—

After spending just a few days in Carolina I have discovered many problems that need my warm-hearted help. The most pressing, at least in my expert opinion, comes from Mr. CHS. Mr. CHS writes:

"Three years ago I arrived in Chapel Hill as a fair headed and innocent lad. At that time I did not know the difference between the flowers and the bees. Nor was I acquainted with the legend of the Confederate soldier. One sunny day I was walking along the by lanes of the campus when I spied a girl. She was a cute kid and, like the meek little puppy that I was, I followed her home. She took me in purely out of the kindness of her heart. All of her roommates befriended me, and I felt happy. But, alas, I fell in love with her. That was only the beginning for soon I fell in love with Gloria, the other roommate, and then shortly afterwards love again came to me. Toni, the third person, also fell for my blond hair and innocent charms. All went well for a time until I heard about the legend of the Confederate soldier."

"About this time I decided that I must heed the call of my country. But the three charming maidens begged me not to go. I went. The greetings came and I replied to the letter like any red blooded boy with blond hair would. The roommates came after me. It was a bit embarrassing at first to have them in the barracks. But it was worse on the ship. And, Miss Cottin, when they were in the same fox hole with me I was at my wit's end."

"Now I am back at the Hill alone. Last night I received a telegram that the three girls are coming here to me. Please, Miss Cottin, how can I have any rest and sleep..."

(signed) Mr. CHS

A fair-headed blond student. This is indeed a sorrowful tale. Its perfectly alright to have three girls in a fox hole but never in Chapel Hill. After a sleepless night which I spent worrying about this said case, I decided that the best thing would be for Mr. CHS to send all three girls to the Tar Heel office any time after eleven at night and the staff will relieve Mr. CHS from his problem."

Next issue I'll relate the sad story of Mr. ZZY.  
Until then...  
Oodles of Love,  
Ramona Cottin

## Short, Short Story

### Excursion to Popular Bistros With DTH Man-About-Town

By Tookie Hodgson

In order to acquaint the intelligent, good-looking, and cultured readers of the Daily Tar Heel with some of the more outstanding attractions of a summer in Chapel Hill, I have endeavored to compile a bit of a guide list. This list, which includes a variety of dating places for a variety of dates, will no doubt be of great interest to those scholars who are "fresh" to the University. It will also interest any male who is "fresh" towards ladies. It should, last but not least, interest hell out of the Chapel Hill police force. It doesn't interest me at all, because I can't get a date in the first place.

For such obvious reasons as the fear of libel suits, ground glass in my scrambled eggs, and pugnacious proprietors, all names of places are absolutely fictitious. If you can't guess what place I'm writing about, you're illiterate, stupid, and an oaf; and who, pray, will admit that he is illiterate, stupid, and an oaf? Anyway, I wouldn't. First on the agenda is none other than:  
"Clarry's"—A restaurant which features superb liquid dinners. Jolliness prevails among its habitués. The potato chips served in wax packages are unexcelled. There are an insufficient number of chairs, but you won't mind; after a couple of hours everybody is sitting on the floor, just having themselves a helluva time.

"Mutt's"—A strictly masculine cultural salon. Its patrons are genuine artists. Nowhere else on earth can one hear such a variety and profundity of burps. It is said that "Mutt's" will shortly steal the burping crown from "Sloppy Joe's Bar" in Norfolk, Va. Everyone is doing his damndest to realize this ambition, and all Chapel Hill eagerly awaits the outcome of this "Battle of Burps." Among "Mutt's" other attractions is a well-stocked library of comic magazines, as well as a "Police Gazette" or two.

"Zamdigger's"—The gay patisserie of Chapel Hill. Such delicious concoctions as Frumpkerkudger (Corn Flakes), Zizzerdiggerdoo (apples), and Loploplop (peanuts) await your pleasure. The plebian food is tastefully served at patrician prices. The home of student poets, intellectuals, and bearded Playmakers, "Zamdigger's" yields to no one in prestige; or, as its jovial proprietor would say—"Allo!"

"O'Grady's"—A just-out-of-town bistro where carefree merriment prevails. When the local malt supply runs low, "O'Grady's" is the place to go. (Ahem!) It is a frequenting place of the constantly bibulous. On a good Saturday night, Ray Millard would go crazy here, even to the bat on the wall. A nice place to take a "date," if you don't expect to keep her long.

