

Ed Fletcher Company

REALTORS
OWNER • DEVELOPER
SAN DIEGO 1, CALIFORNIA • TELEPHONE FRANKLIN 6204

1020 - 9TH AVENUE

April 9, 1948

POSTMARKED
APR - 9 1948

OFFICE OF PRICE
ADMINISTRATION
RENT

*Lease
peeled*

Office of Price Administration
Defense Rental Area
Los Angeles, California

Gentlemen:

We are writing to obtain information regarding certain problems with which we are faced as a consequence of voluntary leases.

We are the owners of a 24 unit apartment house in your area and at the time of the authorized leases increasing rentals 15% we submitted leases to all of the 24 tenants and 23 of the tenants signed but the 24th declined on the grounds that she did not intend to be there for the stipulated time of the lease. Since that time she has changed her mind and she is staying on as a tenant and has been causing much dissatisfaction among the other tenants due to the fact that she is still paying the old rent and it makes the other tenants feel that they are being discriminated against by their having signed leases and the one tenant not signing.

We have endeavored to keep our building in repair and have spent all of the increases in rentals received plus additional money out of pocket for repairs to the various apartments. This one tenant demands that we spend equal amounts on her apartment and in general has been a very disturbing influence in the building.

Would you please inform us of any rights that we may have in the matter, also if there is any relief that we may obtain through your office in the case of this one apartment? We wish to continue to abide by all government regulations and will appreciate any information that you may furnish.

Yours very truly,

ED FLETCHER COMPANY

By W. W. Blanchard

Form 8-R-LA-104
11-5-47

OFFICE OF HOUSING EXPEDITER
Office of Rent Control
1206 Santee Street
Los Angeles 15 California

In reply refer to:
Exam. - Corr. Unit

April 15, 1948

W.H. Blanchard
c/ Ed Fletcher Company
1020 Ninth Avenue
San Diego 1, California

Dear Sir:

In reply to your letter regarding an increase in rent, it is a violation of the Rent Regulation to demand or receive rent in a greater amount than the Maximum Legal Rent as shown on your registration form of the rental dwelling, unless and until you have petitioned this office and have received an Order granting the increase.

There are certain grounds upon which a petition for increase may be considered and we are enclosing an excerpt from the Regulation which fully outlines these grounds.

We suggest that you study these grounds carefully and if, after you are familiar with the provisions, you are certain that you have proper grounds for petitioning, please advise us the specific ground which will apply in your case, so that we can forward the correct petition.

Very truly yours,

W. H. Blanchard
AREA RENT DIRECTOR for the
LOS ANGELES DEFENSE RENTAL AREA

OFFICE OF HOUSING EXPEDITER
OFFICE OF RENT CONTROL

GROUNDS FOR ADJUSTMENT - HOUSING

Section 5 - Adjustments

(A) Grounds for Increase of Maximum Rent. Any landlord may file a petition for adjustment to increase the maximum rent otherwise allowable, only on the grounds that:

(1) Major Capital Improvement after Effective Date. There has been on or after the effective date of regulation a substantial change in the housing accommodations by a major capital improvement as distinguished from ordinary repair, replacement and maintenance.

(2) Change Prior to Maximum Rent Date. There was, on or prior to the maximum rent date, a substantial change in the housing accommodations by a major capital improvement, as distinguished from ordinary repair, replacement, and maintenance, or a substantial increase in the services, furniture, furnishings, or equipment, and the rent on the maximum rent date was fixed by a lease or other rental agreement which was in force at the time of such change or increase.

(3) Substantial Increase in Space, Services, Furniture, Furnishings or Equipment. There has been a substantial increase in the services, furniture, furnishings, or equipment provided with the housing accommodations since the date or order determining its maximum rent or a substantial increase in the living space since June 30, 1947. No increase in the maximum rent shall be ordered on the ground set forth in this paragraph (a) (3) unless the increase in services, furniture, furnishings or equipment occurred with the consent of the tenant or while the accommodations were vacant: Provided, That an adjustment may be ordered, although the tenant refuses to consent to the increase in services, furniture, furnishings or equipment, if the Expediter finds that such increase (i) is reasonably required for the operation of a multiple dwelling structure or other structure of which the accommodations are a part or (ii) is necessary for the preservation or maintenance of the accommodations.

(4) Special Relationship between Landlord and Tenant. The rent on the date determining the maximum rent was materially affected by the blood, personal or other special relationship between the landlord and the tenant and as a result was substantially lower than the rent generally prevailing in the Defense-Rental Area for comparable housing accommodations on the maximum rent date: Provided, That no adjustment under this subparagraph increasing the maximum rent shall be made effective with respect to any accommodations regularly rented to employees of the landlord while the accommodations are rented to an employee, and no petition for such an adjustment will be entertained until the accommodations have been or are about to be rented to one other than an employee.

(5) Lease for Term Commencing One Year or More Before Maximum Rent Date. There was in force on the maximum rent date, a written lease, for a term commencing on or prior to the date one year before the maximum rent date, requiring a rent lower than the rent generally prevailing in the Defense-Rental Area for comparable housing accommodations on the maximum rent date; or the housing accommodations were not rented on the maximum rent date, but were rented during the two

OFFICE OF HOUSING EXPEDITER
OFFICE OF RENT CONTROL

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months ending on that date and the last rent for such accommodations during that two-month period was fixed by a written lease, for a term commencing on or prior to the date one year before the maximum rent date, requiring a rent lower than the rent generally prevailing in the Defense-Rental Area for comparable housing accommodations on the maximum rent date.

(6) Varying Rents. The rent on the date determining the maximum rent was established by a lease or other rental agreement which provided for a higher rent at other periods during the term of such lease or agreement.

(7) Seasonal Rents. The rent on the date determining the maximum rent was substantially lower than at other times of year by reason of seasonal demand, or seasonal variations in the rent, for such housing accommodations. In such cases the Expediter's order may, if he deems it advisable, provide for different maximum rents for different periods of the calendar year.

(8) Substantial Increase in Occupancy. (i) There has been, since the date determining the maximum rent a substantial increase in the number of subtenants or other persons occupying the accommodations or a part thereof under a rental agreement with the tenant.

(ii) There has been, since the date determining the maximum rent a substantial increase in the number of occupants, in excess of normal occupancy for that class of accommodations on the maximum rent date.

(iii) There has been, since the date determining the maximum rent an increase in the number of occupants over the number contemplated by the rental agreement on the date determining the maximum rent, where the landlord on that date had a regular and definite practice of fixing different rents for the accommodations for different numbers of occupants.

