

JERSEY CITY RENT STRIKE TO-MORROW

Second Uprising Against Profiteers—First Made 5,000 Families Happy.

CITY OFFICERS BACK PLAN

Municipality Pays Out Its Money to Get at Gougers and Force Reforms.

It might pay the city of New York to take a look across the North River and see what its neighbor Jersey City is doing to the rent profiteer. Jersey City's second renter's strike will start to-morrow. The first one, the February strike, made 5,000 tenants happier. The novelty as well as the effectiveness of these rebellions lies in the fact that they are organized and managed by the city government.

The city government says to the tenant: "If your landlord notices you of an increase and you feel it isn't justified, don't pay it; we'll take up the fight for you and if the landlord goes to court, the suit costs you anything we'll foot the bill."

And having said that, it puts all its machinery to work on the side of the tenant and against the gouger. The landlord can prove he's not gouging he gets justice, too. While a reporter for The Sun and the New York Herald was watching the men and women of Jersey City file their complaints at the City Hall last night one of the women complained that the monthly rental of her four rooms in a tenement house had been raised from \$17 to \$19.

"I know the house, madam," said James F. Gannon, Jr., Director of Revenue and Finance, "and I believe the increase is reasonable. Many persons are paying \$30 a month for rooms no better than yours. However, file your complaint and we'll investigate it."

There's hardly a house in Jersey City, in fact, that Gannon doesn't know. He was in the real estate business sixteen years. In addition he is a lawyer, as well as one of the men who rule the city under the commission form of government. He's the man who invented the "Jersey City plan" for fighting the profiteer. Chicago and other cities have taken it up. Not a soul in the New York city administration has even asked him about it.

Advertising Helps the Fight.

Mayor Hague and the whole official family of Jersey City are backing Gannon in his fight. They do not hesitate to use city money to pay for advertisements like this, which appeared in the newspapers of Jersey City and Hoboken yesterday:

To the Rentpayers of Jersey City: Notice is hereby given to all tenants who have received notices to vacate or pay more rent from March 1, 1920, and who consider the demands of their landlords exorbitant and unjust, to be present at Assembly Chambers, City Hall, Jersey City, to-night at 8 o'clock to present the details of their case to the Director of Revenue and Finance and the City Law Department.

Do not pay any increased rent March 1 if you feel the increase is not justified.

Instructions:

1. Appear personally with your notice at the City Hall this evening.
2. Be prepared to give the full

details of your case, including name and address of landlord.

3. Information treated confidentially, and cooperation will be the keynote of success.
4. Use no violence toward your landlord or his property.
5. All costs of litigation, where advised, will be borne by the city.

JAMES F. GANNON, JR., Director of Revenue and Finance.

Several hundred persons responded. The number was not so large as was the first strikers' meeting, the latter part of January, for many landlords who had sent out rent boosting notices effective March 1 withdrew them because of the success of the earlier strike.

The reporter asked Gannon what he was driving at and how he was doing the driving. He said that by January of this year so many landlords had jumped their rates two or three or more times within a year and a half that he decided definite action by the city, pending legislation at Trenton, was necessary.

People at Dangerous Point.

"The people," he said, "were worked up to a dangerous point. After consulting the other Commissioners I determined to call a rent payers' strike. Its objects were to put a temporary check on profiteering and to call to the attention of the Legislature the need of laws that would stimulate building. In response to our public notice 1,500 persons, representing altogether 5,000 complainants, came to City Hall to file with fifteen clerks from the tax department information as to dispossession notices or demands for more money on February 1.

"My staff and I investigated every complaint. The great majority of the cases were flagrant profiteering. We advised the tenant not to pay the increased rent, but to tender the old rental and let the landlord make the next move.

"We advise all the tenants of a house to stick together as a unit against the profiteering landlord. The landlord knows that every department of the city government is ready to chip notices on him of various violations of the building laws if he tries to throw a whole household of people into the street. The labor unions are supporting us, the members of the movers' union having agreed not to move the goods of a union tenant against his will.

"Here's another thing. How many people know that if a landlord tries to dispossess them they can demand a trial by jury? This they can do anywhere, and in Jersey City, upon our advice, they do it. We said, if the landlords try to dispossess the 5,000 complainants \$5,000 justice will be drawn to try them. Moreover, a landlord is responsible for the safety of every stick of furniture he puts into the street. The constables of Jersey City won't touch the furniture unless the landlord give a bond. Altogether, you see, the process of dispossession can be made very expensive for the landlord.

Expenses and Settlements.

