

OWN YOUR OWN HOME

RENT PROFITEERING TO END WITH PASSAGE OF BALL BILL

BUY REAL ESTATE NOW

RENT BILL TO BECOME LAW IN FEW DAYS

Following the action of the Senate yesterday in adopting the conference report on the Ball rent bill, the House is expected to concur today.

Chairman Haugen, of the House Agricultural Committee, in charge of the measure, plans to allow about two hours' debate in the House, but adjournment is looked for before adjournment.

The opposition in the House is led by Congressman Ben Johnson, of Kentucky, former chairman of the District of Columbia Committee.

Vote for Self-Protection

Self-protection will dictate the vote of many members of the House. They have been victims of rent profiteers in the District and they do not propose to delay longer remedial legislation along this line.

Members of the measure have fought to make the bill as impartial and as protective as humanly possible. They hope to make the law as applicable to the District a model for the rest of the country.

All sentences for profiteers in the penalty provided in the new legislation, which is to remain on the statute books of the District for a period of three years unless repealed before that time. In addition to a jail sentence of one year for conviction, a higher rental is to be allowed if a higher rate is imposed.

Sausbury Law Dies

With the enactment of the rent law the Sausbury resolution, which has been the only relief heretofore for Washington tenants from eviction and excessive rents, passes out of existence.

Substituting is dealt a hard blow. Recognized as the crux of the rent evil, the subleasing of property at a rate in excess of the rate paid by the tenant under his lease is prohibited without the consent of the commission. If a higher rental is to be allowed it will be fixed by the commission.

The right of property owners to regain possession of their property from actual and bona fide tenants at excessive rents is recognized in the bill. Protection against eviction, which is the principal fear of many tenants, is amply provided for in the new law.

Complete Text of the New Rent Law For District

Section 101—When used in this title, unless the context indicates otherwise—

The term "rental property" means any land or building or part thereof in the District of Columbia rented or hired and the services agreed or required by law or by determination of the commission to be furnished in connection therewith; but does not include a hotel or apartment.

The term "person" includes an individual, partnership, association, or corporation.

The term "hotel" or "apartment" means any hotel or apartment or part thereof in the District of Columbia, rented or hired and the land and out-buildings appurtenant thereto, and the services agreed or required by law or by determination of the commission to be furnished in connection therewith.

The term "owner" includes a lessor or sublessor, or other person entitled to receive rent or charges for the use or occupancy of any rental property, hotel or apartment, or any interest therein, or his agent.

Term "Tenant" Defined.

The term "tenant" includes a sub-tenant, lessee, sublessee or other person, not the owner, entitled to the use or occupancy of any rental property, hotel or apartment.

The term "service" includes the furnishing of light, heat, water, telephone, elevator service, furniture, furnishings, window shades, screens, washings, storage, kitchen, bath and laundry facilities and privileges, maid service, janitor service, removal of refuse, making all repairs suited to the type of building or necessitated by ordinary wear and tear, and any other privilege or service connected with the use or occupancy of any rental property, apartment or hotel.

The term "commission" means the Rent Commission of the District of Columbia.

Section 102—A commission is hereby created and established, to be known as the Rent Commission of the District of Columbia, which shall be composed of three commissioners, none of whom shall be directly or indirectly engaged in, or in any manner interested in, or connected with, the real estate or renting business in the District of Columbia. The commissioners shall be appointed by the President by and with the advice and consent of the Senate. The term of each commissioner shall be three years, except that any person chosen to fill a vacancy shall be appointed only for the unexpired term of the commissioner whom he succeeds. The commission shall at the time of its organization and annually thereafter elect a chairman from its own membership. The commission may make such regula-

tions as may be necessary to carry this title into effect.

Powers of Commission.

All powers and duties of the majority of its members. A vacancy in the commission shall not impair the right of the remaining commissioners to exercise all the powers of the commission. The commission shall have an official seal, which shall be judicially noticed.

Section 103—Each commissioner shall receive a salary of \$5,000 a year, payable monthly. The commission shall appoint a secretary, who shall receive a salary of \$3,000 a year, payable in like manner; and, subject to the provisions of the civil service laws, it may appoint and remove officers, clerks, messengers, and agents and make such expenditures for rent, printing, telegrams, telephone, law books, books of reference, periodicals, furniture, supplies and expenses as may be necessary to the administration of this title. All of the expenditures of the commission shall be paid out of the appropriation of \$1,000,000 for the fiscal year 1920.