(9) On the date determining the maximum rent the housing accommodations were temporarily exempt from real estate taxes, the landlord was passing the benefit of this tax exemption on to the tenant and as a result the rent on that date was substantially lower than the rent generally prevailing in the defense-rental area for comparable housing accommodations on the maximum rent date.

(10) Priority Rating Granted on September, 1941 Application Form of Office of Production Management. The maximum rent for the housing accommodations was originally established under section 4(f) of the Rent Regulation for Housing, issued pursuant to the Emergency Price Control Act of 1942, as amended, the application for priority rating for the construction of the housing accommodations was filed on the September, 1941 form in use by the Office of Production Management prior to the revision of this form on December 15, 1941, the landlord did not make, prior to the maximum rent date, or, if the accommodations were not rented on that date, prior to the first renting of the accommodations after that date, a written request to the appropriate agency of the United States to approve a higher rent than the rent initially approved because of increased costs of construction, and the maximum rent for the accommodation is substantially lower than the rent generally prevailing in the defense-rental area for comparable accommodations on the maximum rent date, giving due consideration to general increases in cost of construction, if any, in the defense-rental area since the maximum rent date.

This paragraph (a) (10) shall apply only to housing accommodations which were first rented prior to March 29, 1944.

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This paragraph (a) (10) shall apply only to housing accommodations which were first rented prior to March 29, 1944.

(11) Peculiar Circumstances. The rent on the date determining the maximum rent was materially affected by peculiar circumstances and as a result was substantially lower than the rent generally prevailing in the defense-rental area for comparable housing accommodations on the maximum rent date.

(12) Substantial Hardship from Increase in Property Taxes or Operating Costs. Substantial hardship has resulted from a substantial decrease in the net income (before interest) of the property for the current year as compared with a prior representative period due to a substantial and unavoidable increase in property taxes or operating costs.

"Current year" means (a) the most recent full calendar or fiscal year used by the landlord, or (b) any twelve-month period ending not more than 90 days prior to the filing of the petition.

"Prior representative period" means any period of two consecutive years prior to the "current year" but not beginning before January 1, 1939, which the Expediter finds to be representative of the property's normal operation: Provided, however, That where a representative period of two consecutive years is not available the Expediter in his discretion may for the purposes of this section accept a representative period of not less than one year.

(13) Rented to an Employee of Landlord. The housing accommodations were rented to an employee of the landlord both on the date determining the maximum rent and at the time the order under this paragraph (a) (13) is issued, and after the date determining the maximum rent but prior to the effective date of regulation the landlord and tenant agreed, as the result of a continuous process of bargaining on interrelated matters, upon a wage increase and a rent increase, and the wage increase agreed upon has been put into effect.

(14) Changes from Year Round to Seasonal Renting. The accommodations are located in a resort community, are primarily adapted to occupancy on a seasonal basis, are vacant and the establishment of seasonal variations in the rent would not, in the opinion of the area rent director, be inconsistent with the purposes of the act.

(15) The maximum rent was established under section 4(f) of the Rent Regulation for Housing issued pursuant to the Emergency Price Control Act of 1942, as amended, and prior to final completion of all units included in a single priority application, but subsequent to the first renting of said accommodations, the landlord made a written request to the appropriate agency of the United States to approve a higher rent than the rent initially approved because of increased costs of construction, and a higher rent was approved by such agency.

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May 4, 1948

Office of Housing Expediter
Office of Rent Control
1206 Santee Street
Los Angeles 15, California

Attention: The Examination and Correlation Unit

Gentlemen:

Enclosed herewith is our petition, Form D-58-A, for adjustment of rent covering the property known as Madrid Court Gardens, located at 220 and 224 N. Isabel Street, Glendale, California.

As stated in our letter of April 9, 1948, we are the owners of the above property and at the time that leases increasing rentals 15% were authorized, we submitted leases to all of our twenty-four tenants. Twenty-three of these signed leases, but one declined on the pretext that she would not be a tenant there for the period covered by the lease. However, she has stayed on and has not signed the lease, but continues to pay her regular rental at semi-monthly intervals. She has caused much dissatisfaction among the tenants by her actions and by declining to pay the 15% increase.

As will be seen by the schedule enclosed herewith we are spending all of the additional money received from the apartments in repairs and decoration for the benefit of the tenants. In this connection we feel, naturally, that preference in the matter of decoration and repair should be given to tenants who are paying the increased rental. This has also caused trouble between the one tenant who did not sign the lease and the manager.

In order to substantiate our statement that the costs of maintenance have gone up considerably since the base period beginning January 1, 1939, we wish to submit the following data from our records and income tax returns:

Reasons:

The cost of management has risen from \$840.00 in 1939 to \$1140 in 1948, disregarding the increase in the rental value of the apartment furnished the manager.

Utilities were \$1473 in 1946 as compared to \$1397 in 1939.

Painting costs are nearly twice those of 1939.

Office of Rent Control
Examination and Correlation Unit
May 4, 1948
Page #2

Repairs were \$478 in 1947 as compared with \$288 in 1939.

And as time goes on we are faced with higher labor and material costs and further repairs each year as the building grows older. As you know the expenditure of the same amount of money today provides not over one-half the result obtained 10 years ago.

These increased costs are reflected in figures which we have established for the first three months of the current year wherein we have spent nearly \$2000.00 already in repairs and utilities as against \$2800.00 income, before depreciation and taxes.

It should be pointed out that we pay all utilities, such as gas, electricity and water. These utilities average over \$5.00 per month per apartment and excessive use by the tenants is borne by us.

We also provide laundry facilities, including washing machine, hot water and drying space for which no charge is made.

For the convenience of those tenants with cars who do not have garages we have a vacant lot next door where they may leave their cars without charge. As to garages, we have 8 which are rented to tenants at \$2.50 per month--a very nominal charge when compared with \$5.00 to \$8.00 charged by others for the same facilities.

All costs of yard maintenance and landscaping are borne by us, the tenants standing no part of the expense.

Electric refrigeration and gas heaters are furnished to all tenants without additional charge and we bear the cost of all of these utilities--also all repair and replacement cost on this equipment.

At the present rate of income, this property is showing a very poor return on the investment and based on the replacement value of \$120,000 as determined by an insurance company appraisal, a loss would be shown.

In compliance with existing regulations and in accordance with Section 5-A-12, we respectfully petition that a re-appraisal be made of the existing rentals as compared with like rentals in like locations and ask that special consideration be given to the one Apartment--No. 224--which is now being occupied under the original rental agreement without the 15% increase now being paid voluntarily by the other 23 tenants.

