

OH, HAPPY RELIEF! HERE'S A LANDLORD WHO IS NO GOUGER!

Rosenthal of 73d Street Repairs, Gives Heat and Doesn't Boost Rent.

Hooray! Five New York tenement houses in a row full of tenants who have only kind words for their landlord!

Among the hundreds of reports which have been coming in daily for more than a week in response to The Evening World's request for facts

about rent profiteering, a letter from Mrs. Carrie M. Smith of No. 245 East 73d Street is the first to tell of a landlord whose generosity has won the gratitude of his tenants. Mrs. Smith, by the way, is in position to make comparisons, for she was one of several tenants in a cold, filthy house on East 12th Street who, as reported in The Evening World a short time ago, refused to stand for the exorbitant increase in rent, a rich man demanded.

In response to Mrs. Smith's extraordinary letter, an Evening World man visited several of the eighty-three-room apartments in the five houses numbered from 241 to 249 East 73d Street. He found the buildings in excellent repair, the halls clean and well painted, the apartments in good condition, the plumbing work he saw water to praise their landlord, Abraham Rosenthal, who conducts a cigar factory in the adjoining numbers, 351 and 353, and who lives at Broadway and 21st Street.

In the common back yard of the five tenement buildings Mr. Rosenthal has provided several swings,

three large "teeter's boards" and a lean sand pile for the entertainment of the children of his tenants. And all this he has done without increasing the rent of any of the apartments. One family, at No. 245, have lived in the same rooms for twenty-four years, and their rent to-day is the same, \$3 a month, that it was when they moved in, while Mrs. Smith, the new tenant, says she pays the same price. Many of the tenants gladly corroborated a story that Mr. Rosenthal had permitted some of his tenants to go as long as three months without paying rent when they were out of work. Another story, sufficiently attested, is that the landlord put in a large supply of coal during the acute shortage and sold it to his tenants for their kitchen ranges at exactly what it cost him.

Mr. Rosenthal, in answer to The Evening World's thanks for the excellent example he is setting for other landlords, modestly said: "We are simply trying to do what is right, that is all. If we should raise the rent, even 50 cents a month, it would be said for many of our tenants to pay."

After dealing with a case like Mr. Rosenthal's, it is trying to the sympathies and temper of the rent collector to go back to the great pile of reports telling of the rapacity of profiteering landlords all over the city who are seeking to wring the last possible dollar from their tenants and to give as little service as possible in return.

Here are just a few of the many: All the tenants of an apartment house on West 150th Street join in a letter saying that their landlord increased their rent last October \$5 a month for five rooms and \$3 for three rooms, and that now, when he does not have to buy any coal, he has added \$3 more for three rooms, \$5 for four rooms, and \$7 and \$3 for five rooms. Also they say he tells them that next October they must stand a similar increase because he must then begin burning coal. They declare that in many of the apartments, where no repairs have been made in the last six years, the ceilings are falling down, the plumbers and dumb-waiters are badly out of order, and that when the tenants ask to have something done for them they are told by the agent that his business is to get all he can out of the house for the owner, who is unknown to the tenants, though they have often tried to learn who he is.

A Trippon Place, Bronx, tenant reports that his rent has been recently increased from \$25 to \$35 a month through a series of boosts by three different landlords. He says that the building has been without a janitor for more than a month; that in that time the tenants have had no heat or hot water and that no cleaning has been done about the premises, yet the heaviest increase in rent has been made in this period.

A tenant in Nazie Avenue complains that his landlord, not content with raising the rent from \$23 to \$24 a month, has added 50 cents a month for the use of a telephone which was previously in the apartment and was covered by the rent.

And The Evening World could devote pages to such stories as these without exhausting its supply of reports from all sections of the city, with the possible exception of the very cheapest quarters of the lower east side, where several vacancies are said to exist.

Finland and Iceland Consulted as Powers.
WASHINGTON, April 25.—Swedish press reports received by the State Department to-day say that at the next meeting of Scandinavian Ministers Finland and Iceland will be represented as well as Sweden, Norway and Denmark. The paper states that the invitation will be issued by the Swedish government, as the meeting is to take place in Stockholm.

LANDLORDS MAKE A POOR DEFENSE AT CITY HALL HEARING

And Aldermanic Committee Gets More Evidence of Profiteering.

