

The News-Journal



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In Memoriam
PAUL DICKSON
1889 - 1936

MRS. PAUL DICKSON, Editor
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DAILY QUOTATION

I'm going your way, so let us go
hand in hand. You help me and I'll
help you. Let us help one another
while we may.
—William Morris.

BICYCLE DISCIPLINE
IMPERATIVE.

That something has got to be done,
and done at ONCE about the slack
way children are riding bicycles, is
evident to every person who drives
a car on the streets of Raeford.

It would be a fine thing for some
civic organization or Boy Scout executive
to hold a training school for these
children in which they would be
taught the laws and rules of bicycle
riding. Every child that rides or
owns a bicycle should be registered
as well as the parent or guardian;
a pledge card should be signed, pledging
to observe the rules.

And not the least to be done is for
the policeman to stop every one of
them riding at night without a light,
and they all do it.

A BICYCLE without a light is
hard to see when two automobiles
with strong lights meet going in different
directions.

There is going to be an outstanding
casualty if something is not done
about this AT ONCE. Parents and
Civic Club, please heed this warning
and SAVE OUR CHILDREN.

BABSON WRITES ON THINGS
WHICH MADE AMERICA GREAT
—AN AMERICA AFTER THE WAR

Roger Babson, the financial and
economic expert, who for years has
been writing on things concerning
the economic life of our country, and
making predictions concerning future
activities therein, has gone back
home—to Gloucester, Mass. This
visit to the seat of his family has
brought to his mind a number of
things. From his old home and
birthplace he has written a special
feature for the Christian Science
Monitor which recalls much of the
fine stuff that went into the making
of America, and which America has
grown away from in its greatness.
To these things, he says, America
must return in order to maintain its
greatness. In part, Mr. Babson has
this to say:

"What changes do I notice here
from year to year? The chief one
—and this applies likewise to thousands
of other cities—is the lack of
enterprise. In fact, this was evident
before the present War. The truth
is that the money which was formerly
risked in developing new industries
has, for the past ten years, been needed
to pay new taxes. This is a very
sad fact which must be corrected if
cities like Gloucester are to thrive
again.

Increased taxes have not cut living
expenses but have come wholly
out of money which heretofore went
into new buildings, new factories, new
ships, and other investments. This
is the real reason for the unemployment
which preceded the War and which
is bound to come again, some time
after the War, unless the taxes are
greatly reduced.

Less Work—More Entertainment
"I am troubled by the shorter hours
which everyone—except Mother—is
working. Stores which used to
open at 7 a. m. do not open until 8:30
a. m. I called upon a prominent farmer
on a July work day and found him
and his family in bed at 7:30 a. m.
Yet, the night before he complained
about the shortage of farm labor! Of
course the labor unions are now
powerful here; they also are helping
to kill enterprise.

Fifty years ago we all went to bed
fairly early—very few were on the
streets after dark. Now Main Street
is so full of cars, belonging to people
attending the evening movies, that
you can hardly get through. Although
enterprise is dead, every form of en-

tertainment is booming. A city progresses,
however, through work, not through
amusement.

I am especially troubled by the decline
in church attendance. A big church,
which used to be packed during my
boyhood days, and where on Sunday
mornings you found the leading men
of the city, now looks very forlorn.
Yet, cities must have vital and
growing churches in order to prosper
in the long run.

The way chain stores have supplanted
the local merchants is very noticeable.
Moreover, the successful independent
stores are mostly owned by Hebrews,
Greeks, and Italians. This is no
criticism of these races—in fact, it
is to their credit. They have been
willing to work harder and save
money while the native people could
not stand the gaff.

After the War—What?
"What has all this to do with business
after the war?" you ask. Let me tell
you. We can lick the Germans and
Japanese during the war—but can we
do it after the war? We can even
disarm them; but this will not prevent
them from working harder and longer
than we do. This latter is what will
count most after the war. We certainly
will lose in the end unless we again
encourage enterprise by reducing taxes,
curbing labor unions, and teaching our
children to do what they don't want to
do when they don't want to do it!