Very sincerely yours,

UNITED STATES OF AMERICA
OFFICE OF TEMPORARY CONTROLS
OFFICE OF PRICE ADMINISTRATION

**LANDLORD'S PETITION FOR
ADJUSTMENT OF RENT
UNDER HOUSING REGULATION ONLY**

**SUBSTANTIAL HARDSHIP FROM INCREASE IN
PROPERTY TAXES OR OPERATING COSTS**

BEFORE FILLING IN THIS FORM READ INSTRUCTION FORM D-60A

Use this form only as a petition for adjustment of rent where the following statement applies; and if the dwelling accommodations are subject to the Rent Regulation for Housing.

PETITIONER'S STATEMENT

Substantial hardship has resulted from a decrease in the net income (before interest) of the property for the current year as compared with the representative base period due to an unavoidable increase in property taxes or operating costs.

1 Address(es) of property concerned in petition:

Madrid Gardens Court

220-224 No. Isabel Street

Glendale, California

STAMP OF ISSUING OFFICE
SAN DIEGO DEFENSE RENIAL AREA OFFICE
1842 S. D. Trust & Savings Bank Bldg.
San Diego 1, California

DO NOT WRITE IN SPACE WITHIN HEAVY LINES

EFFECTIVE DATE OF REGULATION	MAXIMUM RENT DATE	DOCKET NUMBER
------------------------------	-------------------	---------------

IDENTITY OF PETITIONER AND OF PROPERTY

NAME OF LANDLORD: Ed Fletcher Company
TELEPHONE NUMBER: Franklin 6204

ADDRESS - NUMBER AND STREET: 1020 Ninth Avenue

CITY, POSTAL ZONE NUMBER, STATE: San Diego 1, California

2 I am (check (V) one)
 OWNER LESSEE
 OTHER (Specify)

3 Was a Registration Statement for these accommodations sent to the Rent Director? YES NO

NOTE: If the landlord's copy of the Registration Statement was returned to you, attach it to one of the petitions you send to the Rent Director.

PROPERTY RECORD

A Assessed value of property	Real Estate	2,280.00	C COST OF ACQUISITION	Furniture	6,540.75
	Improvements	12,690.00		Land	\$ 17,615.16
	Personal Prop.	210.00			
B Type of construction	Frame-Stucco--Tile & Comp. Roof		Approximate date acquired October 15, 1930		

BASE AND CURRENT YEARS USED

A TWO BASE YEARS - In the "Statement of Income and Expense" on Page 2 of this form, the two base years may be any two consecutive years since January 1, 1939 and prior to the "Current Year" which are representative of the property's normal operation. The two base years must be calendar years unless you keep your records on a fiscal year basis. If you show fiscal years in Columns (b) and (c) on Page 2, state the ending date of your fiscal year.

(Month) (Day)

Enter in the headings of Columns (b) and (c) on Page 2, the year for which information is given.

B CURRENT YEAR - The landlord must select one of the following periods for his "Current Year" Column (d) on Page 2:
(1) His most recent full calendar or fiscal year or (2) any twelve calendar months ending not more than 90 days prior to the filing of this petition. The "Current Year" in all cases must begin on or after the maximum rent date. If allowance is requested for increases in payroll or property taxes not fully reflected in the "Current Year" as defined above, at least one calendar month must have passed between the end of the current year and the beginning of the month in which the petition is filed. Check (V) below to show the period selected:

(1) Most recent calendar or fiscal year ending

(2) Twelve calendar months ending not more than 90 days prior to the date of this petition.

These 12 calendar months ended:

December 31 1947
(Month) (Day) (Year)

(Month) (Day) (Year)

**YOU MAY NOT DEMAND OR RECEIVE MORE THAN THE PRESENT MAXIMUM RENT
UNTIL IT IS CHANGED BY ORDER OF THE RENT DIRECTOR**

DATA SHOWING INCREASED PAYROLL OR PROPERTY TAXES

Enter data under Property Taxes and Monthly Income, Payroll, and Employment only if an allowance is requested for increases in payroll or property taxes not fully reflected in the current year.

PROPERTY TAXES

Enter below the assessments and the tax rates on both real and personal property for the test-month and for the current year. If more than one assessment or tax rate was in effect during the current year show the assessments and rates for each period. Further, specify (1) the taxing authority and (2) separate state, county, and local taxes when such taxes are assessed separately.

TAXING AUTHORITY	PERIOD EFFECTIVE		ASSESSMENT	TAX RATE PER \$1,000
	FROM	TO		

MONTHLY INCOME, PAYROLL, AND EMPLOYMENT

Landlords filing petitions under Section 5(a)(12) of the Housing Regulation are not required to give information on the monthly income (Column (b) below.)

(a)	TOTAL INCOME (b)	PAYROLL (c)	AVERAGE NUMBER OF EMPLOYEES	
			REGULAR (d)	EXTRA (e)
Current Year				
Month Number 1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
TOTAL				
Test-Month (month immediately preceding filing of this petition) 13				

Payroll means total payroll less salaries of owners or corporate officers.

Regular employees include all those employed on a permanent basis, and paid weekly or by any period longer than a week.

Extra employees include all those employed for special jobs, and paid either by the hour or for the particular job. The average number of extra employees may be computed by dividing the number of working days in the month into the total man-days worked by extra employees.

CERTIFICATION

I CERTIFY that the information contained in this petition is true and correct.

<p><i>It is not necessary that this Petition be sworn to, but false statements may subject you to the penalties provided by law.</i></p>	DATE OF PETITION	SIGNATURE OF LANDLORD (Where Petitioner is a corporation, the petition should be signed by a duly authorized officer.)

STATEMENT OF INCOME AND EXPENSE

If this petition is for a property with more than twelve (12) dwelling units, you must submit in place of Items 1 to 17 below, your operating statements prepared in the manner in which they are ordinarily prepared. These statements must be for the property for which a rent adjustment is asked in this petition.

