

# ADJUSTS 1,437 RENT DISPUTES IN WEEK

## Mayor's Sub-Committee on Law Reports on Work in Housing Inquiry.

### TENANTS WIN CONCESSIONS

#### Settlements with Landlords Gen- erally Reached Upon a Basis of Yearly Leases.

Nathan Hirsch, Chairman of the Mayor's Committee on Taxation, Mortgage Loans, and Rent Profiteering, said yesterday that the committee, through its Sub-Committee on Law, of which Supreme Court Justice Robert L. Luce is Chairman, had settled 1,437 cases of rent disputes within the week. Of these 468 were in the Bronx, 486 in Manhattan, and 534 in Brooklyn. Settlements in every case, were concessions on the part of landlords and were on the lines of the yearly lease.

Here are some of the cases settled:

The H. S. Dewey, Inc., owners, 1,639 Monroe Avenue.—This case was settled some time ago. This week the company's representative changed his mind and procured dispossess warrants for six of his tenants. Each tenant's rent was increased \$3 per month.

Joseph Jovans, property 66 Fort Washington Avenue.—Increased rents of all his tenants from \$15 to \$35 per month each. He agreed to a settlement by allowing \$5 and \$10 reductions in his demands to practically all of the forty-two tenants.

Sol Blum; Property, 15 West 116th Street, lessee of house 61 East 103d Street.—Mr. Blum increased the rents \$1 a month in November, \$1 to January, \$1 in May. The matter was adjusted by the tenants paying the last two increases, to begin Nov. 1 next. Thirty-two tenants.

I. Schultz; Lessee property 57-59 East 100th Street.—Raised rents in May 2. Tenants went on strike. The lessee agreed that the tenants should pay the old rent. Fifty-eight tenants.

H. J. Schum; Property 231 and 235 East 103d Street.—Rents raised from January to May \$6 each. The owner agreed to take off the last raise, made in May, and dispossess the janitor. Fifty-eight tenants.

David Spain, Property 1482-1436 Pitkin Avenue, Brooklyn.—Accepted an increase of \$1 from July 1 to Oct. 30, 1919, with an additional increase of \$1 from Nov. 1 to June 30. Eighty-eight tenants.

H. Schulmann, Property 354-358-362-366-370 Cypress Avenue, Bronx.—The landlord in May raised the rentals, the first time in two years, \$2, \$3, \$3.50, \$4, \$4.50, and \$5. Thereupon the tenants went on a rent strike. Settled on the following basis: The \$2 and \$2.50 advances were cut to \$1, the \$3 and \$3.50 advances were cut to \$1.75, the \$4, \$4.50, and \$5 were cut to \$2. One hundred tenants.

Joseph J. Brown, Property 61 East 102d Street.—Demanded increase in May of \$5. Settled by accepted \$2.50. Twenty-four tenants.

tenants' on basis of rental paid May 1s  
Geller & Goldenberg; Lessees Property 59 Eagle Avenue—Raised rents \$2.50 in May and asked another increase of \$6 to take effect in June. Settled with tenants on basis of rental paid May 1. Twenty-five tenants.

Isaac Smith; Property 1,352, Forty-third Street, Borough Park—Asked \$3 increase. Settled with tenants for \$1 increase. Twelve tenants.

Dora Barsky; Property 360 Beekman Avenue—Raised tenants \$5 from June 1. Settled by accepting one-half the raise demanded. Forty tenants.

Florence Newfield; Property 32 and 34 Glenmore Avenue, Brooklyn, N. Y.—Asked increase of \$4; got a year's lease with \$1 raise from June 1 to Oct. 30, and an additional \$1 advance from Nov. 1, 1919, to May 31. Forty tenants.

Automatic Realty Company; Property 1,000-1,604-1,608 Madison Avenue, Manhattan—Asked raise from \$8 to \$9 per month. Settled by accepting \$2 increase from June to Dec. 31, and an additional \$1 from Jan. 1 to April 30, 1920. Seventy tenants.

Sadie Polotnick, 705 East Ninth Street.

—Rents increased \$2 to \$5 each tenant. She agreed to an increase of \$2 a month. Thirty-two tenants.

A. Zanderer, property 558-60 West 148th Street.—Rents raised from \$7 to \$12 a month; agreed to reduce his demand to \$3 all through the house. Fifty-six tenants.

Prompt Realty Company, property 630-647-647 East 138th Street.—Raised tenants \$2, \$3, and \$4 a month. Settled by an increase of \$1 from July 1 to Oct. 30, with an additional increase of 50 cents from then to May 31, 1920. Ninety tenants.

William Brandries; Property 559, 561, 563, 565, 567, 571, 573 Cleveland Street, Brooklyn, N. Y.—Those tenants went on strike for no apparent reason whatever. This landlord had not increased their rents within one year. The tenants demanded, however, a lease for one year from him from May 1, with no increase of rent, asking all manner of impossible things, threatened the life of the landlord and his family, and refused to pay rent until they had received their demands. The landlord, Mr. Brandries, thereupon procured dispossess notices for nonpayment of rent. The tenants then appealed to the Mayor's committee, and a settlement was effected as follows: Tenants to pay \$1 per month increase, landlord to give them a year's lease, and to make all necessary repairs. One hundred tenants.

Goldmyr Realty Company; Property 522 West 112th Street—Raised the rents from \$10 to \$15 in each case, to go into effect Oct. 1, and agreed to make extensive alterations. The landlord agreed to reduce the demands so that a profit of 6 per cent. on their investment could be made. Thirty-two tenants.

Philip Rubin; Property 615 Watkins Street, Brooklyn, N. Y.—Demanded \$2 increases. Settled by giving tenants six months at the old rate and \$1 advance for the last six months. Eighteen tenants.

David Buckner; Property 512-518 West 151st Street.—Raised tenants from \$6 to \$9 per month. Settled at one-half the amount demanded. Fifty-eight tenants.

Charles Kohler; Property 248 Wadsworth Avenue.—Raised the rents so they would average \$10.50 a room. Settled with tenants on a basis of \$9 a room. Forty tenants.

Yetta Kaufman; Property 579 Hopkinson Avenue, Brooklyn.—Asked \$3 advance. Settled without any increase. Thirty-six tenants.

Sina Basin; Property 190 Atkins Avenue, Brooklyn.—Asked \$2 raise. Settled without any increase. Seventeen tenants.

Rose Fletcher, property 1,445-1,451 Hoe Avenue, Bronx. Asked increase of \$4 a month. Settled on basis of \$2 increase.

The Mayor's Committee took up yesterday the case of two brothers, who charge that while serving in the army in France they were wrongfully deprived of their house and a younger brother and a sister sent to an orphan asylum. One of the brothers lost a leg in the Argonne Forest and the other was wounded in the St. Mihiel drive.

While they were in France their father, half owner of a house in Brooklyn, died, and a woman represented herself as executor of the estate and sold the furniture and collected rents. The brothers said this woman was no relation of theirs.