

### 4 ROOMS, BATH, \$21 IS THIS LANDLORD'S RULE; NO RENT KICK

Isaacs, Who Has 140 Tenants,  
Is Content With 10 Per Cent.  
on His Investment.

Joseph Isaacs of No. 256 Grand Street has been dubbed New York's "Golden Rule Landlord" by the 140 tenants of his five tenements, Nos. 206 to 216 East 103d Street, not only because his motto is "Do unto your tenants as you would have them do to you," but carries it into practice.

"No landlord is entitled to more than about 10 per cent. on his investment," said the "Golden Rule Landlord" to-day to an Evening World reporter who sought the viewpoint of a landlord who believes in the square deal. "Ten per cent. is a just and equitable gross profit. I have agreed to make all repairs and to install various comforts which will cost about \$4,000. Every tenant is entitled to and should have all the comforts that his rent warrants.

"All of my tenants are my friends. They are good, reliable people and I want to do what is right by them. It is a source of very considerable satisfaction to me that they are satisfied with the arrangements I have made."

A day or two ago Mr. Isaacs asked his 140 tenants for an increase of \$2 per month for four-room apartments and of \$1 a month for three rooms. The tenants were organized, and some malcontents had spoken of a "tenants' strike."

A meeting of the tenants was called and Mr. Isaacs met them and asked what would satisfy them. They replied they would give him a raise of \$2 a month for four rooms and \$1 a month for three rooms. Without hesitation he agreed. A little later in the evening, no matters were being talked over, he

said he would give the tenants a year's lease, install white sinks in place of the present galvanized ones, black with age, put in hot water and steam heat and better lighting facilities and new dumb waiters.

The tenants had not demanded all this and were taken aback by his generosity. And it is not a mere promise either. A committee of five tenants has been appointed to meet Mr. Isaacs and all the offered improvements will be put into the lease he is to give them.

"I am not a profiteering nor a gouging landlord," said Mr. Isaacs at the meeting. "We are all better off for a square deal. I am going to do everything I can well afford to make you tenants comfortable because if I were in your place I would want to be made the same. I like to deal in a fair manner because you have been fair and aboveboard with me. I will do to you what I would like a landlord to do to me."

Joseph Sachs of No. 258, one of the tenants who made the bargain with Mr. Isaacs, said: "Mr. Isaacs has been mighty fair to us all and we appreciate it. He is one of the few good landlords in New York and we are glad to live in his houses. He can depend upon us to do the square thing by him because he has been good to us."

Max Landsmann of No. 206, another of the bargaining tenants, said: "Mr. Isaacs saw that our offer of rent increase was just and that was our first point of agreement. Next he has agreed to give us a lot of conveniences we do not have now. He is the kind of a landlord to have because he has consideration for his tenants. He is not continually trying to get the last cent out of them and give nothing in return."

Russell Peresky of No. 208, a tenant, said: "He's what you'd call the 'Golden Rule' Landlord. He wants to make us comfortable just as he would like to be if he was in our place. With him we don't have any court or Mayor's Committee—it's just straight face to face bargaining like fair minded, sensible people—like a lot of brothers talking together."

The four-room apartments are in front and have a bath, and under the new rental they will be \$21 a month; the three-room apartments are in the rear and have no baths, and the new rental will be \$16 and \$17 a month. Everything considered and remembering the improvements that are to be made, these rentals are thought to be extremely reasonable.

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### WOMAN DRY CHIEF RULES CALIFORNIA

Taking Office on Death of Director  
Handley, She Plans Rigorous  
Enforcement.

SAN FRANCISCO, Sept. 23.—"Believe in enforcing the Volstead act and as far as it is in my power I will see that Prohibition is a reality in California," said Mrs. Gladys K. Warburton, who has temporarily taken the post of Prohibition Director, made vacant by the sudden death of L. A. Handley in an automobile accident.

"Of course this department does not make raids or arrests; that is in the province of the Prohibition agents. The Director issues liquor permits and then sees to it that the regulations in regard to sale of liquor are carried out. By simply following out the policies of Lorin A. Handley, I think I will be able to see that the Volstead act is enforced in California as far as the office of Prohibition Director is concerned."

"This department is new and is not yet in full running order. As soon as we get things systematized we will be able to keep track of all liquor permits and know whether any are being abused or not. Every bottle of liquor will be traced and accounted for from the time it leaves a bonded warehouse until it reaches the purchaser."

"More field men are to be allowed us, which will enable the department to keep a careful check on all wholesalers and druggists dealing in

liquors. I do not know whether my appointment will be permanent or not. I have been in the Prohibition Director's office almost from the time it was opened, serving first under Frank Hival, now United States Attorney."

Mrs. Warburton says she is not in politics and politics will have nothing to do with her work. She came to San Francisco last winter from Los Angeles. She was a student at the University of California four years ago and spent some time in Washington, where she was a member of the Women's City Club.

### HANLEY IS AN AMERICAN

But He Wants It Understood He's  
In Sympathy With the Sinn  
Fein Movement.

An interview with John J. Hanley of 1131 Broadway, which appeared in Monday's Evening World unwittingly placed Mr. Hanley in an unfortunate light. He recently returned from Ireland, where he had harrowing experiences, and the report went out that he didn't know who had shot at him—Sinn Feiners or English soldiers.

As a matter of fact Mr. Hanley has been an ardent supporter of the home rule movement, and his views have changed not at all since his visit to Ireland. He has asked The Evening World to clear up the difficulty and states that he is 100 per cent. American, but that his sympathies are entirely with the Sinn Fein movement in Ireland and that any contrary intimation is entirely erroneous.

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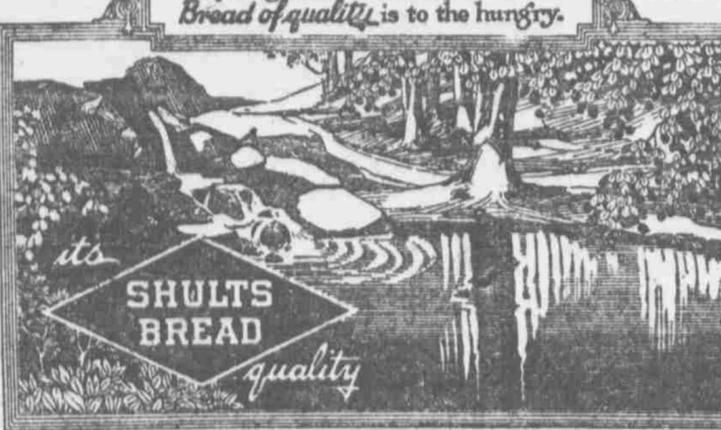
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