ITEM NO.	(a)	TWO BASE YEARS		CURRENT YEAR (d)
		19 <u>43</u> (b)	19 <u>44</u> (c)	
INCOME		\$	\$	\$
1	Rent Income - Dwelling Units	10,046.25	9841.00	10,208.78
2	Rent Income - Commercial Units (Explain _____)			
3	Other Income (Explain _____)			
4	TOTAL INCOME (Items 1, 2, and 3)	10,046.25	9841.00	10,208.78
EXPENSE				
5	Fuel _____ (Kind)	1,357.73	1517.09	1,385.60
6	Utilities	1,357.93	1519.09	1,385.60
7	Payroll	1,020.00	1140.00	1,140.00
8	Materials and Supplies	20.78	16.84	30.00
9	Exterior Painting			
10	Interior Painting and Decorating	424.00	203.50	658.00
11	Other Repairs (Explain on separate sheet of paper filed in duplicate)	243.62	277.78	478.13
12	Depreciation	2,107.97	2107.97	2,161.75
13	Taxes (Excluding income taxes)	575.00	566.43	735.81
14	Insurance	19.64	207.04	398.60
15	Other Expenses (Excluding interest) (Explain on separate sheet of paper filed in duplicate)	234.85	69.36	220.62
16	TOTAL EXPENSE (Before Interest) (Items 5 to 15, inclusive)	6,003.79	6108.01	7,208.51
17	NET INCOME (Before Interest) (Item 4 less Item 16)	4,042.46	3732.99	3,000.27

NOTE: (1) If a particular expense has increased substantially for the current year give reasons for the increase on a separate sheet filed in duplicate.

MADRID GARDENS COURT

Statement of Income and Expense

Detail of Item 11--Other Repairs

- - - - -

	<u>1943</u>	<u>1944</u>	<u>1947</u>
Refrigeration Repairs	12.50	53.87	6.00
Plumbing Repairs	73.09	111.53	278.89
Electric Repairs	26.14	18.68	13.02
Roof Repairs	55.50	17.75	27.00
Building Repairs	-	37.00	123.02
Locks	1.75	- -	- -
Linoleum & Floor Repair	9.96	- -	19.20
Shades & Awning Repairs	13.43	3.33	11.00
Furniture Repairs	<u>51.25</u>	<u>35.62</u>	<u>- -</u>
TOTALS	243.62	277.78	478.13

MADRID GARDENS COURT

Statement of Income and Expense

Detail of Item 15--Other Expenses

	<u>1943</u>	<u>1944</u>	<u>1947</u>
Yard Work--Seed, Supplies, Etc.	131.50	49.36	127.43
Termite Control	28.00	-	-
Flowers	3.00	-	-
Cleaning & Trash Hauling	6.35	10.00	5.00
War Damage Insurance	56.00	-	-
Christmas Check to Employees	10.00	10.00	10.00
Fire Extinguishers	<u>-</u>	<u>-</u>	<u>78.19</u>
TOTALS	234.85	69.36	220.62

PRESENT OCCUPANCY AND RENT STATEMENT

APARTMENT NUMBER OR LOCATION OF UNIT	NAME OF PRESENT OCCUPANT	PRESENT RENT	MAXIMUM RENT	REQUESTED RENT	PER NO.	PER WEEK
220	Richards	43.12	43.12		X	
220-A	Dodge	43.12	43.12		X	
220-B	Albers	40.25	40.25		X	
220-C	Harned	40.25	40.25		X	
220-D	Courser	40.25	40.25		X	
220-E	Wolf (Scotfield)	37.95	37.95		X	
220-F	DeRiggs	34.50	34.50		X	
220-G	Besona	34.50	34.50		X	
220-H	Bullock	40.25	40.25		X	
220-I	Parod	37.38	37.38		X	
220-J	MacDonald	43.12	43.12		X	
220-K	Livingston	43.12	43.12		X	
224	Ewing	37.50	37.50	43.12	X	
224-A	Peterson	43.12	43.12		X	
224-B	Hamilton	48.87	48.87		X	
224-C	Davis--Manager	24.40	24.40			X
224-D	Green	40.25	40.25		X	
224-E	Mayes	37.95	37.95		X	
224-F	Eddy	31.63	31.63		X	
224-G	Miller	31.63	31.63		X	
224-H	Fry	40.25	40.25		X	
224-I	Ford	40.25	40.25		X	
224-J	Stafford	40.25	40.25		X	
224-K	Anderson	40.25	40.25		X	

UNITED STATES OF AMERICA
OFFICE OF THE HOUSING EXPEDITER
OFFICE OF RENT CONTROL

STAMP OF ISSUING OFFICE

SAN DIEGO DEFENSE RENTAL AREA OFFICE
1042 S. D. Trust & Savings Bank Bldg.
San Diego 1, California

**LANDLORD'S PETITION FOR ADJUSTMENT OF RENT
FOR HOUSING ACCOMMODATIONS OTHER THAN
HOTELS AND ROOMING HOUSES**

MAILING ADDRESS OF LANDLORD (PLEASE TYPE OR PRINT)

1. Name of Landlord
2. Telephone No.
3. Name of Agent
4. Address mail to ↓

NAME

ADDRESS

CITY AND STATE

NOTICE TO TENANT

This petition was filed by your landlord. It requests us to take action involving the housing accommodations described herein. You may submit to this office any information you wish in connection with this matter. Use the space on page 4 headed "Tenant's Statement." Sign and date your statement in the space provided and return to this office within 5 days. Your failure to return the petition with your signed statement will result in the entry of an order upon the basis of the facts available to the Rent Director.

MAILING ADDRESS OF TENANT
(PLEASE TYPE OR PRINT)

NAME OF TENANT

ADDRESS

CITY AND STATE

EFFECTIVE DATE OF REGULATION	MAXIMUM RENT DATE	DOCKET NO.
------------------------------	-------------------	------------

HOW TO FILL OUT THE PETITION

1. This form is the petition form to be used for requesting an increase in the maximum rent for housing accommodations other than for a room or rooms within a hotel or rooming house or motor court. It is NOT USED for (a) requesting an increase in the maximum rent due to substantial hardship resulting from an unavoidable increase in operating costs or property taxes (section 5 (a) (12) of the Housing or 5 (a) (9) of the Rooming House Regulation). Such petitions are to be prepared on Form D-58, D-58 A, or D-58 B; (b) requesting a security deposit. Such petitions are to be prepared on Form D-56 "Landlord's Petition for Security Deposit"; (c) requesting an increase in the maximum rent for a room or rooms within a hotel or rooming house. Such petitions are to be prepared on Form D-6 "Landlord's Petition for Adjustment of Rent—Hotels and Rooming Houses."
2. Fill out the petition in DUPLICATE and return to the Area Rent Office at the address stamped in the above right-hand corner.
3. Do not write in the space entitled "Tenant's Statement" on page 4.
4. Attach your copy of the registration statement to one copy of this petition. Your copy of the registration statement will be returned to you after the Rent Director makes a decision on your petition, and any adjustment in the Maximum Rent ordered by the Rent Director will be noted thereon.
5. Give all the information requested on pages 1, 2, 3, and 4, that applies to the ground upon which your petition is based, and to the housing accommodations.
6. If you seek an increase in rent for more than one rental unit and rely on the same grounds and facts for all the units, you should submit a single petition in duplicate, listing on a separate page for each unit the information required in the petition including items A, B, C, D, E, F, and G. Attach a copy of this information to each copy of your petition. If you do not rely on the same grounds and facts for each rental unit, you must file separate petitions for each unit.
7. If the petitioner is a corporation, the petition should be signed by a duly authorized officer.