The Arboretum—A hell of a lot of trees, a hell of a lot of bushes, a hell of a lot of flowers, and a hell of a good time.  
The Library—More commonly known as the "Phi Beta Kappa House," the Library has the distinction of being regarded as the least datable place on the campus. An old "stackroom man" myself, I dissent from this opinion. What is more elevating than oculation surrounded by good books? It is about time some members of the

## Letters To The Editor

### Says Miller Misinterprets

In an article appearing in the Tuesday issue of the DTH Bill Miller gave his analysis of the action taken by the Student Legislature on the re-appointment of persons to the Entertainment Committee and of Jim Taylor's article concerning the action. According to this analysis, "the student body (either) made grave errors in selecting members to the Legislature in May or there were good reasons for the decisive 28-10 vote and Taylor's statement amounts to a jumbled pile of words without reason." Quite evidently, Miller either failed to read the entire article by Taylor or his interpretation, of the English language indicates much room for improvement.  
After having given his opinion that some members of the Student Legislature had trampled the apparent wishes (as indicated by campaign statements) of the student body, Taylor added that "if you (the student body) agree with the Entertainment Committee's work of the past and would like to see its policies continued, your public servants have served you well." This, in other words, means: if the student body believes that the members of last year's committee were the victims of unfortunate circumstances (the isolation of Chapel Hill, the failure of the government to pay promptly the veterans' entertainment fees, and that the committeemen "after all became members after the scheduled artists were contracted," etc., etc.) and that these members will this year bring to Carolina artists who can more than play a piano while wearing mittens, the Legislators did well in approving the re-appointment

## What Can WE Do About It?

By Eddie "Blackie" Black  
The other day I was walking across campus and who did I see but my old buddy, Smiling Sam.  
I almost didn't recognize Sam because he was so different, so unlike himself. I didn't discern what the trouble was at first and then it hit me all of a sudden like. You know, like a stroke of lightning. He wasn't wearing his usual smile.  
Stopping for fear that there might be something drastically wrong, and I might be able to help the old chump out, I accosted him with the statement... "Who put rocks in your bed."  
He looked at me as if I were crazy (that wasn't hard to do since he knew that I didn't have them all) and then uttered the following... "My honorable friend, I have just reached a momentous conclusion, one that has startled me into reality. The immediate impending situation is that no one seems to be friendly any more. Do you realize my little nitwitted friend, that I traversed the whole length of Franklin street and I was not spoken to, really not once. Me, the friendliest guy in this part of the country, the South that is."  
It slowly dawned on me what he was trying to put across. I'm always slow on things that require thinking, and as I thought about it I was inclined to agree with the Honorable one.  
He went on while I stood there dumbfounded by his profound observation... "Even the dogs here aren't as friendly as they used to be. Why just the other day I saw one chase all the others out of the "Y" court so he could have all the tidbits to himself. This campus has become indecently unfriendly."  
"No one will speak to me any more, no one will speak to me any more," he muttered as he shook off my restraining arm and staggered on down the path towards glass. "I must do something about it, I must do som . . . ."

We haven't decided whether the freshman was bitter about the first semester fees or just confused when he shoved several bills through the business office window and said, "Here's my malnutrition fee."  
—Daily Kansan.

Birds do it.  
Bees do it.  
Bats do it.  
Mama, can I take flying lessons, too?

### Smokey Says:

IF WE'D PROTECTED SEEDLINGS LIKE THESE FROM FIRE 25 yrs. AGO — THERE'D BE MORE TIMBER TODAY!



Southern pines reproduce freely when their seedfall and seedlings are protected from fire. Our Southern woodlands are only about one-third stocked today, chiefly because wild fires of past years have killed off many of the baby trees.

## Crossword Puzzle

ANSWER TO PREVIOUS PUZZLE  
ACROSS  
1—Caustic  
2—Foliceman  
3—Oil-burning light  
12—Chills and fever  
13—"Honest"  
14—Away from wind  
15—Little amble  
16—UN secretary  
17—Nostril  
18—Loose shoe  
20—Having more fine needlework  
22—Edward  
23—Fateful  
24—Rise up  
27—Military outposts  
31—Conjunction  
32—Male deer  
33—Strike  
34—Bunnybodies  
36—Identical  
37—Fish eggs  
38—Eye (Scott.)  
39—More devout  
43—Explosions  
46—Worlbound  
47—Boring tool  
48—Venture  
50—Place to skate  
51—Turn to right  
52—Solar disk worshipped in Egypt  
53—Female rabbits  
54—Conclusion  
55—An arrow  
DOWN  
1—Touches  
2—Carpet from India  
3—Destruction  
4—Small boat  
5—Summon  
6—Oriental snah  
7—Parings  
8—Mounted spearsman  
9—Turkish regiment  
10—Sole  
11—Match  
12—Public notice  
13—Trades  
23—Precious ones  
24—Butter  
25—Chemical suffix  
26—Put on  
27—Lower part of ship  
28—Purry  
29—Hearing organ  
30—Seeker of atomic secrets  
32—Wild plum  
35—Quenches thirst  
36—Jewish month  
38—Chemical suffix  
39—Unyielding  
40—Potpourri  
41—Shady walk  
42—Lost blood  
43—Glut  
44—Trap  
45—Discharge  
46—Skin growth