# TENANTS WIN BAN ON RAISES IN RENT UNTIL AUG., 1921

## Many Cases Settled on Basis of Last Year's Figure Plus 25 Per Cent.

Justice Robitzek, in the Second District Municipal Court, the Bronx, today settled more than 400 landlord-tenant cases. In almost every instance the basis was that of the rental of April, 1919, plus 25 per cent.

In the cases against eighty-two tenants of Benjamin Verdi, who owns the apartment houses at Nos. 2411 to 2415 Prospect Avenue and Nos. 2353 and 2357 Crotona Avenue, Justice Robitzek made an adjustment which will enable the tenants to retain their apartments at their present rental, a shade above the 25 per cent. increase, until Aug. 1, 1921.

The tenants had complained the rentals they were being asked to pay were above the legal limit and announced that they had decided to test their right to refuse to pay, on the ground of oppression, before a jury in the Municipal Court.

Justice Robitzek advised against this and succeeded in winning their consent to the adjustment he proposed.

Another test of the decision of Justice Davies in the Manhattan Municipal Court, who ruled that even new leases cannot be made on the basis of more than 25 per cent. advance over the rental of a year ago, will come before a jury for trial next Tuesday. The Everready Realty Company of No. 2295 Crotona Avenue summoned two tenants, La Breeze and Di Laboody for failure to pay their April rent. The tenants protested on the ground of oppression and demanded a jury trial, which Justice Robitzek granted.

Many threatening letters from landlords are coming in daily to Justice Robitzek, one this morning saying that "landlords might take into their heads to plant a bomb just as quickly as a tenant."

The Justice this morning signed the warrants for the eviction of thirteen tenants of M. Fisher, living at No. 4051 Third Avenue. These are the tenants who under the leadership of Mrs. Alice Cavanaugh were warned last week to deposit their April rental by Tuesday of this week. They failed to do so, although part of the money was paid in.

Fisher when he received the warrants told Justice Robitzek that City Marshal John Haggerty had refused to serve them and announced that he proposed to sue out a writ of mandamus against the Marshal.

Refusal of landlords of expensive apartment houses to admit that the new rent laws apply to them as well as to "tenements" threatens to bring about many damage suits next fall, said A. J. W. Hilly, Chairman of the Committee on Rent Profiteering, today. Many of these landlords, said Hilly, have been renting apartments at increased rentals and giving leases to outsiders when their old tenants declined to sign the new leases immediately.

"This means," said Hilly, "that when October comes the present holders can go into court, get extensions of from thirty days to one year in which to move. Those who have signed the leases for the apartment then will have first class ground for damage suits."

### Explosion Kills 200 in Prussia.

BRUSSELS, April 14.—Two hundred persons are believed to have been killed as the result of an explosion in a chemical factory at Stolberg, near Aix-la-Chapelle, Rhenish Prussia.

# DELAYS IN B. R. T. SUBWAY.

### Accidents Halt Two Trains During Morning Rush Hour.

Two B. R. T. subway trains were delayed at the rush hour this morning. A Manhattan-bound train was halted at 7.53 on the Manhattan Bridge by wire trouble, and was started about twenty minutes later.

An eastbound West End train leaving Times Square at 8.40 suffered a double accident, causing a total delay of half an hour at Fourteenth Street. The train was short circuited and when this was repaired the train moved on to Canal Street, where a draw bar of one of the cars dropped out.


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| SILK NECKTIES | 2.00, 2.50 | 1.85 | 5.50 |
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| TWO TONE HOSE, in black and white, black and red, black and green. | 1.00 | .70 | 2.00 |
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| ATHLETIC SHIRTS and DRAWERS—price per garment | 1.50, 175 | 1.10 | |
| UNION SUITS *Quantity limited* | 2.50 | 1.95 | |

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