INFORMATION TO BE FURNISHED BY PETITIONER

A	A rent increase is requested for the dwelling at (see instruction 6 above):	STREET AND No.	APARTMENT No.
B	I am (Check (✓) one) <input type="checkbox"/> Owner <input type="checkbox"/> Lessor <input type="checkbox"/> Other (specify)	E Was a Registration Statement for these accommodations filed with the Area Rent Office? <input type="checkbox"/> Yes <input type="checkbox"/> No	
C	Indicate present occupancy (Check (✓) one) <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Owner occupied	F The Maximum Rent is: AMOUNT \$ _____ PER (WEEK, MONTH, OTHER) _____ Rent now received is: AMOUNT \$ _____ PER (WEEK, MONTH, OTHER) _____	
D	If accommodations are now rented, check (✓) whether rented under: <input type="checkbox"/> Written lease <input type="checkbox"/> Oral agreement	G Based on the facts stated within, I request that the rent for the accommodations be adjusted to: AMOUNT \$ _____ PER (WEEK, MONTH, OTHER) _____	

THE ONLY GROUNDS ON WHICH THE RENT MAY BE INCREASED ARE STATED IN ITEMS 1 TO 15 BELOW

Check (✓) the item which applies to your case

1 The accommodations were substantially changed by a **MAJOR CAPITAL IMPROVEMENT**. This improvement was made on or after the **EFFECTIVE DATE** of the regulation issued pursuant to the **Emergency Price Control Act of 1942**, as amended. The improvement was more than ordinary repair, replacement, or maintenance. On page 4 under "Landlord's Statement," state the nature and extent of the improvement as well as the date completed and cost thereof.

2 a. On or prior to the Maximum Rent Date the housing accommodations were substantially changed by a major capital improvement and the rent on the maximum rent date was fixed by a lease or other rental agreement which was in effect at the time of the change.

Date of improvement _____

Cost of improvement _____

b. On or prior to the Maximum Rent Date there was a substantial increase in the services, furniture, furnishings, or equipment, and the rent on the maximum rent date was fixed by a lease or other rental agreement which was in effect at the time of the increase.

Date of change or increase _____

c. Under "Landlord's Statement" on page 4 state the nature and extent of the Major Capital Improvement or change in services, furniture, furnishings, or equipment. Give the Rent Director a clear description of the improvement or change. In case of improvement state whether the change added a new feature or was an improvement to existing facilities. In case of a change in services, etc., list added services, furniture, furnishings, or equipment.

d. If box "a" or "b" of Item No. 2 is checked, submit a copy of the lease, or rental agreement, with your petition; or describe its terms in detail under "Landlord's Statement" on page 4.

3 The services, furniture, furnishings, or equipment provided with the accommodations have been substantially increased. This increase occurred after the date or order determining the Maximum Rent.

NOTE.—If Item No. 3 is checked, give the following information:

a	Did tenant consent to the increase?	YES	NO
		<input type="checkbox"/>	<input type="checkbox"/>

b	Date of the increase	MONTH	YEAR

c	Cost of providing increase	AMOUNT
		\$

d. Under "Landlord's Statement" on page 4 describe clearly the nature and extent of the increase in services, furniture, furnishings, or equipment. State whether new or used furniture, etc., and whether the increase was an addition or replacement.

4 A blood, personal, or other special relationship existed between the landlord and tenant on the date determining the Maximum Rent. As a result the rent on that date was substantially lower than the rent generally prevailing on the Maximum Rent Date for comparable accommodations.

NOTE.—If Item No. 4 is checked, give the following information concerning the tenant with whom relationship existed:

a NAME _____

b PRESENT ADDRESS—NUMBER AND STREET _____

CITY AND STATE _____

c Under "Landlord's Statement" on page 4 describe the relationship. Explain why this relationship affected the rent.

5 A written lease in force on the Maximum Rent Date required a rent lower than the rent generally prevailing for comparable accommodations on that date. This lease was for a term commencing 1 year or more before the Maximum Rent Date (or the accommodations were rented during the 2 months ending on the Maximum Rent Date and the rent was similarly fixed by a written lease).

NOTE.—If Item No. 5 is checked, give the following information:

a	The first rent charged after the lease expired:	
	AMOUNT	PER (WEEK, MONTH, OTHER)
	\$	

b Submit a copy of lease with this petition, or describe its provisions in detail under "Landlord's Statement" on page 4.

6 The rent on the date determining the Maximum Rent was established by a lease or other rental agreement. This lease provided for a higher rent at other periods during the term of the lease or agreement.

NOTE.—If Item No. 6 is checked, give the following information:

a	Term of rental agreement (give dates):	
	FROM—	TO—

b	Period of higher rent (give dates):	
	FROM—	TO—

Rent for period of higher rent:	
AMOUNT	PER (WEEK, MONTH, OTHER)
\$	

c Submit a copy of lease with this petition, or describe its provisions in detail under "Landlord's Statement" on page 4.

7 The rent on the date determining the Maximum Rent was substantially lower than at other times of the year because of seasonal demand or seasonal variations in rent for such accommodations.

NOTE.—If Item No. 7 is checked, give the following information under "Landlord's Statement" on page 4:

a The rent for each month of the year preceding the Maximum Rent Date.

b The rent for each month since the Maximum Rent Date.

8 a A substantial increase, since the date determining the maximum rent, in the number of subtenants or other persons occupying the accommodations under a rental agreement with the tenant.

b A substantial increase, since the date determining the maximum rent, in the number of occupants in excess of normal occupancy for this class of accommodations on the Maximum Rent Date.

c An increase, since the date determining the maximum rent, in the number of persons occupying the accommodations over the number contemplated by the rental agreement in effect on the date determining the Maximum Rent. On that date the landlord had a regular practice of charging different rates for different numbers of occupants.

