

# Local Landlords May Now Ask Adjustments Under Rent Law

The Bryan Area Rent Office is now ready to receive landlords' requests for rent adjustments under the fair net operating income provision announced this week, Rent Director Gordon Benningfield said today.

"We are fully prepared to help landlords apply for this entirely new type of rent adjustment which Congress wrote into the Housing and Rent Act of 1949," Benningfield said. "Landlords may now obtain the new position form and other information which will be helpful in preparing their petitions at the local rent office, located at 306 Varisco Building in Bryan.

**Adjustments Listed**  
Under the new provision, the owner of a building containing four or less dwelling units may get an adjustment if his net operating income is less than 25 per cent of his gross income. He will be granted an increase to bring his net operating income up to 30 per cent.

An owner of a large structure (five or more dwelling units) is entitled to an adjustment if his net operating income is less than 20 per cent of gross income. The increase will be sufficient to bring the net operating income up to 25 per cent. When granted, the adjustment is effective from the date the petition was filed.

Net operating income, Benningfield said, is the amount of income left after payment of operating expenses and an allowance for depreciation. Among the expenses which the landlord may show are the costs of fuel and utilities furnished, payroll, janitorial materials, real estate taxes, insurance and interior painting and decorating.

**Depreciation Allowed**  
An allowance for depreciation also may be shown in the expenses for the year, as well as a portion of the cost of repairs and replacements. These are not charged to a single year but allocated over the period of years they normally last. Mortgage payments and interest on a mortgage may not be included as expenses.

Benningfield explained that the new adjustment provision also replaces two adjustment grounds which many Bryan and College Station landlords have used in the past to get needed rent adjustments. These are the hardship and operating-at-a-loss adjustment provisions of the 1948 and earlier rent control acts.

**Petition Form Used**  
A simple petition form will be used in applying for the rent increase. Landlords will find every step in completing the form well-explained, right on the form itself. Expense figures are to be furnished for a single "best year" selected by the landlord. This may be the most

recent full calendar or fiscal year or any consecutive 12 months ending within 90 days of the date of filing the petition.

In order to inform tenants who will be affected by any increases granted, the landlord must file two copies of each petition and of all supporting evidence. Under the new legislation, tenants have the right to examine the landlord's statement and to file an answer to his petition, Benningfield explained.

The 1949 rent act provides that no rent increase shall be granted unless the landlord certifies that he is providing and will continue to provide all the services and equipment required under the rent regulation.

## - ERP -

(Continued from Page 1)

tor, it is not given to him but he must pay for it. This money is put into the counterpart fund for France and used to rehabilitate the country.

In this way, Huse emphasized, the U. S. does not give aid to individuals but to nations as a whole.

The counterpart funds are put to various uses in different countries, but always with the approval of the ECA. In France the funds are being used to modernize the railroads.

During the question session immediately following his address, Huse answered in the negative a question as to whether or not the European nations were sent any goods that they did not actually need. He stated that everything that is sent is something that has been requested by OEEC.

**General Welfare Raised**  
When asked how Europeans who had no money could benefit from the plan since all the goods must be bought by individuals, Huse replied that such individuals were benefited because the general welfare of the country was raised by means of the aid.

Do the Europeans actually know how much we are aiding them? Huse admitted that many do not, but he stated that the Marshall Plan is surprisingly well publicized. Each participating country agrees to publicize the plan and has done so very well, he said.

A question concerning shipments of tobacco under ERP elicited from Huse the response that, if we expect to hold European nations accountable at all, we must allow them some responsibility in choosing what will be shipped to them.

### Reds Making Gains In Central China

CANTON, May 12 (AP)—Reliable reports reaching here today said Communist troops had launched a drive on Hankow, the government's base in central China.

