

TORRANCE HERALD

November 25, 1947 Torrance, California Section B

Curtailment Of Essential Rental Services Illegal

In general, essential services of controlled housing accommodations may not be discontinued until written authority to do so is obtained from the local office of Rent Control, Associate Area Rent Director C. H. Blaylock said today.

"Tenants are fully protected against curtailment of services under the Housing and Rent Act of 1947 as they were under the old law," Blaylock said. "They must receive the same services, furniture, furnishing and equipment as previously."

He pointed out, however, that although tenants who voluntarily sign a lease providing for a rent increase no greater than fifteen percent, are still entitled to the same services and equipment, they may not apply for a reduction in rent if they do not receive such services and equipment.

"In such instances," Blaylock said, "tenants may start suit in a federal or state court to recover the amount of the overcharge, which such a decrease may constitute. The amount is determined by the court. The landlord may be liable for penalties of \$50, or three times the amount of the overcharge, whichever figure is the greater, and in addition might be required to pay reasonable attorney fees and court costs."

He said that tenants who do not sign a lease may still file with the Area Rent Office an application for reduction in rent if essential services are reduced.

San Pedro Office Issues \$40,620 Building Permits

The San Pedro building permit office issued six permits with a value of \$40,620 during the past week for construction work in the Torrance area.

One major non-housing permit was issued to Robert Park, 24506 Walnut St., Lomita for four stores at 25740 Western ave., to be built at a cost of \$10,000.

All the other permits were issued for residential construction to the following:

Richard Gilmore, 24342 Pennsylvania ave., Lomita, residence at 26338 Senator ave., \$6,220.

Ted and Marie Bunch, 1508 W. 219th st., residences at 1512 and 1518 W. 219th st., \$15,500.

May and Melvin Smith, 1428 Post ave., residence at 1325 W. 221st st., \$4,000.

Samuel P. Wright, Long Beach, residence at 1421 W. 221st st., \$4,900.

WATER EVERYWHERE
Seventy-one percent of the surface of the earth is covered with water, according to the Encyclopaedia Britannica. Only 61 percent of the area of the Northern Hemisphere is ocean, however, compared with 81 percent of the Southern Hemisphere.

BOBBY SOX

By Marty Links



(Released by Consolidated News Features) (Trade Mark Reg. U. S. Pat. Office)

11-19-47

"You'd better limit your call to one hour, Alvin. Someone else here might want the phone, I think!"

Mr. Tax Man Answers All—'Cept "Where Do I Get The Money?"

Were you moved beyond words when you received your county tax bill? Or did you adopt a questioning attitude? If you did, County Tax Collector Howard L. Byram bets it's one of the following 25, for which he has supplied the answers.

(However, if your question is: "How do I raise the money?" County Tax Collector Byram did not get that far.)

Q.—When are taxes due?
A.—Taxes are due and payable Nov. 1 of each year. The first installment becomes delinquent Dec. 5 and the second installment April 20.

Q.—How much penalty must I pay if I don't pay my taxes on time?

A.—The penalty for failure to pay the first installment of real estate taxes and the secured personal property taxes before Dec. 5 at 5 p.m. is 6 percent. A penalty of 3 percent will be added to any taxes unpaid on April 20 at 5 p.m., plus a charge of 50 cents on each item for preparing the delinquent list. Such penalties and costs will apply from April 20 to the date of sale to the state, on or about June 30. At this time all property, on which there are unpaid taxes for the fiscal year is sold to the state.

Q.—Why is my first installment larger than the second?

A.—If personal property was placed as a lien against the real estate, it is included in the first installment and the entire amount must be paid with the first half of the real estate.

Christmas Toy Shop Asks For Contributions

Santa Claus Toy Shop is opening again this year in Torrance for the repair and distribution of toys to needy children, under the First District Welfare Council, according to Mrs. Mary L. Eggleston, director of district planning.

"For this annual project we need contributions of used toys, and help from any persons willing to give time for repair work," Mrs. Eggleston said.

Donations are to be taken to the Moose Hall, El Prado Furniture, or Lowry Manufacturing Co. Parts of toys, such as bicycle wheels, also will be needed. Any contributions not used this year will be kept for next year's Toy Shop. Mrs. Eggleston announced.

Contributors are asked not to bring toys to the Welfare Center.

PALOS VERDES MAN IS HELD FOR MANSLAUGHTER

William E. Simpson, District Attorney, today issued a complaint charging Edward L. Gannon, 45-year-old truck driver of 5612 Via Corona, Palos Verdes, with four counts of manslaughter and one count of hit and run.

Gannon ran into a group of persons at Olympic boulevard and Los Palos street, Nov. 14, killing four of them.

amount must be paid with the first half of the real estate.

Q.—To whom are tax bills mailed?

A.—To taxpayers who filed statements with the County Assessor between the first Monday in March and the last Monday in June this year. If a statement is not filed, the Assessor enters property as record owner, without an address, and the Tax Collector cannot mail the bill.

Q.—Do tax bills have to be paid as soon as we receive them?

A.—Bills are payable upon presentation, and taxpayers are urged to remit early to avoid congestion and delay the last two weeks of the collection period.

Q.—Why can't you locate my property tax bill when I give you the street address?

A.—Street addresses are too indefinite for the Tax Collector to locate real property with any degree of certainty. Complete records, based on legal descriptions, have been set up so that your property may be properly assessed. Any questions relating to taxes on your real property should be accompanied by the full and correct legal description as shown on your deed.

Q.—I just received a tax bill for some property I have sold. What shall I do with the bill?

A.—Turn the bill over to the new purchaser if possible, or return it immediately to the Tax Collector with a notation that you have sold the property.

Q.—I have just purchased a part of a large piece of property. How can I pay the tax on my part?

A.—For the current year you may pay the entire bill jointly, or you may present your recorded deed to the Tax Collector's office and request a segregation of your parcel. A fee of \$2.00 is charged for making a property segregation.

Q.—My deed was recorded early this year but you did not send a bill. Why?

A.—Recording of a deed places only the name of the new owner on the assessment roll, but no address. The bill therefore cannot be mailed. A statement should be filed with the Assessor next year between the first Monday in March and the last Monday in May to assure a bill being mailed.

Q.—I sold one-half of my lot. Please send me a new bill and bill Mr. Smith for the other half.

A.—The Tax Collector cannot render a bill as requested. It is necessary that taxes for the current year be adjusted between the interested parties and the bill paid as rendered for the entire lot, or the new owner may bring his deed to the Tax Collector's office and apply for a segregation. This must be done between Nov. 1 and Dec. 5 and in no event after the first installment has been paid.

Q.—The assessed valuation of my property is too high. To whom shall I make my complaint?

A.—Complaints on assessed valuations should be made to the County Board of Equalization at the time of their annual meeting, from the first to the third Mondays in July.

Q.—I did not purchase the house until August so there should not be any personal property on my bill.

A.—Taxes are levied as of the first Monday in March. If the former owner filed a statement to have the personal property included with the real estate, it was billed that way. Subsequent sale or removal of the personal property does not relieve the real estate of the personal property lien and the real estate tax cannot be credited unless the personal property tax is paid or is tendered.

Q.—I cleaned the lots myself, they should not have charged me.

A.—If your property is in the City of Los Angeles, you should direct any question regarding weed tax to the City Lot Cleaning Division, City Hall. If property is in Los Angeles County, address the Weed Abatement Division, 234 Market st., Los Angeles 12. For property in incorporated cities, contact the City Clerk of that city.

(Editor's Note—Additional questions and answers about your tax bill will be printed in this newspaper next week.)



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