State number of occupants contemplated by rental agreement:	NUMBER OF PERSONS
---	-------------------

NOTE.—If Item 8 (a) is checked, give the following information:

Number of subtenants on the date determining the maximum rent.	Present number of subtenants:
--	-------------------------------

NOTE.—If Item 8 (b) or (c) is checked, give the following information:

Number of occupants on the date determining the maximum rent.	Present number of occupants:
---	------------------------------

9 On the date determining the Maximum Rent the housing accommodations were temporarily exempt from real estate taxes, the landlord was passing the benefit of this tax exemption on to the tenant, and as a result the rent on that date was substantially lower than the rent generally prevailing in the defense-rental area for comparable housing accommodations on the Maximum Rent Date.

NOTE.—If Item 9 is checked, give the following information:

Date on which tax exemption expired:

Amount of yearly taxes now levied:

10 The Maximum Rent for the housing accommodations is established under section 4 (f) of the rent regulation, issued pursuant to the Emergency Price Control Act of 1942, as amended (priority constructed housing), the application for priority rating for the construction of the housing accommodations was filed on the September 1941 form in use by the Office of Production Management prior to the revision of this form on December 15, 1941, the landlord did not make prior to the maximum rent date or if the accommodations were not rented on that date, prior to the first renting of the accommodations after that date, a written request to the appropriate agency of the United States to approve a higher rent than the rent initially approved, because of increased cost of construction, and the maximum rent for the accommodations is substantially lower than the rent generally prevailing in the defense-rental area for comparable accommodations on the maximum rent date, giving due consideration to general increases in cost of construction, if any, in the defense-rental area, since the maximum rent date.

NOTE.—This provision applies only to housing accommodations which were first rented prior to March 29, 1944. If Item 10 is checked, enclose a copy of the priority application under which the housing accommodations were constructed.

11 The rent on the date determining the maximum rent for the housing accommodations was materially affected by peculiar circumstances or is otherwise inequitable. As a result, the rent was substantially lower than the rent generally prevailing in the defense-rental area for comparable housing accommodations.

NOTE.—If Item 11 is checked, give the following information concerning the tenant occupying the accommodations on the date determining the Maximum Rent.

NAME

PRESENT ADDRESS—NO. AND STREET

CITY AND STATE

Under "Landlord's Statement" on page 4, state in detail all the facts which affected the rent on the date determining the Maximum Rent.

12 For adjustments under section 5 (a) (12) (Substantial Hardship From Increase in Property Taxes or Operating Costs) use Form D-58A or D-58B.

13 The housing accommodations were rented to an employee of the landlord both on the date determining the Maximum Rent and at the time the Order under section 5 (a) (13) of the regulation is issued. However, after the date determining the Maximum Rent but prior to the effective date of the regulation, the landlord and tenant agreed, as a result of a continuous process of bargaining on interrelated matters upon a wage increase and a rent increase, and the wage increase agreed upon has been put into effect.

NOTE.—Under "Landlord's Statement" on page 4, state briefly the provisions of the agreement concerning the wage increase and the rent increase including the date the wage increase became effective.

14 The accommodations are located in a resort community and are primarily adapted to occupancy on a seasonal basis. The accommodations are also vacant.

15 The accommodations were built under a single priority rating or under specific authorization obtained from an agency of the United States, and the maximum rent for the accommodation was established under section 4 (f) of the rent regulation issued pursuant to the Emergency Price Control Act of 1942, as amended. Before all the accommodations were completed but after one or more of them had been rented, the landlord made a written request to the appropriate agency of the United States to approve a higher rent than initially approved because of increased construction costs. Such agency granted the request.

NOTE.—If Item 15 is checked, give the following information:

The priority rating number or project serial number assigned to my application for construction was:	No.
--	----------

LANDLORD'S STATEMENT

STATE HERE ALL ADDITIONAL FACTS IN SUPPORT OF YOUR REQUEST FOR ADJUSTMENT. Give the Rent Director a clear understanding of the facts upon which your petition is based. SIGN and DATE this petition in the space below. If more space is needed, attach additional pages.

YOU MAY NOT DEMAND OR RECEIVE MORE THAN THE MAXIMUM RENT UNTIL IT IS CHANGED BY ORDER OF THE RENT DIRECTOR

The Rent Director may show this petition to your tenant. This petition need not be sworn to, but false statements may subject you to the penalties provided by law.

DATE

SIGNATURE OF LANDLORD

TENANT'S STATEMENT

I have read the Landlord's Petition and I wish to make the following statement:

It is not necessary that this statement be sworn to but false statements may subject you to the penalties provided by law.

DATE

SIGNATURE OF TENANT

INSTRUCTIONS FOR OPA FORM D-58A

LANDLORD'S PETITION FOR ADJUSTMENT OF RENT UNDER HOUSING REGULATION ONLY

Substantial Hardship from Increase in Property Taxes or Operating Costs

The page and item numbers below refer to pages and items on OPA Form D-58A.

GENERAL

1. Fill out two copies of Landlord's Petition for Adjustment of Rent (Form D-58A). Use typewriter or write legibly.

2. Send both copies of your petition of Form D-58A to the Rent Director at the address stamped in the upper right-hand corner of that form.

3. Be sure to give all of the information called

for on the petition form (Form D-58A) which is applicable to your property. If you neglect to do so, the form may have to be returned to you for the additional information.

4. YOU MAY BE REQUIRED TO VERIFY THE FIGURES IN THE PETITION FORM by supplying copies of your income tax returns and other records.

PAGE 1

1. ADDRESS(ES) OF PROPERTY CONCERNED IN THE PETITION - A "property" includes one or more structures created as a single unit or enterprise. In this space list the street addresses, including city and State, of the building or buildings to which this petition is applicable.

2. OWNER--LESSEE--OTHER - Indicate whether the petitioner is the owner or lessee. If you are a trustee, receiver, etc., check "other" and write in the blank space after "(specify)" the capacity in which you operate the property.

PROPERTY RECORD

A. ASSESSED VALUE OF PROPERTY - Show in this space the total assessed value of real and personal property as determined from your tax bills on this property. If the State or county assessment differs from the city assessment, show each assessment separately. If the assessed valuation has been changed since the first year shown on the statement of income and expense, show changes and date changed on the blank space on a separate sheet of paper to be filed in duplicate.

B. TYPE OF CONSTRUCTION - Designate whether the building is stone, brick, concrete, stucco, frame, brick and frame, or frame and stucco. Designate also whether the building is fireproof, semifireproof, or nonfireproof.

C. COST OF ACQUISITION - State in this space the original cost of the property to you. Where the land

and building were purchased for a lump sum, the purchase price must be allocated between the land and the building. The amount to be allocated to the building is limited to an amount which bears the same proportion to the total purchase price as the value of the building bore to the value of the entire property at the time of purchase. The proper amount to be allocated to the building may usually be determined from your Federal income tax returns.