### What's Cooking

**CORYELL COUNTY CLUB**, Room 307, Academic Building, 7:15 p. m., Thursday, May 12.  
**E COMPANY INFANTRY**, 7:30 p. m., Thursday, Uncle Ed's Place. Reunion of all men in company before it was disbanded in 1947.  
**EAST TEXAS CLUB**, 7:30 p. m., Thursday, YMCA Reading Room. To plan end of semester party.  
**EL PASO A&M CLUB**, 7:15 p. m., Thursday, third floor Academic Building.

**HILL COUNTY CLUB**, 7:45 p. m., Thursday, Room 321, Academic Building. Election of officers.  
**JUNIOR PETROLEUM WIVES**, 7:30 p. m., Thursday, May 12, YMCA Chapel.

**LAMAR COUNTY CLUB**, 7:15 p. m., Thursday, Room 205, Academic Building.

**PORT ARTHUR A&M CLUB**, final meeting Thursday, May 12, 7:30 p. m., Room 225, Academic Building.

**ROA**, 7:30 p. m., Thursday, Petroleum Engineering Lecture Room.

**SAN ANTONIO CLUB**, 7:30 p. m., Thursday, Room 203, Academic Building. Plans for end-of-semester party.

### Coryell Club Meets At 7:15 Tonight

According to Roy Lee, Jr., president, the Coryell County Club will have its regularly scheduled meeting tonight in room 307, Academic Building, at 7:30.

The purpose of the meeting, according to Lee, is to elect officers of the club for the fall semester. It is vitally important that this meeting be held because, under the club's constitution, officers can serve for only one semester, Lee stated.

**SOCIETY OF AMERICAN MILITARY ENGINEERS**, 7:15 p. m., tonight, CE Lecture Room. Election of officers. All advanced engineering Military Science students eligible.

**TAU BETA PI**, 6:30 p. m. Friday, Hensel Park. Barbecue.

## Battalion CLASSIFIED ADS

Page 6 THURSDAY, MAY 12, 1949

**SELL WITH A BATTALION CLASSIFIED AD.** Rates: 1¢ a word per insertion with a 25¢ minimum. Space rates in Classified Section . . . 60¢ per column inch. Send all classifieds with remittance to the Student Activities Office. All ads should be turned in by 10:00 a. m. of the day before publication.

**BUSINESS SERVICES**

**REGISTER NOW** for summer term starting June 8 for shorthand, typing, bookkeeping and associated subjects. McKenzie-Baldwin Business College. Dial 2-6655.

**FOR SALE**

**FOR SALE**—22' trailer with 22'x8' room attached. Apartment size gas stove (new) and refrigerator. You can practically name your own price. See D. F. Conger, Trailer L-6, Area 4.

**FOR SALE** CHIMP—House on campus. Student Owned No. 9 in Project House Area.

**FOR SALE**—1 bedroom house with attached garage. Must sell before June 2. Price is right. 121 Corner Street. Wendell Prentice Denson free show at Campus.

**G. C. Curtis, D.C., Ph.C.**  
Palmer Graduate  
**CHIROPRACTOR**  
Modern Uptown Office  
Main at 26th over Creamland  
Phone 2-7069

**Consult**  
**Dr. Carlton R. Lee**  
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With Your Visual Problems  
203 S. Main — Bryan  
Phone 2-1662

**FOR EYE EXAMINATION AND GLASSES**  
Consult  
**DR. J. W. PAYNE**  
Optometrist  
109 South Main St.  
Bryan, Texas

**CHIROPRACTOR**  
Geo. W. Buchanan, D.C.  
305 E. 28 St. — Ph. 2-6243

**COLONIC X-RAY**  
305 E. 28 St. — Ph. 2-6243

**MUSICAL INSTRUMENTS**

**FOR RENT**—Pianos, any style, \$10.00 per month and up. Rent applied on purchase. Houston Piano Co., 609 East 26th St., Bryan. Telephone 2-1244.

**WANTED**—Ride from 910 E. 30. Bryan, to Goodwin Hall, Monday through Friday, 8 to 5, Saturday 8 to 12. Phone 2-5888.

**WANTED**—Competent, experienced stenographer for permanent position. Mail qualifications to Box 236 F.E., College Station.