"Is there anything in the charter or ordinance of Jersey City specifically permitting us to pay the expenses of tenants incurred in fighting the profiteer? There is not. But the charter allows us to meet emergencies, and

this is an emergency. As a matter of fact, it has been so easy to obtain settlements without litigation that outside of the bill forad visiting the strikers have cost the city only \$15 thus far. Of the five thousand cases in February only sixteen were taken to court.

"Nine of these sixteen were settled by a compromise giving the tenant an extension of time or cancelling the rental boost; six went before juries, which invariably gave the tenant a verdict, and the other case involved non-payment of back rent, so the landlord got a judgment. More than twelve hundred cases were settled in my office by the landlord and tenant reaching an agreement, which in some cases involved returning of money by the landlord. In many other cases we advised the tenant that the increase was justified. When a compromise settlement was reached the rate agreed upon is to continue until October 1.

"When profiteers are especially obstinate it is almost always possible to 'get them' for not properly heating their houses. The fine is \$100 for the first offense and \$200 for the second. They don't like that."

The Tax Board cooperates by raising the assessments on the property of profiteers and lowering them on the property of the square landlords. Irregularly says Gannon. Nothing is irregular when "we're fighting the mean old, slick individual (oftentimes not a citizen) who raises and gouges and gouges and raises until a man just as smart as he is and with a little nerve and authority steps in between the profiteer and his victim and holler, 'Stop, thief!' I'm responsible for these rent strikes, and if any landlord thinks I've done anything irregular let him go to court with his complaint."

Gannon says the strikers have already "busted the speculative real estate market," in which fortunes were being made by passing houses from buyer to buyer with a boost in rent after each transfer. He says they have also stopped artificial increases in rentals and have shown the Legislature the necessity of taking action at this session.

Gannon calls this that he has done thus far temporary. He has had introduced in the New Jersey Legislature two bills. One of them provides that all buildings primarily designed for housing and erected within two years of the passage of the bill shall be exempt from taxation for four years. This is a modification of the single tax idea. The other bill would compel landlords to give monthly tenants three months notice of any increase and prevent him from giving any notice between October 1 and May 1.

BELGIANS SEEKING BENNETT AIR TROPHY

Aero Club of America Gets Balloon Challenge.

The Aero Club of America received yesterday by cable a challenge from the Aero Club of Belgium for the international balloon trophy, offered in 1906 by James Gordon Bennett and won four times by the Aero Club of America, the last time in 1913. Since then no competitions have been held because of the war, and the winners waived their rights

NAVY ORDERS.

Special to THE SUN AND NEW YORK HERALD. WASHINGTON, Feb. 28.—The following navy orders have been issued:

Lieut. Edward W. Timine, to U. S. S. Olympia as supply officer; Lieut. Low W. Bagby, to command U. S. S. H-7; Lieut. Rommie M. Bagby, to command U. S. S. H-14; Lieut. Stephen W. Douglas, to duty Naval Academy, Annapolis; Lieut. Frank Fulton, to duty Naval Hospital, New York; Lieut. Carl B. Parnell, to duty Naval Hospital, Newport; Lieut. Edward E. Hasset, to U. S. S. T-14; Lieut. Walter A. Hicks, to U. S. S. T-12, as executive officer; Ensign John W. Johnson, to duty at station, Pensacola, as instructor.

ARMY ORDERS.

WASHINGTON, Feb. 28.—These army orders have been issued:

DISMISSALS.

Major Ona W. Beldinger, Major N. J. Bova, Major John B. Brooks, Major E. J. Connelley, Major Lawrence S. Campbell, Major Oliver J. Isobola, Major Walter H. Frank, Major William H. Garrison, Jr., Major Thomas J. Hanley, Jr., Major Clinton W. Howard, Major Junius H. Houghton, Major Arnold N. Kregelad, Major Thomas G. Langley, Major Frank D. Lackland, Major George E. Lovell, Jr., Major John C. McDougal, Major Harold S. Martin, Major George H. Peabody, Major George Pfeiffer, Jr., Major Clinton W. Russell, Major William A. Robertson, Major John W. Simons, Jr., Major Albert L. Wood, Major Carl Speck, Major George F. Stratemeyer, Major John G. Thomsen, Major Leo A. Walton, Major Benjamin G. Weil, Major Sheldon H. Wheeler, Lieut. Col. Virginia E. Clark, Lieut. Col. DeLoe C. Woodson, Lieut. Col. Henry W. Hays, Lieut. Col. Alfred H. Hailer, Lieut. Col. Davenport Johnson, Lieut. Col. Roy C. Kirland, Lieut. Col. Henry C. K. Malmgren, Lieut. Col. Ralph Bove, Lieut. Col. Henry J. Watson, Lieut. Col. Charles W. Van Way, Second Lieut. Royal A. Lawson, Capt. Herbert Sherman, Capt. Theodore H. Connor, First Lieut. Henry Levi Price, Capt. Peter Sanford Malton, First Lieut. Edward I. Cook, Capt. Frank Griffith Basin, Capt. John G. Alvestad, First Lieut. Robert Helgeson, Capt. Alfred Henry O'Connell, Major

Darius Cleveland Alshar, Major Peyton Golden, Major Moses Ming King, Jr., Major Robert C. Wheeler, Capt. Edmund P. Mitchell, Capt. George B. Schellin, Capt. Harvey R. Field, Major Turner H. Whitbair.