APPROXIMATE DATE ACQUIRED - If you did not acquire the land and buildings at the same time, show the date you acquired the land and also show the date you built or acquired the building.

BASE AND CURRENT YEARS USED

The "current year" in all cases must begin on or after the Maximum Rent Date, and must be the most recent full calendar or fiscal year or any twelve month period ending not more than 90 days prior to the filing of the petition. If an allowance is requested for increases in property taxes or payroll not fully reflected in the "current year" selected, at least one calendar month must have passed between the end of the current year and the beginning of the month in which petition is filed. The base period may be any two consecutive calendar or fiscal years between January 1, 1939 and the beginning of the current year. Such base period should be representative of normal operations for the property concerned in the petition.

PAGE 2

STATEMENT OF INCOME AND EXPENSE

Be sure to read the following instructions thoroughly before submitting your operating figures.

All petitioners must fill in the "Statement of Income and Expense" (Page 2, Items 1 to 17) unless the property contains more than 12 dwelling units. If your property contains more than 12 dwelling units, you must submit your usual operating statements for the years indicated in Items A and B under "Base and Current Years Used" on Page 1 of the petition instead of filling in Items 1 through 17.

If any years intervene between the "base period" and the "current year," you may file annual statements of income and expense for such intervening years in addition to the required "base period" and "current year" information. Where expenditures made in such intervening years are properly allocable in part to the "current year," this fact should be clearly indicated.

In filling out the statement of income and expense, use only those items from 1 to 17 which are applicable to the property involved in this petition. Use only figures which can be verified from your records. Do not use estimates. You may be called upon to support your statements by submitting copies of your income-tax returns and other records.

Item 1. RENT INCOME--DWELLING UNITS - Under this heading you will include the income earned from all rented dwelling units. Include also the rental value of any unit occupied by the landlord, or by an employee or relative of the landlord, for which full rent is not charged.

If the rent for units occupied by the landlord, his relatives, or employees is included in "rent income," itemize fully the amounts included in each year on a separate sheet of paper to be filed in duplicate.

Be sure to include rental income in the year to which it is properly applicable. For example, if in December 1942 a tenant paid you rent for the month of January 1943, this rent should be included in rent income for 1943 and not for 1942. On the other hand, if a tenant did not pay his December 1942 rent until January 1943, this rent should be included in rent income for 1942, and not for 1943.

Item 2. RENT INCOME--COMMERCIAL UNITS - Under this heading show the income earned from the rental of commercial units such as stores and offices, in the same way as for dwelling units. State after the word "explain" whether stores, offices, etc.

Item 3. OTHER INCOME - Under this heading show the income earned from the sale of electricity, gas, tele-

May 14, 1948

Office of Rent Control--OHE
1206 Santee Street
Los Angeles 15, California

Attention: The Examination and Correlation Unit

Gentlemen:

We are returning herewith our petition, together with your form D-27, Return of Petition, for your further consideration.

It was our intent that this petition be processed on the one apartment on which we do not have a lease and I am sorry that the intent was misunderstood.

The one unit is No. 224 and the tenant is Ada J. Shafer, formerly Mrs. Ewing as listed on the present occupancy and rent statement.

Very sincerely yours,

Glendale Court Operations
January 1. to March 31. 1948

G.B.

Income:

January	933 08	
February	933 08	
March	<u>933 08</u>	
<u>Total Income</u>		279924

Expenses:

Utilities	505 43	
Payroll	285 00	
Supplies	12 18	
Painting	-	
Repairs	84 01	
Depreciation	553 89	
Taxes	363 02	
Insurance	-	
Other Expenses	<u>112 90</u>	
<u>Total Expenses</u>		<u>1916 43</u>
<u>Operating Profit</u>		<u>882 81</u>

UNITED STATES OF AMERICA
OFFICE OF TEMPORARY CONTROLS
OFFICE OF PRICE ADMINISTRATION

**LANDLORD'S PETITION FOR
ADJUSTMENT OF RENT
UNDER HOUSING REGULATION ONLY**

**SUBSTANTIAL HARDSHIP FROM INCREASE IN
PROPERTY TAXES OR OPERATING COSTS-**

BEFORE FILLING IN THIS FORM READ INSTRUCTION FORM D-60A

Use this form only as a petition for adjustment of rent where the following statement applies: and if the dwelling accommodations are subject to the Rent Regulation for Housing.

PETITIONER'S STATEMENT

Substantial hardship has resulted from a decrease in the net income (before interest) of the property for the current year as compared with the representative base period due to an unavoidable increase in property taxes or operating costs.

1 Address(es) of property concerned in petition:

*Madrid Gardens Court
220.224 No. DeSalle St.
Glendale California.*

2 I am (check (X) one)

OWNER LESSEE
 OTHER (Specify) _____

3 Was a Registration Statement for these accommodations sent to the Rent Director?

YES NO

NOTE: If the landlord's copy of the Registration Statement was returned to you, attach it to one of the petitions you send to the Rent Director.

PROPERTY RECORD

A Assessed value of property		\$
<i>Real Estate</i>	<i>2,280.00</i>	<i>15,180.00</i>
<i>Improvements</i>	<i>12,690.00</i>	
<i>Personal Prop.</i>	<i>210.00</i>	
B Type of construction		
<i>FRAME-STUCCO - TILE + Comp. ROOF</i>		

C COST OF ACQUISITION	
<i>Land \$17,615.16</i>	<i>FURN. 6,540.75</i>
	<i>Buildings \$39,552.50</i>
Approximate date acquired <i>October 15, 1930</i>	

BASE AND CURRENT YEARS USED

A TWO BASE YEARS - In the "Statement of Income and Expense" on Page 2 of this form, the two base years may be any two consecutive years since January 1, 1939 and prior to the "Current Year" which are representative of the property's normal operation. The two base years must be calendar years unless you keep your records on a fiscal year basis. If you show fiscal years in Columns (b) and (c) on Page 2, state the ending date of your fiscal year.

(Month) (Day)

Enter in the headings of Columns (b) and (c) on Page 2, the year for which information is given.

