

# FEDERAL RENT CONTROL LAW IS EXPLAINED

uses immediately for his own use as housing accommodations.

The landlord cannot evict you in order to have his relatives move into the unit. Neither can he evict you to convert your dwelling for commercial use. He and his immediate family must fully intend to live in the dwelling.

4. If the landlord, in good faith, has contracted, in writing, to sell the premises to a purchaser for his immediate and personal housing use.

Just your landlord's statement that he has sold the dwelling is not enough. It must be in writing, and the purchaser must intend to use it for housing, not as a store or office.

5. If the landlord, in good faith, is going to remodel or alter the premises substantially.

You can be evicted for remodeling or altering only if:

a. the alterations are necessary to protect and conserve the housing accommodations, and

b. these alterations cannot be made with the tenants living on the premises and

c. the landlord has complied with all local and federal laws for making such alterations.

Your landlord cannot evict you

to remodel or alter your dwelling for commercial use.

6. If the landlord seeks in good faith to recover possession of your dwelling for the purpose of demolishing it and replacing it with new construction.

You have no protection against eviction in this case, regardless of the kind of new building he will construct. It may be new housing or a commercial building. The only restriction on the landlord is that he comply with all local and federal laws for such new construction.

7. If your premises are the spare room or some other portion of the landlord's own home, which is not suitable for housekeeping use.

If you are living in a furnished, non-housekeeping accommodation in a single dwelling occupied by your landlord and the building is not used as a rooming or boarding house, the law permits the landlord to evict you.

Recovery of Damages by Tenants

If your landlord charges you more than you are legally bound to pay for rent, you can bring suit against him in any state or federal court within one year of his violation of the law. If your

landlord reduces your services, regardless of whether or not you have signed a lease for increased rent, this is considered as raising your rent. You can bring court action against him for this.

In the case of a clear violation, you can sue the landlord for triple damages and court costs. You can also go to the area rent office and ask that it get a court order compelling the landlord to pay back the overcharge or restore the services to which you are entitled.

Housing Removed from Rent Control

Certain types of housing accommodations are no longer controlled under the new federal law. But rent control is removed from such housing only when the landlord files a special form with the area rent office proving that his accommodations are eligible for removal from control. The units are not automatically decontrolled. The types of housing from which rent control is removed include:

1. Motor courts.
2. Tourist homes exclusively for transients.

If you have been a permanent resident in a rooming house, your rent is still controlled. Only those tourist homes which serve transients exclusively can be decontrolled upon application of the landlord.

3. Housing newly constructed or converted, and completed after February 1, 1947, but not if the tenant is a World War II veteran.

If you are a World War II veteran and the unit in which you are living was converted or completed before July 1, 1947, with the aid of priorities or allocations made under the Veterans' Emergency Housing Program, your rents remain under control. Or if you are a veteran and you were not yet residing in such a unit before July 1, 1947, but had a written or verbal promise of the unit from the landlord, your rent must be the rent agreed upon at that time. It will remain controlled through February 29, 1948. If, however, you are not a veteran or a member of his immediate family and your dwelling was completed after February 1, 1947, the federal law gives you no protection.

4. Housing which at no time between February 1, 1945, and January 31, 1947, was rented as housing accommodations, except to immediate members of the occupant's family.

If at sometime between these two dates the housing was rented to someone other than the immediate family of the occupant, rent

control will remain in effect on such housing.

5. Hotel accommodations which furnish customary hotel services.

Rents on units in transient, residential and apartment hotels are subject to decontrol where residents are provided with customary hotel services such as maid service, the furnishing and laundering of linen, telephone and desk services, use and upkeep of furniture, and bellboy services.

Organized Tenants Are Better Able To Resist Rent Increases

The rent law does not require you to sign a lease for an increased rent. A landlord may try to make things difficult for one tenant and may threaten him with eviction when rent control expires, if the tenant refuses to agree to an increased rent. But if you live in an apartment house and all the tenants refuse to pay an increase, the landlord will be reluctant to undertake mass eviction. A group of tenants organized to resist rent increases now will be effective after February 29, 1948, when rent control expires. Joint action of all tenants at that time can prevent extreme rent increases. Form or join a tenant association for your protection. Keep your union informed.

A. F. of L. Action

The A. F. of L. is doing everything possible to safeguard you as a tenant. It fought the revision of the rent control law. Immediately following the enactment of the Housing and Rent Act of 1947, President Green called on Central Labor Unions to recommend qualified A. F. of L. representatives to the Governor of each state for appointment by the Expediter on the important local advisory rent boards.