With the exception of the secretary, all employees of the commission shall be appointed from lists of eligibles supplied by the Civil Service Commission in accordance with the civil service law.

An Advisory Assistant.

Section 104—The assessor of the District of Columbia shall serve as an advisory assistant to the commission, but he shall have no official duties or powers of a commissioner. He shall attend the meetings and hearings of the commission. Every officer or employee of the District of Columbia, whenever requested by the commission, shall supply to the commission any data or information pertaining to the administration of the title which may be contained in the records of his office. The assessor shall receive for the performance of the duties required by this section a salary of \$1,000 per annum, payable monthly in addition to such other salary as may be prescribed for his office by law.

Section 105—For the purpose of this title, and in any case where the commission or any officer, employee, or agent duly authorized in writing by it, shall at any reasonable times have access to, for the purpose of examination, and the right to copy, any books, accounts, records, papers, or correspondence relating to any matter which the commission is authorized to consider or investigate; and the commission shall have power to require by subpoena the attendance and testimony of witnesses and the production of all such books, accounts, records, papers, and correspondence may be required from any place in the United States at any designated place of hearing. In case of disobedience to a subpoena or of the contumacy of any witness appearing before the commission, the commission may invoke the aid of the Supreme Court of the District of Columbia or of any district court of the United States. Such court may thereupon issue an order requiring the person subpoenaed to obey the subpoena, or to give evidence touching the matter in question. Any failure to obey such order of the court shall be punished by such court as a contempt thereof. No officer or employee of the commission shall, unless authorized by the commission or by a court of competent jurisdiction, make public any information obtained by the commission.

Section 106—For the purpose of this title it is declared that all (a) rental property and (b) apartments and hotels are affected with a public interest, and that all rents and charges therefor, all services in connection therewith, and all other terms and conditions of the use or occupancy thereof, shall be fair and reasonable, and any unreasonable or unfair provision of a lease or other contract for the use or occupancy of such rental property, apartment, or hotel with respect to such rents, charges, services, terms, or conditions is hereby declared to be contrary to public policy.

The commission upon its own initiative may, or upon complaint shall, determine whether the rents, charges, service, and other terms or conditions of a lease or other contract for the use or occupancy of any such rental property, hotel, or apartment are fair and reasonable. Such complaints may be made (a) by or on behalf of any tenant, and (b) by any owner except where the tenant is in possession under a lease or other contract the term specified in which has not expired, and the fairness and reasonableness of which has not been determined by the commission.

Opportunity for Hearings.

In all such cases the commission shall give notice personally or by registered mail, and afford an opportunity to be heard to all parties in interest. The commission shall promptly hear and determine the issues involved in all complaints submitted to it. All hearings before the commission shall be open to the public. If the commission determines that such rents, charges, services, or other terms or conditions are unfair or unreasonable, it shall determine and fix such fair and reasonable rent or charges therefor, and for fair and reasonable services, terms, and conditions of use or occupancy. In any suit in any court of the United States or in the District of Columbia involving any question arising out of the relation of landlord and tenant with respect to any rental property, apartment, or hotel, except on appeal from the commission's determination as provided in this title, such court shall determine the rights and duties of the parties in accordance with the determination and regulations of the commission relevant thereto.

Section 107—A determination of the commission fixing a fair and reasonable rent or charges made in a proceeding begun by complaint shall be effective from the date of the filing of the complaint. The difference be-

VISITORS' HOUSE IS NEARLY COMPLETED

The attractive new Visitors' House now in course of construction by the National Catholic War Council at Walter Reed Hospital is rapidly nearing completion. The building will open the cafeteria in the new building on Columbus Day, October 12, and expect to complete the remainder of the building shortly after.

Built of brick and stucco the building will cost approximately \$50,000. It is three stories high and fitted with every modern improvement. It is 65 by 105 feet in size and occupies a tract of land along the main road in the center of the grounds at Walter Reed Hospital.

The cafeteria, with a seating capacity of 300, is in the basement of the building. On the first floor is the large living room, 60 by 40 feet in size; spacious reception rooms and a library. The second and third floors of the building are used as dormitories and lounge rooms. In design the building closely follows the style of Visitors' Houses built at the various army camps.

Construction of the building began on August 1. E. G. Tourison is the superintendent of construction in charge.