The various New Deal programs of
price fixing, rationing, bonuses, pensions,
short hours, double time wages, leaf
raking, free entertainment, food stamps,
and raising taxes instead of babies
might be okay if we were the only
nation; but we are not. Every American
and Canadian city must—after the war—
sell its labor and its products in new
world markets.

Some day we shall have tremendous
competition from the people of Europe,
Asia, and Africa. To these people,
President Roosevelt has promised
freedom from fear and want. No tariff
can then be high enough to keep out
the products of our Allies—the English,
Dutch, Russians, and Chinese—let alone
the products of Germany, France, Italy,
and Japan. For a few years after the
war, while Europe is recouping, business
should be good; but only a return
to real religion, hard work, longer
hours, and free enterprise will prevent
a later depression of tremendous
magnitude.

SCOPE OF RENT CONTROL

(Continued from July 9th)

All services provided by the landlord
are controlled by Federal rent regulations.
Reductions in services call for a
comparable reduction in rent. Maintenance
of housing accommodations such as
painting, decoration, screens, furnace
repair, are generally considered as
chief items of service provided by
landlords.

Q. What are services?
A. Services are facilities which the
landlord agrees to provide the tenant
at the time the agreement to rent is
made.

Q. Does it matter whether the agreement
to rent is made verbally or by written
lease?
A. No.

Q. What facilities usually go with an
apartment?
A. Heat and hot and cold water, a
superintendent or handy man to perform
the duties usually termed "janitor
service." This includes the removal
of garbage and trash at given times
of the day; cleaning halls, stairways,
lobby, and maintaining the general
appearance of minor breaks, such as
the installation of a blowing fuse, the
repair of a leaking water faucet, the
unjamming of a stuck flush toilet. In
addition, apartments in many sections
of the nation are equipped with
refrigerators and stoves, which the
landlord keeps in working conditions.

Q. What services usually go with a
rented house?
A. Unless otherwise specified at the
time of the rental agreement, these
services usually include: keeping the
home in repair; painting and redecorating
at specified times; providing the
heating unit and keeping it in repair;
linoleum for the kitchen; screens.
Services provided vary in different
sections of the country according to
local custom. Under Federal rent
control, these services provided on the
date fixed by the Price Administrator
as the maximum rent date, must be
continued by the landlord.

J. What are some other specific
services which may be included in a
landlord-tenant agreement?
A. Such an agreement may include
telephone service, laundry facilities
or privileges, window shades, storage
space.

Q. What about elevator service?
A. If elevator service was provided
when the agreement to rent was made,
it must be continued.

Q. Does that mean that if there was
an elevator operator in an apartment
building on the maximum-rent date,
the landlord must continue employing
an operator?
A. Yes, unless the landlord has filed
a petition to decrease services and
the Rent Director has issued an order
permitting the decrease. In such a
case, the Rent Director will use
discretion in determining how great
a factor an elevator operator is in the
total rent charged.

Q. In a furnished apartment, is the
furniture considered part of the services
provided?
A. Yes.

Q. What constitutes a furnished house
or apartment?
A. The amount of furniture necessary
to furnish a house or apartment
naturally depends upon individual
taste. However, a house or apartment
rented as furnished must contain
amply sufficient furniture for the
needs of the tenant.

Q. What if the landlord, without the
tenant requesting it, removes some
of the furniture from an apartment
or house after he has rented it as
furnished? Can the tenant get a
reduction in maximum rent?
A. Yes, on application by the tenant,
the Rent Director will adjust the rent.

Q. What about special services?
A. Any service, no matter how great
or how small, which the landlord
agreed to provide at the time of the
rental agreement, and which was
still being provided on the date
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Q. What about a house which is
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in the rental agreement, even if the
tenant does not use it, the landlord
can not make an extra charge for it
after the rental agreement has been
made. It is considered part of the
"services" going with the house.

Q. Is exterminator service included?
A. If an exterminator service was
provided on the maximum-rent date,
it must be continued.

Q. What if the war makes it impossible
to continue some of the services
that a landlord has been providing,
what happens then?
A. Where it is impossible to continue
the services, the landlord must file
a petition with the Area Rent Director
within five days after the change
of service, asking for an order to
decrease the services. The Director's
order granting this decrease will
also contain reduction in rent if
circumstances warrant.