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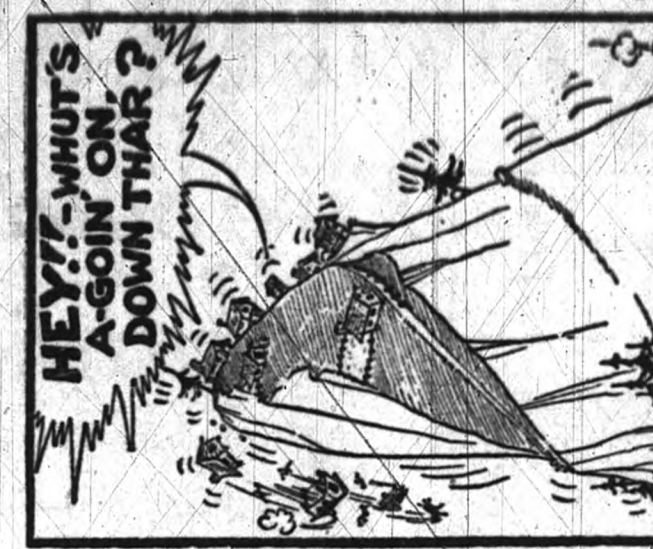
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1940 MERCURY 4-DR.....795  
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1936 FORD FORDOR.....275

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2—No. 2 Cans 2 No. 2 1/2 Cans  
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Tomato Catsup -- 2 Btls. 35c  
Solid Pack—7-oz. Can  
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1—32-oz. Jar  
Italian Style Olives . . 59c

**JOHNSON'S GLO-COAT**  
SELF POLISHING FLOOR WAX  
2 Quart Cans \$1.29

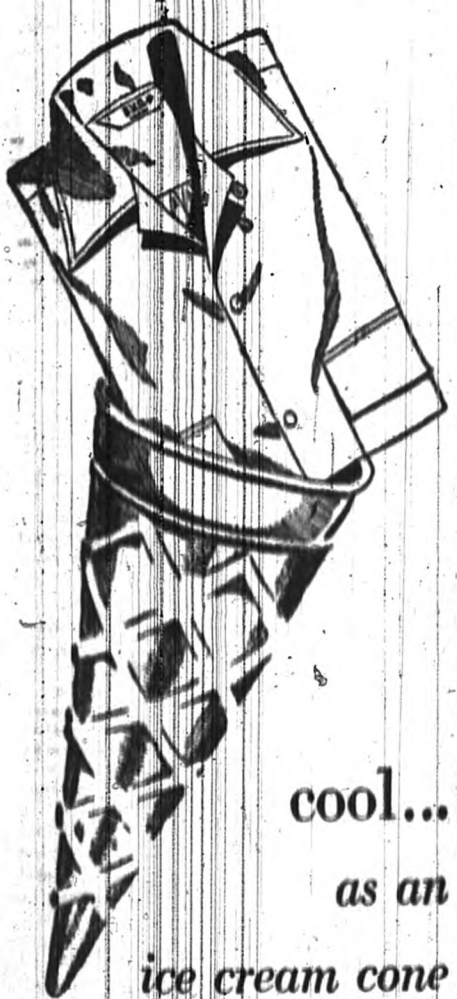
**Swift's**  
Cleanser . . . . 3 Cans 29c

**FROZEN FOODS**  
Honor Brand—12-oz. Pkg.  
Strawberries . . . . 59c  
Honor Brand—12-oz. Pkgs.  
Peas . . . . 2 Pkgs. 43c

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New Crop  
Bermuda Onions . . Lb. 5c  
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cool... as an ice cream cone

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**SOLID COPPER**

You just press the trigger and pour — or fill — with the Trig Singing Tea Kettle. It's a handy little helper and handsome, too. Smartly designed in sparkling polished copper.

Trig holds 2 1/2 quarts and heats water quickly. Saves your time and fuel. When the water boils, Trig reminds you with a gentle, cheery whistle.

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Eliminate standing in line . . . . .

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