Between the amount of rent and charges paid for the period from the filing of the complaint to the date of the commission's determination and the amount that would have been payable for such period at the fair and reasonable rate fixed by the commission may be added to or subtracted from, as the case demands, future rent payments, or after the final decision of an appeal from the commission's determination may be used for and recovered in an action in the Municipal Court of the District of Columbia.

Provision for Appeal.

Section 108—Unless within ten days after the filing of the commission's determination any party to the complaint appeals therefrom to the Court of Appeals of the District of Columbia, the determination of the commission shall be final and conclusive. If such an appeal is taken from the determination of the commission, the record before the commission or such part thereof as the court may order shall be certified by it to the court and shall constitute the record before the court; and the commission's determination shall not be modified or set aside by the court, except for error of law.

If any party applies to the court for leave to adduce additional evidence and shows to the satisfaction of the court that such additional evidence is material and that there were reasonable grounds for not producing it at the hearing, the court may, in its discretion, allow the party to do so.

(Continued on Page 14, Column 1.)

SIX NEW HOUSES SOLD LAST WEEK

Six new homes, built by Winsfield Preston on Georgia avenue, between Crittendon and Decatur streets, were sold by Mahorney & Sullivan during the past week.

The houses, which contain seven rooms and bath and are modern in every particular, were sold for \$7,450 each.

Other sales made by Mahorney & Sullivan last week included the following: The two-story and cellar brick store and dwelling at the southeast corner of North Capitol and O streets, sold for Delia A. Hill to Sara A. Flaherty, in connection with W. R. Marshall; the brick home at 3112 Dent place, sold for Mary I. Waters to Florence C. Payne, and the property at 120 Eleventh street northeast, sold for Charles F. Bauers to John P. Moriarty.

J. C. WINEMAN BUYS 13TH ST. PROPERTY

John C. Wineman purchased the Cavanaugh property at 521 Thirtieth street during the past week for \$27,500. The property is one of the last remaining residences in the business district. It is 20 by 100 feet in size and contains a three-story brick residence.

Within ten days the property will be remodeled for business purposes, and will be used by John C. Wineman & Co., tailors. The deal was made through the real estate office of Thomas D. Walsh.

MODERN GAS HEATERS IN DEMAND FOR NEW HOMES

Edgar Morris, president of the Edgar Morris Sales Company, sole agents for the Pittsburgh and Bungalow automatic gas water heaters and Lion tank heaters, reports an increasing demand for these heaters in the many new homes now in course of construction here.

Mr. Morris took over the business on April 1, after serving as first lieutenant in the Motor Transport Corps of the army.

LOCAL BUILDERS BUY TRACT IN BALTIMORE

Morris Foot & Co., building contractors of this city, closed a deal in Baltimore last week whereby they acquired an entire block of land opposite the seven-acre tract recently bought by the Maryland Casualty Company, in University Parkway for its new buildings.

The End Of Greed

By RONALD S. O'NEILL.

Conceived by the greed of a few and born of an earnest desire to end that greed, the "District of Columbia Rents Act" is about to become law.

There is considerable opposition to the law—well grounded opposition. Real estate men believe that its enactment will seriously interfere with the legitimate conduct of their business. It may.

It is regrettable—a sad commentary on the patriotism and fairness of Washington property owners—that it has become necessary for Congress to endanger the legitimate conduct of the real estate business here in order to curtail the avaricious tendencies of the few with an iron-clad statutory "thou shalt not."

Irritating as the fact may be, Congress is the governing power of the District of Columbia. It was and is the DUTY of Congress to legislate for the greatest good of the greatest number in the District. As concerns the present rental situation, Congress was confronted with a situation, occurring quite frequently in human endeavor, where it became necessary to choose between two evils.

Profiteering in rents was and is prevalent everywhere in Washington. It constitutes an evil that is a menace to every citizen of the District. The legitimate conduct of the real estate business was unquestionably hampered during the past by necessary war time restrictions and the real estate men of the city were anxious to have these restrictions removed and none other substituted. But without any statutory restrictions profiteering could not be stopped. There seems to be no cure in the human pharmacopoeia for the disease of profiteering, whether in high station or in low, quite as effective as the prospect of a jail sentence.

In dealing with the two evils Congress is about to legislate in no uncertain terms. The profiteer in rents will soon be no more. Under the drastic terms of the new law he simply cannot live on the outside of barred windows. It is to be hoped that the possibility of the other evil—interference with the legitimate conduct of the real estate business—will be reduced to a minimum in the enforcement of the law.

