

# What Rent Control Act Means To Realty Owners

In answer to the many queries now flooding the office of George W. Jeffrey, area rent control director, the second in a series of questions and answers, from the Office of Emergency Management, is presented.

Federal regulations place a ceiling over all residential rents. In fixing the ceiling the Government does not attempt the colossal task of inspecting the living quarters of America's 16 million rent-paying families and setting a maximum rent for each place. Instead, the Price Administrator selects a "maximum-rent date" for rent-control area and directs that, as a general principle, rents must not exceed the rents in effect on that date.

Q. What is a maximum-rent date?

A. This date marks the level above which rents in general can not go.

Q. How is the date determined?

A. As far as practical, the date is chosen to reflect rental conditions before "defense activities" shall have resulted, or threatened to result in increases in rents.

Q. What is the maximum-rent date?

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, 1941.

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 doesn'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 statement 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 1, 1941?

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 machinery for handling exceptional cases 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 rent.

Q. Suppose the house was vacant during those two months, too. 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 accommodations 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 landlord 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 the rent for comparable houses on April 1, 1941.

Q. What about houses or apartments constructed under Government priorities for materials?

A. In that case the maximum rent is the first rent charged but

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 priority rating.

Q. What control is there over rents charged in government housing projects?

A. In all housing projects, whether owned or operated by Federal, State or local government, the rents must conform to those charged in the area on the maximum rent date.

Q. Does the Rent Director have the authority to set maximum rents for government housing projects?

A. Yes.

## Finns Will Honor Marshal Mannerheim

HELSINKI, Finland, June 3. —(AP)—Finland made preparations tonight to celebrate Field Marshal 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.

## 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, 64-year-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 at 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.—(AP)—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 to a discussion of sabotage, espionage and other subversive matters as they relate to fire depart-

ments during wartime. More than 300 firemen from over the state are attending the sessions of the college, which began

yesterday and will continue through tomorrow. The morning sessions are held in the central station gymnasium and are de-

voted to lectures. The afternoon sessions are at the Merrimon avenue station and tower, where drills are practiced.

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