B CURRENT YEAR - The landlord must select one of the following periods for his "Current Year" Column (d) on Page 2:
(1) His most recent full calendar or fiscal year or (2) any twelve calendar months ending not more than 90 days prior to the filing of this petition. The "Current Year" in all cases must begin on or after the maximum rent date. If allowance is requested for increases in payroll or property taxes not fully reflected in the "Current Year" as defined above, at least one calendar month must have passed between the end of the current year and the beginning of the month in which the petition is filed. Check (X) below to show the period selected:

(1) Most recent calendar or fiscal year ending

December 31, 1947
(Month) (Day) (Year)

(2) Twelve calendar months ending not more than 90 days prior to the date of this petition.

These 12 calendar months ended:

(Month) (Day) (Year)

YOU MAY NOT DEMAND OR RECEIVE MORE THAN THE PRESENT MAXIMUM RENT UNTIL IT IS CHANGED BY ORDER OF THE RENT DIRECTOR

STAMP OF ISSUING OFFICE

SAN DIEGO DEFENSE RENTAL AREA OFFICE
1042 S. D. Trust & Savings Bank Bldg.
San Diego 1, California

DO NOT WRITE IN SPACE WITHIN HEAVY LINES

EFFECTIVE DATE OF REGULATION	MAXIMUM RENT DATE	DOCKET NUMBER
------------------------------	-------------------	---------------

IDENTITY OF PETITIONER AND OF PROPERTY

NAME OF LANDLORD	TELEPHONE NUMBER
<i>ED FLETCHER Co.</i>	<i>P 6204</i>
ADDRESS - NUMBER AND STREET	
<i>1020-9th Ave.</i>	
CITY, POSTAL ZONE NUMBER, STATE	
<i>SAN DIEGO</i>	<i>CALIF.</i>

STATEMENT OF INCOME AND EXPENSE

If this petition is for a property with more than twelve (12) dwelling units, you must submit in place of Items 1 to 17 below, your operating statements prepared in the manner in which they are ordinarily prepared. These statements must be for the property for which a rent adjustment is asked in this petition.

ITEM NO.	(a)	TWO BASE YEARS		CURRENT YEAR (d)
		19 <u>43</u> (b)	19 <u>44</u> (c)	
	INCOME	\$	\$	\$
1	Rent Income - Dwelling Units	10,046.25	9,841.00	10,208.78
2	Rent Income - Commercial Units (Explain _____)			
3	Other Income (Explain _____)			
4	TOTAL INCOME (Items 1, 2, and 3)	10,046.25	9,841.00	10,208.78
	EXPENSE			
5	Fuel (Explain _____)			
6	Utilities	1,357.93	1,519.09	1,385.60
7	Payroll	1,020.00	1,140.00	1,140.00
8	Materials and Supplies	20.78	16.84	30.00
9	Exterior Painting			
10	Interior Painting and Decorating	424.00	203.50	658.00
11	Other Repairs (Explain on separate sheet of paper filed in duplicate)	2,436.2	277.78	478.13
12	Depreciation	2,107.97	2,107.97	2,161.75
13	Taxes (Excluding income taxes)	575.00	566.43	735.81
14	Insurance	19.64	207.04	398.60
15	Other Expenses (Excluding interest) (Explain on separate sheet of paper filed in duplicate)	234.85	69.36	220.62
16	TOTAL EXPENSE (Before Interest) (Items 5 to 15, inclusive)	6,003.79	6,103.01	7,208.51
17	NET INCOME (Before Interest) (Item 4 less Item 16)	4,042.46	3,737.99	3,000.27

NOTE: (1) If a particular expense has increased substantially for the current year give reasons for the increase on a separate sheet filed in duplicate.

DATA SHOWING INCREASED PAYROLL OR PROPERTY TAXES

Enter data under Property Taxes and Monthly Income, Payroll, and Employment only if an allowance is requested for increases in payroll or property taxes not fully reflected in the current year.

PROPERTY TAXES

Enter below the assessments and the tax rates on both real and personal property for the test-month and for the current year. If more than one assessment or tax rate was in effect during the current year show the assessments and rates for each period. Further, specify (1) the taxing authority and (2) separate state, county, and local taxes when such taxes are assessed separately.

TAXING AUTHORITY	PERIOD EFFECTIVE		ASSESSMENT	TAX RATE PER \$1,000
	FROM	TO		

MONTHLY INCOME, PAYROLL, AND EMPLOYMENT

Landlords filing petitions under Section 5(a)(12) of the Housing Regulation are not required to give information on the monthly income (Column (b) below.)

(a)	TOTAL INCOME (b)	PAYROLL (c)	AVERAGE NUMBER OF EMPLOYEES	
			REGULAR (d)	EXTRA (e)
Current Year				
Month Number				
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
TOTAL				
Test-Month (month immediately preceding filing of this petition) 13				

Payroll means total payroll less salaries of owners or corporate officers.

Regular employees include all those employed on a permanent basis, and paid weekly or by any period longer than a week.

Extra employees include all those employed for special jobs, and paid either by the hour or for the particular job. The average number of extra employees may be computed by dividing the number of working days in the month into the total man-days worked by extra employees.

CERTIFICATION

I CERTIFY that the information contained in this petition is true and correct.

<p><i>It is not necessary that this Petition be sworn to, but false statements may subject you to the penalties provided by law.</i></p>	<p>DATE OF PETITION</p>	<p>SIGNATURE OF LANDLORD (Where Petitioner is a corporation, the petition should be signed by a duly authorized officer.)</p>
--	-------------------------	---

CDB

Madrid Gardens
 Statement of Income & Expense
 Detail of Item 11 - Other Repairs

	1943	1944	1947
Refrigeration Repairs	1250	5387	600
Plumbing Repairs	7309	11153	27889
Electric Repairs	2614	1868	1302
Roof Repairs	5550	1775	2700
Building Repairs -	-	3700	12302
Locks	175	-	-
Linoleum & Floor Repair	996	-	1920
Shades and Awning Repairs	1343	383	1100
Furniture Repairs	5125	3562	-
<u>Totals</u>	<u>24362</u>	<u>27778</u>	<u>47813</u>

Detail of Item 15 - Other Expenses

Yard Work, Seed, Supplies, Etc.	13150	4936	12743
Termite Control	2800	-	-
Flowers	300	-	-
Cleaning & Trash Hauling	635	1000	500
War Damage Insurance	5600	-	-
Christmas check to employees	1000	1000	1000
Fire Extinguishers	-	-	7819
<u>Totals</u>	<u>23485</u>	<u>6936</u>	<u>22062</u>

Ed Fletcher Papers

1870-1955

MSS.81

Box: 65 Folder: 7

**Business Records - Land Companies - Madrid Gardens
Apartments, Glendale, Calif. - Correspondence -
U.S. Office of Price Administration and Rent Control**



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