There is neither desire nor intention on the part of Congress to interfere with the legitimate conduct of the real estate business. Under the terms of the new law, fairly administered, every owner is entitled to obtain a rental that will insure him a fair return on his investment. No patriotic owner, in these days of reconstruction, would care to ask for more.

WALTER A. BROWN MOVES HIS REAL ESTATE OFFICE

Walter A. Brown has moved his real estate office from the building at 624 Fourteenth street to 1400 H street. Increased business forced Mr. Brown to leave his old office last week for \$20,000. He is president of the Washington Board of Trade and a director of the Federal National Bank.

BUNGALOWS LEAD IN ZANTZINGER SALES

The attractive home of Mrs. E. R. Ludlum, 5815 Connecticut avenue, in Chevy Chase, was sold during the past week to Mrs. Davenport for a consideration of \$12,000. The sale was announced by M. E. Morgan, sales manager of the O. H. Zantzinger Company.

The same firm sold the modern bungalow at Illinois avenue and 3115th street, owned by J. A. Conner, to Mrs. J. A. Thureston for \$9,150. Robert O. Viss's residence at 2115 Park place was sold to Leon J. Brodsky for \$7,500.

The bungalow of E. A. Condon, Bethesda, Md., was sold by the Zantzinger firm to Thomas Everett for \$6,500. The home of Walter Solter Kennedy, 2635 Myrtle avenue, was sold to J. C. Siles for \$4,000.

The two-family flat at 112 Fifteenth street northeast was sold for E. J. Morgan to Edward Lathrop for \$4,000. The home of Hugh F. Crawley, in Hyattsville, was sold to Frank T. Hurley for \$4,500. Mrs. Adolph Grossfelder bought an attractive home in Hyattsville at a consideration of \$5,500.

GEORGETOWN BUSINESS SITE SOLD FOR \$20,000

William Goldberg purchased the business property at the northwest corner of Thirty-first and M streets last week for \$20,000. The property was formerly owned by Beer Brothers.

The property has a frontage of twenty-four feet on M street and 129 feet on Thirty-first street.

LEADING REAL ESTATE DEALERS

John F. Donohoe & Sons, Inc. Real Estate and Insurance. 314 Pennsylvania Ave. S. E.

Gasch & Birge Real Estate. 1328 N. Y. Ave. Main 5130

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BUSINESS PROPERTY FOR SALE This office is offering several Very Desirable Pieces of Business Property in the business and financial sections, for sale as First Class Investments We invite inquiry at this office for particulars Immediate possession can be given in several instances. Wm. H. Saunders & Co. Southern Building 807 15th St. N. W.

Golden Rule Continental Trust Bldg. 14th and H Phone Main 3658 We are now located in our new offices in this thoroughly modern building—Suite 205. We shall be glad to welcome YOU and serve YOU in our new quarters, where, with increased facilities, we are better able to serve you. Here's Just ONE of HUNDREDS of listings of homes we offer for sale. In CHEVY CHASE One-half Block From Connecticut Avenue Car Line First Floor—Living room, reception hall, dining room, conservatory, kitchen, pantry. Entrance on side into reception hall. Wide staircase to third floor. Second Floor—Three bed rooms, one (the front one) with open fireplace, two bath rooms and sleeping porch. Rear of second floor convertible into housekeeping apartment. Has kitchen, gas range on east side of sleeping porch. Finished in mahogany and white. Outside, brick construction. Third Floor—Two very desirable rooms, and also large storeroom. All finished throughout, even under the eaves, which offer large storage space for trunks or other storage. Finished in mahogany and white. Hot water heat with immense capacity of radiation. This house is also semi-detached, and on the east side, making it a warm house in winter and cool in summer, and reducing the cost for heating. House constructed by day labor. Could not be replaced for \$20,000 today, considering the price of labor and materials. Because of the real and lasting construction of the materials used, cost of maintenance reduced to a minimum. Price \$15,000. Terms—\$5,000 cash, purchaser to assume trust of \$4,500 at 5% per cent, and balance of \$5,500 at 6 per cent. The latter could be paid off at the rate of, say, \$60 per month, if desired. Will make attractive terms. Size of lot—Approximately 87 feet wide by 130 feet deep, triangular shape. GOLDEN RULE Continental Trust Bldg. 14th and H Sts. Phones Main 3658 1605 "Specializing in Satisfying"

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