

Rent Director Assures Tenants They Face No Blanket Boosts

Predicts Many Weeks Will Pass Before Landlords Receive Any Rises

WASHINGTON, Mar. 31 (UPI)—Rent Director Tighe E. Woods assured tenants today that the new rent control law does not mean "a general rent increase for all tenants."

Mr. Woods said in a statement that the new law's provisions for "fair net operating income" for landlords is a liberalization of present regulations which grant financial adjustments.

"This provision," he said, "will take care particularly of any small landlords who may not be obtaining an adequate net operating income. The law leaves it up to the housing expediter to determine what is a fair net operating income."

BILL Signed

"It clearly does not involve any administratively unworkable plan of fair return on some valuation, nor does it mean a general rent increase for all tenants. It is merely a continuation of a trend in our adjustment provisions which has been taking place over the past two years."

President Truman signed the bill yesterday and called it a "crushing defeat for the real estate lobby." Present controls expire at midnight. The new law goes into effect tomorrow. It extends rent controls for 15 months, but gives local communities the right to decontrol rents with the approval of the state governor.

Mr. Woods indicated it will be many weeks at least before landlords get any rent increases under the "fair net operating income" provision of the new law.

Still Can Petition

He said a new adjustment regulation will be issued to take care of landlords who are not earning a "fair net operating income" on their properties. This regulation, he said, will be based on a study of operating income of representative rental accommodations over an eight-year period.

The study will cover operations both before and under rent control," Mr. Woods said. "Meanwhile, present adjustment provisions will continue in effect and our area offices are being instructed to continue the processing of petitions already on hand."

Here's Gist of Rent Law As Extended 15 Months

WASHINGTON, Mar. 31 (UPI)—Here's what the new rent control law does:

FIRST. Extends rent controls in modified form for 15 months through June 30, 1950.

SECOND. Permits cities, towns or villages, after 10 days' notice and public hearings, to remove controls entirely if the governor of the state gives his okay. The states themselves could take over rent control by setting up machinery, or decontrol rents by legislative action.

THIRD. Assures landlords, "so far as practicable," a "fair net operating income."

FOURTH. Gives the Federal Housing Expediter authority to draw up any regulations he thinks necessary to control evictions. The expiring law only spelled out cases in which landlords could evict and required 60 days' notice.

FIFTH. Gives the housing expediter authority to sue overcharging landlords for triple damages on behalf of tenants. The expiring law left it up to the tenants to bring suit.

SIXTH. Permits the expediter to recontrol areas formerly under control. The expediter would need the local rent boards' recommendation for recontrolling areas decontrolled before today, but not for those decontrolled from now on.

SEVENTH. Restores rent controls on trailer camps used as permanent homes.

EIGHTH. Permits the Expediter to lift controls on anything he considers "luxury" housing if it is to be converted to smaller units.

And here is the wording of the "fair return" for landlords provision.

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20 denier, No Seam, 1.50 3 pairs for 4.35

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