

Rent Director Answers Queries

(These questions were selected from those often asked of the local rent office. If you have a question about the rent stabilization program, address it to: Branch Area Rent Office, 9th & Arendell St., Pender Bldg., Morehead City, N. C.)

Question: Recently I applied at your office and received an increase in the maximum rent of an apartment in my house that I rent to a young couple. They resent my raising the rent up to the new maximum and they are going to make it hard on me. Since then they have been having loud parties way into the night and have been generally a nuisance. Is there anything I can do about it?

Answer: You should notify your tenants in writing that they are creating a nuisance, citing several specific instances, and request that the nuisance cease. If they do not desist, you may then give them a written eviction notice allowing them 10 days in which to move. If they do not move, you can then proceed to evict them through your local courts. Send a copy of the eviction notice to the area rent office at the time you serve it on the tenant.

Question: I have been renting an apartment to close friends for the past two years at much less than I think the apartment is worth. They are having to move to another city and I want to rent the apartment but don't think I'll be able to at the same maximum rent. What can I do about it?

Answer: You may go to the local rent office and apply for an increase in the maximum rent on the unit. If you can qualify under one of several provisions you may receive an increase. Generally speaking, such applications for increases are judged on comparable rents for similar apartments in your neighborhood.

Question: Recently I signed a lease on a house under control for \$75.00 a month and later learned that the rent ceiling set by the rent office for the house was only \$60.00. My landlord says that regardless of the rent ceiling the lease is a legal contract and I must pay the full \$75.00 each month. Is that correct?

Answer: Regardless of the lease you can be required to pay only the maximum legal rent established by the rent office, which is \$60.00 for the house. The lease is invalid as far as it contradicts the Federal rent law and, if you have already paid more than the legal ceiling rent your landlord may be required to refund the difference and may be forced to pay additional penalties for the overcharge.

Question: It is necessary that I make extensive repairs on a house which I own and which is now being rented. I can't make these repairs while the tenant is living in the house and he doesn't want to move. Can I evict him?

Answer: You may evict a tenant so that you may make extensive repairs or remodeling of a house accommodation, if they will constitute an alteration, but you must first obtain a certificate from the area rent office and the tenant will be given a reasonable length of time to find another place in which to live. When you apply for the certificate you must be prepared to prove to the rent office that it is not practical to do the work while the tenant occupies the house.

Mayor A. B. Cooper Gives Defendant Suspended Term

At a recent hearing conducted by Mayor A. B. Cooper of Atlantic Beach, William Trest of Morehead City was found guilty on charges of fighting, resisting arrest, assaulting the arresting officer and being drunk and disorderly.

Mayor Cooper sentenced the defendant to 30 days in jail, suspended on condition he remain on good behavior 60 days, and pay \$25 fine and costs within 60 days. He was also restricted from the beach.

Trest, who was a member of the Atlantic Beach police force and the Morehead City police force, has resigned from both positions.

Miss Martha Barnett, home agent, announces one meeting for next week. The Atlantic Home Demonstration club will meet Monday afternoon at 1:30 at the home of Mrs. Wiley Mason.

Negro News

Wright-Davis Wedding Vows Spoken May 25 in Beaufort



The marriage of Miss Ann Elizabeth Davis, daughter of Mr. and Mrs. Herbert Davis of 509 Live Oak Street, Beaufort, to Mr. James Wright, son of Mr. and Mrs. J. Wright of Atkinson, N. C., was solemnized on Sunday, the 25th of May, at three o'clock in the afternoon, at the home of the groom's parents.

The Rev. M. C. Carter, pastor of the A.M.E. Zion church of Beaufort performed the double ring ceremony.

Prior to the wedding ceremony, Mrs. A. Jordan Henderson, pianist, gave a program of nuptial music and Mrs. Delphine Johnson, soloist, sang O Promise Me.

The bride, who was given in marriage by her father, wore a white tulle gown trimmed with pearls, and a short veil of tulle. She carried a bouquet of white carnations.