INFANTRY.

Major Harry H. Tebbets, report in person to Col. Michael J. Leslie, infantry, president of Examining Board; Lieut. Col. James Blyth, to Fort McPherson, Georgia; Capt. John E. Switzer, Jr., report to commanding officer, Small Arms Ballistic Station, Darlington, South Carolina; Lieut. Col. Mitchell, to Camp Funston, Kansas; J. Theodore R. Murphy, to Camp Joseph, Georgia; Lieut. Col. William E. Hever, to Chicago; Col. Julius T. Conrad, to Washington; First Lieut. Arthur Maxwell O'Connell, appointment as provisional officer, regular army, honorably terminated.

FIELD ARTILLERY.

Major Basil G. Moon, Major Alfred C. Bartell, Major Howard M. Randall, Capt. Lloyd S. Partridge, First Lieut. Daniel H. Ford and Second Lieut. John H. Winston, to Camp Knox, Kentucky.

PROMOTION.

Each of the following named officers promoted to the grade of major of field artillery, regular army, with rank as indicated, is announced:

Capt. Thomas D. Osborn, January 26, 1919; Capt. William H. Dooda, Jr., January 28, 1919; Capt. Walter E. Pronger, January 24, 1920; Lieut. Col. William E. Burr, to Camp Travis, Texas; First Lieut. Max John Taylor, Kentucky, and Capt. Gerald E. Brower, to Camp Grant, Illinois.

COAST ARTILLERY.

First Lieut. Evans C. Seaman, to Fort Monroe; First Lieut. Gordon Bennett Welsh, appointment made permanent.

Major Herbert Charles Ghiner, to Washington; Major William Hope Smith, to Jefferson Barracks, Missouri; Capt. Harry Benjamin Forbes, to Fort Sill, Oklahoma, Vermont.

LEAVES OF ABSENCE.

Lieut. Col. Frank E. Bamford, three months; Capt. Arthur E. Jersey, thirty days; Capt. John S. Sullivan, one month; Major Edward E. MacFarland, twenty days; First Lieut. Andrew H. Measick, one month; Major James R. N. Weaver, ten days; Capt. Harold P. Eastler, two months; First Lieut. Archie Breckinridge, two months; Col. John R. Fair, one month; First Lieut. John Stuebke, two months.

MISCELLANEOUS.

Capt. Rush Cameron, to Fort McHenry, Maryland; Capt. Quentin J. Barker, to Leavenworth, Kan.; Capt. Thomas J. Smith, to Honolulu; Capt. Chauncey E. Cook, to Fort Royal, Hawaii; Capt. Harry J. Malony, to Savannah, Ga.; Major Frederick Thomas, to Camp Detrick, New York; Major Joseph B. Hyams, to Los Angeles; Lieut. Col. David M. King, to Washington; Capt. Fred H. Green, to Camp Stainer, Texas; Capt. Ralph S. Parrott, to Camp Dodge, Iowa; Capt. Henry A. O'Connor, to Camp Ford, Texas; Lieut. Col. David A. Wall, to Washington; Capt. Theodor W. D. Weaver, to Washington; Major Harry O. Benson, to Walter Reed Hospital, Washington.

McCREERY'S ANNUAL SPRING SALES

Embracing Every Department

An Extraordinary Offering!

Men's Shirts

2.45 each

6 for 14.00

There is a very fine assortment comprising both woven and printed madras of an excellent quality. Many desirable colors make for a handsome variety of new Spring patterns.

SLEEVE LENGTHS 33 TO 36

Quality and Value Aplenty In

Men's Underwear and Hose

Shirts & Drawers

60c garment

regularly 1.00

Made of good looking durable white Madras. Sleeveless shirts and knee length drawers.

Half Hose

1.25 pair

regularly 1.75

Made of Thread Silk, full fashioned. In colors of Cordovan, Navy Blue, Gray and Black.

James McCreery & Co.

5th Avenue 34th Street

Stern Brothers

West 42d Street (Between Fifth and Sixth Avenues) West 43d Street

Beginning Monday Morning on the Fourth Floor

OUR ANNUAL MARCH SALE of

China, Glassware, Lamps and Bric-a-Brac

Dinner Sets from England, France, America and Japan's most noted makers.

