

# ONE JUDGE SAYS DAVIES IS WRONG ON NEW RENT LAWS

Says on Bench He Will Break  
Up Soviet of Profiteer-  
ing Tenants.

Justice Shiel, in the Second District Municipal Court to-day, declared open warfare against all profiteering tenants who came before him. In one of the 200 rent-cases he settled he flatly refused to permit the owner to make any reduction in the proposed rent increase, and he carried this idea out in other cases, telling protesting tenants that they must pay the rental demanded by the owners or get out.

In only a few cases did the justice reduce the rent demanded and he justifiably ignored the \$5 per cent clause of the new laws, telling several protestants that if they did not like it they could move.

"If you move out these landlords can easily find plenty of tenants at that rent," he said.

"There is an old case and doesn't come under the new laws," was another answer he made in many of the cases.

The case in which he declined to permit a rent reduction was that of the petition of Miss Elizabeth H. Sears, who owns the seventeen-family apartment house at No. 611 East 21st Street. Tenants contended that her latest rental increase for April will make their total rent raise for the year more than 50 per cent.

Miss Sears' attorney told the Court that his client was a working woman, who had been carrying the charges on her house out of her earnings. When she became ill, he said, and the rent strike of her tenants threatened to force the foreclosure of the mortgage on the property.

"We are willing to accept one-half of the rent increase we have asked," continued the attorney.

"You won't do anything of the kind," exclaimed Justice Shiel, "you got it all. These are the original profiteering tenants and they'll kill the owner of this house if they had their way. They have a soviet of their own, and I'm going to break it up. They are a band of rapacious pirates."

The justice then announced that he would issue warrants for the tenants at once, and would not give the nine customary five days in which to pay, but only until Wednesday.

"I can't do that," said Morris Glusac, attorney for the tenants. "These petitions are defective. Your Honor has no jurisdiction in this case."

"We'll see about that," said Justice Shiel. "I'll issue warrants on any kind of a petition against such tenants as these."

When the case of Harry Sinden, who owns a house at No. 228 Eagle Avenue, the Bronx, against his tenant Lovings, came up, it was shown that Lovings is asked to pay \$12 monthly whereas one year ago he was paying \$7. He paid the March rent but balked at the April payment, asking for a refund under the new law.

"You paid for March, didn't you," asked the court. "Very well then, you'll continue to pay or get out."

"But your honor," protested the tenant, "Justice Davies in Harlem—"

"I'm not following Justice Davies,"

## FLORA P. WHITNEY BRIDE TO-DAY AT ST. BARTHOLOMEW'S.



The marriage of Miss Flora Payne Whitney, daughter of Mr. and Mrs. Harry Payne Whitney, to Roderick Tower of Philadelphia, will take place this afternoon in St. Bartholomew's Church. The ceremony will be followed by a reception at the Whitneys home, No. 571 Fifth Avenue.

said Justice Shiel. "His interpretation of the law is wrong all wrong." A hundred and eight families, occupying apartments from No. 31 to No. 41 Bennett Avenue, have been notified by Joseph Friedman, the landlord, head of the West 131th Street Realty Company, that they must vacate their apartments on Oct. 1. The tenants are almost unanimous in their stand that they will not get out, believing themselves amply protected by the new rent law.

"Such a proceeding is unfair, and we don't believe any court would throw us all into the street just because the landlord wants us out," said Mrs. F. W. Cray, one of the tenants. "I suppose the whole idea is to get new tenants in to secure increased rentals, but I believe it is the consensus of opinion about here that we will sit tight and not sign any exorbitant leases that might be forced upon us. We know that many landlords have sought to evade the law by one pretext or another, but justice will be done in this matter."

"Why, it would be a crime to throw all these women and children into the street. They certainly can't find any place to go under present conditions."

Tenants to Fight 52 Per Cent Rent Hike.  
Tenants of the high class Switzer-land Apartments, No. 740 Riverside

Drive, have organized for a "sit tight" against the demands of their landlord for increases ranging from 50 to 52 per cent over April 1919 rents. Tenants of two other apartments controlled by the same landlord, William Landesman, operating as "the Ivanhoe Holding Corporation," have informed the Switzer-land Tenants' Association that similarly large increases have been demanded of them and have indicated willingness to join in the fight. These houses are at Broadway and 147th Street and on Amsterdam Avenue, near 104th Street.

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6 x 9	41.50	34.00	6 x 9	35.00	28.25
5 4 x 90	22.50	18.45	8 6 x 70	9.75	7.85
3 6 x 70	11.95	9.50	2 7 x 5 4	5.75	4.55
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9 Ft. Runner	16.75	13.35	9 x 12	\$65.00	\$52.00
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