Mrs. Hilda Hester of Morehead City, was the matron of honor. She wore a tangerine lace dress and carried a bouquet of carnations.

Best man for Mr. Wright was Mr. James Fykes.

Following the wedding ceremony, a reception was held at the home. Mrs. Ann Davis greeted the guests, Mrs. Venus Davis and Mrs. Lena Carter presided in the gift room.

Mrs. Geraldine Dennis and Mrs. Olive Kirk served the punch and Mrs. Nancy Ward served the cake to the guests.

Mrs. Davis, mother of the bride, wore an orchid crepe dress with navy accessories, and an orchid corsage, and Mrs. Wright, mother of the groom, wore a blue printed sheer dress with an orchid corsage.

Following a wedding trip to Florida, the newly-married couple will make their home at 1109 S. 6th street, Wilmington.

The bride is a graduate of Queen Street high school and of Fayetteville Teachers college. She has been connected with the staff at Pender county training school at Rocky Point.

The groom is a graduate of Willet high school and A & T college. He has been connected with Pender county training school faculty at Rocky Point also.

Sermon Topics Announced

The Rev. Leon Couch, pastor of the First Methodist church, Morehead City, today announced his sermon topics for Sunday. At the 11 o'clock service he will speak on Inspiration and at the 8 o'clock service The Courteous Christ.

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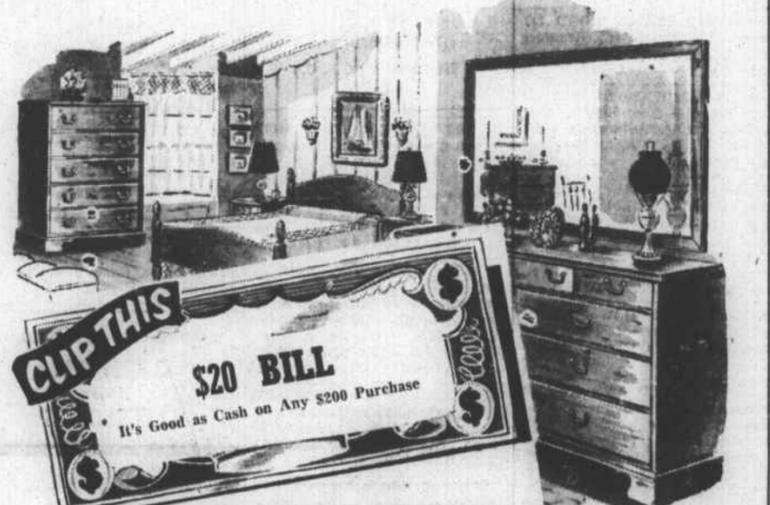
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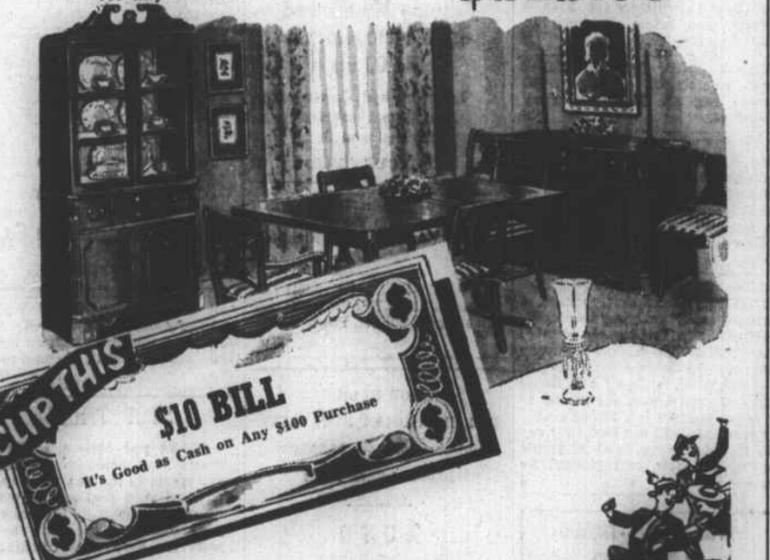
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