Limoges China Dinner Sets,
107 and 114 pieces; wide gold-encrusted border designs; matt gold handles; vals. \$295.00 & \$395.00.

\$235.00 and 325.00

Limoges China Dinner Sets,
Theo. Haviland; 108 pieces; rich colored conventional borders and matt gold handles; value \$162.00.

\$120.00

Imported China Dinner Sets,
100 pieces; wide coin gold hand and line with matt gold handles; open stock; value \$115.00.

\$95.00

Imported China Dinner Sets,
100 pieces; colored floral spray and conventional borders; gold line edges; value \$45.00 & 62.50.

\$39.50 and 49.75

English Porcelain Dinner Sets,
100 pcs.; colored border designs; gold line edges; value \$42.50.

\$27.50

English Porcelain Dinner Sets,
107 pieces; rich conventional border and all over floral designs; values \$65.00 and 72.50.

\$55.00 and 57.50

American Porcelain Dinner Sets,
100 and 106 pieces; colored floral spray and gold band designs; values \$22.50 and 25.00.

\$17.95 and 18.95

American Porcelain Dinner Sets,
106 pieces; medallion and conventional borders; some with matt gold handles; vals. \$27.50 & 42.50.

\$22.50 and 37.50

Also an extensive array of GLASSWARE, consisting of Cut Glass Mayonnaise Sets, Sandwich Trays, Water Goblets and Sherbets.

CLOSING OUT a number of English and French China Services, Dinner, Entree or Salad Plates; Tea Pot, Sugar and Cream Sets; Cups and Saucers and other items, at prices less than we could import them for to-day.

LAMPS and SHADES

Electric Candlesticks, Torchere, Bridge and Chair Lamps. Wrought Iron; Velour Columns and Antique Bases with effective Shades of Silk, Velvet and other fine Fabrics. Priced

\$20.00 to 275.00

Japanese Lacquer Floor Lamps
Two lights with fancy silk shade; Japanese panels; galloon trimmed and silk fringe.

\$48.00

BRIC-A-BRAC

An assortment of the most typical Antique Chinese Porcelains, Jades, Agates, Bronzes, Embroidered Hangings and rare Paintings on Glass from Sung to Tao Kuang Dynasty.

SPECIAL for MONDAY

Japanese Bronze, Cloisonne and Pottery Vases, Ginger Jars, Candlesticks, Jardinières, Incense Burners and Flower Bowls,

\$5.95 to 150.00

INDESTRUCTO

An Accumulation of Highest Grade

WARDROBE TRUNKS SPECIAL OFFER

This Week Only

\$44.75

Values to \$75



This lot consists largely of such prominent makes as

INDESTRUCTO
HARTMANN
LIKLY
NEVERBREAK
OSHKOSH
BELBER

Full, Medium and Steamer Sizes

UNDER normal conditions these would be quickly snapped up at these prices by dealers at \$44.75. As there are only one or two of each kind, we considered it more advisable to pass along this great saving in price to the public. The price in each instance is less than today's wholesale cost.

PREPAID MAIL ORDERS

will be filled to the best of our ability. State make, size and style desired. Refund made on any unsatisfactory purchase.

INDESTRUCTO

LUGGAGE SHOPS

(Note Address Carefully)

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Between 32d-33d Sts.

ALSO AT

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AT 30TH ST.

Stern Brothers

West 42d St. Between Fifth and Sixth Avenues West 43d St.

EXHIBITION

Featuring

SILKS of DISTINCTION

In a long planned event
Special Display of Copyrighted Weaves

"MOON-GLO"

Satin—Crepe—Crepe Meteor—Satin Crepe

"PIERRETTE"

Crepe—Voile

"FAN-TA-SI"

For Sports Wear

A complete assortment in this interesting showing.

AT SPECIAL PRICES:

Dew Kist and Kumsi Kumsa, 39 inches, **\$5.50**

Pussy Willow, 40 inches wide; . . . yard **\$3.95**

Dream Crepe, 40 inches wide; . . . yard **\$3.00**

Chinchilla Satin, 39 inches wide; . . yard **\$5.75**

Tricolette Silks, 36 ins.; standard quality, **\$3.85**
Ample quantities in White, Navy or Black.

White Sport Satin, 39 inches wide; yard **\$4.75**
Excellent quality and weight.

Imported Crepe Chiffon, 40 inches wide; **\$1.85**
Evening and street shades; excellent quality.

Black Dress Satin, 35 inches wide; yard **\$2.75**
Excellent quality and weight.

Black Satin Charmeuse, 40 inches wide; **\$3.75**
Excellent weight and quality.