Alderman William Collins, Chairman of the General Welfare Committee of the Board of Aldermen, is today affixing the mass of testimony given at the hearing yesterday afternoon by a dozen tenants who charged their landlords with profiteering.

One of the complainants was Mrs. Mary McGuire, a widow, who is in Government service at the New York Naval Base Hospital, Brooklyn. She said she has four children, two of them sons in the United States Navy. She lives at No. 7 Sutton Place, Manhattan, and says she has been told to vacate her apartment on April 30.

Mrs. McGuire testified that she offered to pay more than the \$23 she is now paying, but that her offer was refused because, she said, the rooms had been rented at a much higher figure than she had offered.

Another complainant was Maurice Gomprecht of No. 54 West 10th Street, who said his rent for four rooms had first been jacked up from \$36 to \$48, and that later he was informed he would have to pay \$70. He said he had been given three days in which to make up his mind whether he would pay the increased amount.

Complainants against one landlord were Mrs. A. Collar, who said her rent had been raised \$4 in one year; Mrs. Yatta Zorik, who testified to an increase of \$9 in six months; Mrs. S. Schneider, whose rent, she said, had been boosted \$9 in four months, and Mrs. J. Haverman, who told the committee her rent had been increased from \$17 to \$26 in six months.

These witnesses also testified that the janitor services was so poor they had to take turns washing the halls themselves. They said the houses had changed owners a number of times.

Mrs. Francis Ludwig, Mrs. A. Wagmiller and Mrs. Louise Warner of No. 28 Broadhurst Avenue, Harlem, told of increases ranging from \$7 to \$9 a month, and that it had been "broadly hinted" two more increases of \$5 each are "pending."

A tenant of a Harlem tenement for colored people told the committee that the rents had been so excessively increased that respectable colored people could not stay there, but that the house was being filled by tenants who in the last seventy-five days have been raided by the police sixty times.

Several landlords were present, but when their answers to the complaints made fair to start a long debate, more vituperative than informative, Chairman Collins adjourned the hearing.

At the close, an attorney for several landlords submitted a list of what he described as 2,000 vacancies existing in the cheaper sections of the city.

After the meeting Charles E. Meyer, who described himself as Honorary President of the Greater New York Taxpayers' Association and of the Junior Taxpayers' Association, of which he said Mayor Hylan is a member, told an Evening World reporter that on the east side of Manhattan, between Canal and 14th Streets, there are 5,000 vacant tenements to be had for from \$3.50 to \$5 a room. He and others said the trouble is that many workers made enormous wages during the war and are now putting on style in elevator apartments over on the west side.

MICHIGAN CLAMORS FOR MORE WORKMEN

Situation of Few Weeks Ago Is Now Completely Reversed in Industrial Centres.

DETROIT, April 25.—With automobile companies advertising in the larger Eastern cities for labor to man their plants in Detroit and at Flint, Pontiac and elsewhere in Michigan, the Board of Commerce has sent out a call for demobilized soldiers to come to Detroit. Daily drains on the labor market of Michigan have been steadily depleting the supply of workers until General Motors has found it impossible to employ enough men to supply their needs in cities outside of Detroit.

Automobile companies are advertising for all classes of experienced auto builders and for "common laborers" for truck loading and unloading and all kinds of inside and outside work.

Some weeks ago the Detroit Board of Commerce sent out notices warning returned fighters of scarcity of jobs in Detroit. The notices to the demobilization camps are now reversed, and inform officers of the camps that tional men.

JAPANESE PROJECT NEW PACIFIC CABLE

America Is Praised at Tokio Dinner Where New Yorker Is One of Guests.

TOKIO, April 25 (Associated Press).—Construction of a new cable line across the Pacific to insure better communication between Japan and the United States was urged by speakers at a dinner given last night by the American Japan Society. American guests included William Fetter of Philadelphia, former American Minister to Italy; Robert N. Lynch and Wallace M. Alexander of San Francisco and Emil M. Scholtz of New York.



A Million of Our Boys Are Waiting to Get Home

Some of them are patrolling the Rhine, holding fast to the victory we have won.

Some are in billets and camps back of the deserted trenches, anxiously awaiting orders to entrain for an embarkation port.

Still others are in the great American hospitals, being made over by skilful surgeons into a semblance of the men they were when we bade them good-bye.

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