## What Rent Control Act Means To Realty Owners

rector, the and answers, from the office of Emergency Management, of the builder to submit before the rating.

ing over all residential relias. In government housfixing the ceiling the Government the colossal task does not attempt the colossal task does not attempt the living quarters of er owned or the Price Administrator selects a rent date. the rine . rent date' for rentthe Price area and directs that, as control area and directs must not the authority to set maximum a general property in effect on that projects?

Q. What is a maximum-rent

above which rents in general can

Q. How is the date determined? A. As far as practical, the date is chosen to reflect rental condito result in increases in rents. . ." What is the maximum - rent

A. It is date set by the Price Administrator in issuing rent regulations in placing a ceiling on rents. In Detroit for example the date is April 1, 1941.

Q. What does that date mean? A. It means that the tenant must not pay any higher rent for his quarters than was paid for the same quarters on April 1,

Q. If the rent was \$32.00 a month on April 1, 1941, is that the highest that now can be charged?

A. That is correct. Q. If the rent was \$32.00 on April 1, 1941, and has been increased since then to \$38 how much should the tenant pay? A. The maximum is \$32 and that is all the tenant can pay.

Q. Will the tenant receive a rebate covering the amount he paid over the maximum up to the time the regulations went into effect? A. No. there will be no rebate, but henceforth he will pay no more than the maximum.

Q. Although the rent was \$32.00 on April 1, 1941, the present tenant moved in some months later and has always paid \$38.00. What is the maximum rent?

A. The maximum is still only \$32. It desn't matter who paid the rent on the maximum-rent date. The rent must not exceed the amount charged on that date. Q. How will the tenant know

what the rent was on April 1, 1941, if he did not live there then? A. He can learn this directly from his landlord or through the registration statement that the landlord files with the local Rent Director. False information in this

statemet will subject the landlord to criminal penalties. Q. What is to be done if landlord and tenant cannot agree or determine what the rent was April

A. The Rent Director acts to

fix the maximum rent. Q. Is not the landlord entitled to some additional rent if he has

made substantial changes and improvements in the property since the maximum rent date? A. Yes, the regulations set up nachinery for handling exceptioncases like this.

Q. How is the maximum rent determined if the house was vacant April 1, 1941?

A. In that case the last rent charged in the two months prior to April 1, 1941, is the maximum

Q. Suppose the house was vacant during those two months, 100. What happens then? And what happens if the owner occupied the house and did not rent it until some time after April 1, 1941? A. In either case the rent can

not exceed the first rent charged for the quarters after April 1 1941. However, as a protection to the tenant against an excessive charge, the landlord must file a special report with the local Rent Director in these cases and the Rent Director may reduce the maximum rent if the charge was out of line with what comparable housing accommodations were bringing on April 1, 1941.

Q. What is the maximum rent for a new house or apartment completed after April 1, 1941? A. If the housing accommeations were completed between April 1, 1941, and the time Federal rent control became effective, the maximum rent is the first rent charged to the occupant of the new quarters. But here, again, the andlord must report the cases to the Rent Director, who has authority to adjust the maximum rent to the April 1, 1941, level. Q. Suppose the house wasn't completed until after Federal rent control became effective?

A. At least 15 days before the place is to be rented, the owner must petition the local Rent Director to set the maximum rent. Q. On what does the Director base the rent?

A. He bases the maximum on April 1, 1941.

the rent for comparable houses on Q. What about houses or apart-

ments constructed under Government priorities for materials? A. In that case the maximum rent is the first rent charged but

for bringing cool protection against further irritation by chafing. Costs little. Always demand genuine Mexican Heat Powder.

In answer to the many queries in no event can it be more than the schedule of rents which the War Production Board required the builder to submit before the board would grant the printless.

is presented.
Federal regulations place a ceilFederal regulations place a ceilrents charged in government housing over all residential rents. In
ing projects?

does not attempt the living quarters of of inspecting the living quarters of each of America's 16 million rentseach of America's 16 million rentseach of America's 16 million rentseach of the living quarters of content of the living quarters each of American and setting a max-paying families and setting a max-rents must conform to those charging families and place. Instead, ed in the area on the maximum

control area area principle, rents must not rents for government housing

### date? A This date marks the level Finns Will Honor Marshal Mannerheim

HELSINKI, Finland, June 3. -(P)-Finland made preparations before 'defense activities tonight to celebrate Field Marshal shall have resulted, or threatened Gustaf Mannerheim's 75th birthday anniversary tomorrow.

Mannerheim will spend the day at army headquarters.



A Good Catch

Uncle Sam will receive a nice sum of tax money from Ginger Rogers this year. A survey of annual reports filed with the Securities and Exchange Commission showed that the dancing film star made \$215,000 in 1941, a figure that topped the earnings of all other actresses.—Central Press.

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#### German Convicted Of Insubordination Of U. S. Armed Forces

BAY CITY, Mich., June 3.-(AP) -Deliberating a little more than an hour, a federal court jury today convicted Christian Loeffler, 64year-old German national, of urging insubordination of the United States military forces.

Indicated on two counts, Loeffler is subject to 10 years imprisonment and a \$10,000 fine on each count.

Federal Judge Arthur J. Tuttle referred the case to the probation department before passing sentence.

Four negro soldiers stationed a Fort Brady, Sault Ste. Marie, testified that Loeffler, a retired Clare tailor who has two sons-in-laws in the U.S. armed forces, had told them that it was "foolish" to fight for the United States and that Germany was fighting to "free the colored people from slavery."

#### Sabotage Discussed At Firemen's College

ASHEVILLE, N. C., June 3.-(R) -Sherwood Brockwell of Raleigh state fire marshal and conductor of the annual North Carolina Fire College and Drill school, devoted most of this morning at the col-

lege here at central fire station ments during wartime. yesterday and will continue voted to lectures. The afternoon to a discussion of sabotage, es-More than 300 firemen from over through tomorrow. The morning sessions are at the Merrimon avepionage and other subversive mat-the state are attending the ses-ters as they relate to fire depart-sions of the college, which began station gymnasium and are de-drills are practiced.

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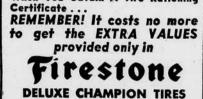
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