These local rent boards will largely determine the type of rent control which will operate in your community. They can recommend that the Housing Expediter end all rent control in the entire area. They can recommend that rent ceilings in the entire community be raised. They review hardship cases and the operation of the area rent office. The expediter must approve the rent board's recommendations if they are supported by evidence and do not violate the law. Every local rent board should have labor representatives on it.

No matter how good, a local advisory board cannot be very effective without the help of tenants. Tenants should know their rights under the law. They should report violations of the law to their Central Labor Union or the CLU Housing Committee.

February 29, 1948, will mark the end of all federal rent controls. You and your union must work now to secure the enactment

## S & W CAFETERIAS

CHARLOTTE - ASHEVILLE - GREENSBORO - WILMINGTON - RALEIGH - DURHAM - COLUMBIANA - HUNTSVILLE - ATLANTA - GAINESVILLE

### Some of The Things We Lend Money on

Diamonds	Silverware	Bags
Watches	Shot Guns	Suit Cases
Jewelry	Rifles	Musical Instruments
Men's Clothing	Pistols	Kodaks
Tools	Trunks	Typewriters
	Adding Machines	

All Business Strictly Confidential. When in Need of Money We Never Fail You.

See us for bargain in diamonds, watches, jewelry, clothing, etc.

### RELIABLE LOAN CO.

201 EAST TRADE STREET

### PITTSBURGH PAINTS

Color Dynamics

### Pittsburgh Plate Glass Co.

201 East Sixth Street Phone 3-6634

CREATORS OF REASONABLE DRUG PRICES

# Eckerd's

2 CUT RATE DRUG STORES

109 SOUTH TRYON - 128 NORTH TRYON

A FRIENDLY CHURCH

### PRITCHARD MEMORIAL BAPTIST CHURCH

1117 South Boulevard

Sunday School	Worship Services	Training Union
9:45 a. m.	11:00 a. m.	6:30 p. m.
	8:00 p. m.	

Dr. William Harrison Williams, Pastor

820 E. MOREHEAD ST.

### "A HOMELIKE MORTUARY"

PHONE 6129

### Yandle-Deathers, Inc.

AMBULANCE

LOOK UP FOR this Sign this Bottle

START A Savings Account NOW

### THE COMMERCIAL NATIONAL BANK

Charlotte, N. C.

# Economy

## ELECTRIC & SUPPLY CO.

APPLIANCES LAMPS LIGHTING FIXTURES RADIOS WIRING

109 W. 6th ST. DIAL 3-3749 CHARLOTTE N. C.

## MONEY

FIRST SECOND & THIRD AUTO LOANS

### \$50.00 Up

ANY MAKE ANY MODEL

### Royal Auto Finance Company

618 S. Tryon St. Phone 3-0164

"KNOW THE ICE CREAM YOU EAT"

OUR PLEDGE OF QUALITY ON EACH PACKAGE



"a health food"

### PET DAIRY PRODUCTS CORP.

For Indigestion, Sour Stomach and Gas, Take

### NA-CO TABLETS

MONEY BACK GUARANTEE

### SELWYN CUT RATE DRUG STORE

NEXT TO POST OFFICE

Just arrived from PHILCO

## GREAT NEW RADIO VALUES!



Sensational radio-phonograph plays up to 12 records automatically!

PHILCO 1256. You'll say you've never seen anything like it short of costly consoles! Famed Philco Record Changer plays 12 ten-inch or 10 twelve-inch records—automatically! Featherweight Tone Arm has "permanent" point—no needles to change! Powerful, sensitive radio... gorgeous tone on both radio and records. All yours to enjoy, in a stunning new hand-rubbed hardwood walnut cabinet! A sensational value! Come in—hear it—today!

### 129.95

1948 PORTABLE

PHILCO 360. Amazing improvement in performance without need of special aerial. Plays in planes, trains, remote places... on AC, DC or battery. Extremely sensitive, selective!

### 54.95

EASY TERMS! 5.00 a month

Come In... See Them!



SPECIAL AUGUST SALE VALUE

### Dual Spring Simmons Sofa Bed

A new comfort and styling in sofa beds. Dual seat and back spring — by day a lovely comfortable sofa and at night a bed with spring filled mattress. Comfort — August Special.

### 89.85

ONLY 1.25 WEEKLY

# Bridges

FURNITURE CO.

308 S. TRYON ST.

## ROCKINGHAM WORSTEDS

### 39.50

Smart-looking plaids... also blue and tan mixed effects Double and single breasted.

Suits in this group for all-occasion wear. The Rockingham label stamps them as suits of reliable fashion and quality. A try-on will convince you of their merits of correct fit. Wear a Rockingham suit for true clothing satisfaction. Sizes 35 to 42.



# BELK BROS.

SERVING CHARLOTTE FOR OVER HALF A CENTURY