

Boosts Up to 350% Told; Milk Rises; Food Normal

(Pictures on back page)

Scattered reports of soaring rents and eviction notices reached the Chicago Real Estate board, tenants' organizations, the office of price administration, and other groups yesterday as many landlords took advantage of the absence of rent control.

In other fields where price control had been terminated, little effect was felt. Retailers pledged their cooperation in keeping prices at OPA levels, or as near as possible, at least until the price control situation is clarified.

The Tenants' League of America reported its switchboard jammed with calls from victims of rent boosts. They were advised to hold tight and refuse to sign leases or make token payments on increases where rental normally is on a monthly basis.

Surveys indicated, however, that most Chicago landlords were following the recommendation of the Chicago Real Estate board to study the situation at least until July 15 before taking any action. Leo Hogan, president of the board, said few complaints had been made regarding price boosts by association members.

Must Give 30 Days' Notice

Chicago real estate authorities explained that under law tenants must be notified in advance of impending rent increases according to the rental period used. For example, those paying on a monthly basis are entitled to a 30 day notice of a raise in rent, dated from the next payment of rent. If rent was paid Monday and no notice of an increase was given, then the landlord whose tenants pay monthly may not raise the rent until Sept. 1, a month after the next payment on Aug. 1. Those paying rent weekly must be given a week's notice.

Tenants under lease are under somewhat different circumstances. Approximately 90 per cent of Chicago's leases contain an "OPA clause" providing that the lease may be terminated on 30 to 60 day notice at the request of either tenant or landlord. Thus, at the termination of rent control, tenants had 30 to 60 days, depending on the lease, before their rent could be increased.

Many on Day to Day Basis

Hotel tenants on a day to day basis presumably could have their rents raised immediately. Most permanent hotel residents are on a weekly or monthly basis, but some reported they had been placed on a daily basis, apparently to gain an increase in rent.

In Springfield last night, Gov. Green urged landlords and merchants to exercise the utmost restraint in boosting rents and prices pending further action by congress, to avoid any inflationary tendencies. [Turn to page 2].

Residents of the Eastgate hotel, 162 E. Ontario st., reported they had received notices of rental increases of from 10 to 200 per cent. Liquor prices in the hotel bar were raised five to 10 cents a drink. One resident who had been paying \$40 a month said she had been notified her rent was now on a daily basis totaling \$90 a month. The Eastgate is operated by John Mack, who also operates the Continental, the Croydon, and the St. Clair hotels. Increases also were reported by St. Clair tenants.

Calls Raises "Adjustments"

Mack said "adjustments were made only in isolated cases" where rent was not in conformity with other rooms in the hotel, and said "nothing was being done to offend any one." He said a complete study of the hotel's rental situation would be made before general increases were ordered.

A tenant at the Belmar hotel, 711 Belmont av., reported to the Tenants' League that the hotel ordered a 33½ per cent increase for all tenants, effective July 1. The Regent

hotel, 5042 N. Winthrop av., was reported to have doubled rents.

The Commonwealth hotel, 2757 N. Pine Grove av., ordered all permanent guests who have been paying rent on a monthly basis to leave at once. The hotel in the future will accept only transient guests, who must pay a higher rental.

Apartment house tenants also complained of high rent increases. Malcolm Stevenson, 103 W. 113th st., a war veteran, received notice of a 50 per cent increase in August and a 100 per cent increase in September. Tenants at 61 E. Goethe st. said their rent was raised 25 to 80 per cent Monday.

A family that has lived at 1214 Astor st. for more than eight years was notified of an increase from \$130 a month to \$250. The family said the landlady, Laura Davis, has provided no maintenance for the four-apartment building in that time.

Most Raises 15 to 43 Per Cent

The OPA reported one rent increase of from \$37 a month to \$125 a month on an apartment. Most reports of rent increases ranged from 15 to 43 per cent, OPA said. The agency's rent office handled 1,076 telephone queries Monday from landlords and tenants.

Eviction notices also were received by tenants of several buildings. Among them was the Winthrop Towers hotel, an apartment hotel at 6151 Winthrop av. Fred D. Mateer, manager, said he did not anticipate evicting any one, but gave notice only to place the tenants on record as receiving information there will be a rent increase Aug. 1 if there is no rent control then.

Eviction notices also were served on the 115 tenants of the building at 4501 Malden st., many of them war veterans, and on the 36 families of the building at 1501 S. Kedzie av.

A rent increase of 350 per cent was reported by F. Carpenter, 6808 N. Clark st., who was notified by his landlord, Matt E. Simon, that his weekly rent would be increased from \$6 to \$21. In addition, Simon served an eviction notice to obtain possession of Carpenter's quarters by July 31. Carpenter said the three other tenants of the building received similar notices.

Pledges "Liberal" Rulings

Judge Justin F. McCarthy, assigned to Renters' court, indicated he would follow a "liberal" policy in judging eviction cases to protect the interests of "landlords and tenants alike."

To evict a tenant at the expiration of a lease, 60 days' notice by the landlord is required. In non-payment of rent cases, five days' notice is required. Suit for eviction may be filed after notice has expired and it requires about a week to come up on the court's docket. A week or several weeks may be required to adjudicate the matter and enter a judgment. The court may order eviction at any time up to a maximum of 90 days.

An official of the Tenants league said apartment buildings are taking the lead in evictions and rent raising, with increases of from 40 to 100 per cent. Robert Cumming, an official of the league, asserted that "gouging landlords have overreached themselves, and are bound to bring back rent ceilings."

Gov. Green again rejected pleas from Democratic leaders who claimed that President Truman's OPA veto had caused an emergency which called for a special session of the legislature. The governor placed blame for the confused situation on the President, who vetoed the OPA continuation bill, and on Democratic congressmen who supported the veto.

Sen. Daley Asks Moratorium

State Sen. Richard J. Daley [D., Chicago] said the legislature should declare a moratorium on tenant eviction and pass a rent stabilization law. Mayor Kelly and Secretary of State Barrett earlier had asked for state legislation.

Harry Sodikoff, a former Chicagoan, who owns a 21 unit tourist court in Phoenix, Ariz., announced that when he returns to Phoenix after a Chicago vacation he will lower rents on his cottages from \$14 to \$10. He said removal of all the bother the OPA caused him will be worth the difference. Sodikoff said he is a member of the Phoenix police force.