

Rent Stabilizer In This Area Explains Rules

(Editor's note: Following is the first in a series of articles discussing in detail all important provisions of the rent control program now in effect in the Fayetteville area. These articles were prepared in cooperation with the Office of Rent Stabilization and may be considered authoritative.)

On Thursday, December 27, a new, strengthened rent control program became effective in the Fayetteville area.

With that announcement, virtually all rental property in Cumberland and Hoke Counties became subject to the provisions of the Federal Housing and Rent Act.

That law assures effective stabilization of rents in areas of critical housing shortages. It provides definite protection for tenants. It guarantees specific rights and privileges to landlords. It requires that all rental dwelling property in the area which has

not been under control must be registered with the Office of Rent Stabilization not later than February 11, 1952.

Units in both Cumberland and Hoke Counties should be registered at the Area Rent Office in Fayetteville. Fort Bragg and Pope Air Force Base are located in this area.

October 1, 1950, has been established as the base rental date for rental units that are now being brought under control. In general, the maximum rent that a landlord will be permitted to charge for such accommodations will be the rental rate in effect October a year ago. However, if a landlord increased his rental after October 1, 1950, because of a major capital improvement or additional services, an adjustment upward from the base rental will be allowed.

Similarly, if a landlord decreased his services after October 1, 1950, or allowed his property to deteriorate appreciably, an adjustment downward may be required.

Property which has already been under rent control need NOT be registered again. The maximum rental already established for such accommodations will continue in force.

The new rent control program also guarantees tenants legal protection against capricious or arbitrary evictions. At the same time, landlords are given the right to

evict tenants under certain circumstances and to recover use of their property for specific purposes.

With the exception of eviction control, which may require immediate action on the part of the Rent Office, most of the provisions of the regulations governing accommodations now being brought under control cannot be made fully effective until completion of registration.

However, though there will be a necessary lag to allow for registration, the law is in effect and has been in effect since December 27, and any overcharge adjustments may be made retroactive to that date. Landlords who fail to heed the provisions of the regulations may be required to refund overcharges to their tenants.

Since landlords have until February 11 to register, tenants with overcharge complaints may, in many instances, have to wait until then.

Actually, most tenants with grievances won't have to come to the Rent Office at all to state their problems. After a unit is registered with the Rent Office, the tenant will be sent a copy of the registration. Before the rent is approved, the tenant will be given a chance to comment in writing.

Tenants in property which had previously been under control should of course contact the Rent Office at once if they have prob-

lems. Since such units have already been registered, the Rent Office can take immediate action in cases of violation.

In any case where a tenant or landlord is dissatisfied with a decision of the Area Rent Office an appeal may be entered.

Appeals will be heard by the local Rent Advisory Boards, composed of local citizens who serve without salary. The local Boards have been given the authority to see that rent control is operated equitably and justly in keeping with local conditions and local problems.

Hoke Soldier, Back From Korea, At Camp Kilmer

Camp Kilmer, N. J.—Private Lacy E. McEachin, who recently returned from the Korean Combat Zone, has been assigned to the 1277th Area Service Unit here.

Private McEachin served with the 25th Infantry Division while in Korea. He first entered military service in November 1950. He is a graduate of Upchurch High, Raeford, Class of 1946.

Private McEachin's parents, Mr. and Mrs. John McEachin live on Route 1, Raeford.

Station Publishes Livestock Study

A new bulletin on "Livestock Marketing Agencies in North Carolina" has just been published by the North Carolina Experiment Station.

The publication covers types, number, and location of livestock marketing agencies; volume, seasonality, and type of livestock handled by type of market; source disposition, and destination of animals; methods of transporting livestock to and from marketing agencies; physical facilities and practices of market agencies, and public regulation of livestock markets.

The study was made by Walter P. Cotton, associate professor of agricultural economics. The bulletin is part of a long-range research program on livestock marketing by the experiment stations of several Southern states. The efforts are being coordinated through a Southern Regional Technical Committee in cooperation with the U. S. Department of Agriculture's Bureau of Agricultural Economics.

Some of the conclusions reached by Cotton are that many of the markets are too small, most sales are not made by grade, and shrinkage of animals bought at auctions is excessively high.

"Livestock Marketing Agencies in North Carolina," issued as Experiment Station Bulletin No. 377, contains 64 pages, including several charts and a number of appendix tables. Single copies may be obtained free from the local county agent or by writing the Department of Publication, State College Station, Raleigh.

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