Leases
Two clauses in the ordinary lease
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One of these is the rent-payment
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higher rent than that fixed by the
maximum-rent regulation, then the
clause is changed and the rent figure
lowered to comply with the regulation.
In no case can the rent exceed the
amount permitted by the regulations,
regardless of any provision in the
lease or of any understanding between
the landlord and tenant. The other
is the "vacating" clause contained
in leases under which the tenant
agrees to surrender his accommodations
at the expiration of the lease. Under
Federal rent regulation this clause
is no longer in force.

Q. In cases where the rent specified
in a lease is in excess of the maximum
rent allowed under the rent regulations,
does this fact void other clauses
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A. No, all clauses remain binding
for the term of the lease except those
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Q. If the lease calls for a lower
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was agreeable to him for the period
of time covered in the lease, then
there is no reason why he should
expect a higher rent in the event
the rental ceiling set was higher.
Federal rent control places a ceiling
on rents, not a floor.

Q. When a lease expires, need a
tenant sign a renewal?
A. If the tenant had a written
lease and wishes to remain in the
quarters, he must at the request of
the landlord sign a renewal of the
lease for the period in his expiring
lease or for one year, whichever is
shorter, containing the same terms
and conditions as the expiring lease,
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Q. Is there any provision for raising
or lowering the maximum rent at
the expiration of a lease which,
because of special circumstances,
called for a rent on the maximum-
rent date that was substantially out
of line with the rents prevailing in
the area?
A. Yes, either the landlord or the
tenant may ask the Rent Director to
adjust the maximum rent in a situation
of this sort.

A. A long-term lease signed several
years ago and reflecting a different
set of economic and rental conditions
called for a rent below that charged
for comparable dwelling units in the
neighborhood on the maximum-rent
date. Is the landlord bound by that
figure in future rentings of his property?
A. No, at the expiration of the lease
the landlord may petition for an
adjustment in the maximum rent.
However, no adjustment will be permitted
while the lease is in effect.

Q. What happens in the case of a
house which rents for \$200 a month
during the summer season and only
\$25 monthly during the remainder
of the year if the freeze date falls in
March? What rent will be permitted
for the summer season?
A. In cases of seasonal rents, the
Rent Director, on being petitioned by
the landlord, will allow a rent adjustment.
The Director may set different
maximum rents for different seasons.
(To be Continued)

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adjust the maximum rent in a situation
of this sort.

A. A long-term lease signed several
years ago and reflecting a different
set of economic and rental conditions
called for a rent below that charged
for comparable dwelling units in the
neighborhood on the maximum-rent
date. Is the landlord bound by that
figure in future rentings of his property?
A. No, at the expiration of the lease
the landlord may petition for an
adjustment in the maximum rent.
However, no adjustment will be permitted
while the lease is in effect.

Q. What happens in the case of a
house which rents for \$200 a month
during the summer season and only
\$25 monthly during the remainder
of the year if the freeze date falls in
March? What rent will be permitted
for the summer season?
A. In cases of seasonal rents, the
Rent Director, on being petitioned by
the landlord, will allow a rent adjustment.
The Director may set different
maximum rents for different seasons.
(To be Continued)

Q. What if the landlord, without the
tenant requesting it, removes some
of the furniture from an apartment
or house after he has rented it as
furnished? Can the tenant get a
reduction in maximum rent?
A. Yes, on application by the tenant,
the Rent Director will adjust the rent.

Q. What about special services?
A. Any service, no matter how great
or how small, which the landlord
agreed to provide at the time of the
rental agreement, and which was
still being provided on the date
determining the maximum rent, must
be continued.

Q. What about a house which is
rented where there is a garage on the
lot? Can the landlord make a special
charge for the garage?
A. No. If the garage was included
in the rental agreement, even if the
tenant does not use it, the landlord
can not make an extra charge for it
after the rental agreement has been
made. It is considered part of the
"services" going with the house.

Q. Is exterminator service included?
A. If an exterminator service was
provided on the maximum-rent date,
it must be continued.

Q. What if the war makes it impossible
to continue some of the services
that a landlord has been providing,
what happens then?
A. Where it is impossible to continue
the services, the landlord must file