

CADET SLOUCH

by Jim Earle



EARLE OCT 73 "I understand he's been very successful at poker recently!"

Batt Commentary

Vote For Veterans \$\$

Texas voters will have the opportunity Nov. 6, to authorize \$100,000,000 in bonds to continue one of the best veterans' programs in the nation — the Texas Veterans Land Program.

A vote for Amendment 7 will be a vote to continue the program for at least another five years. The Veterans Land Program is unique because it is financed by the sale of bonds — not by the taxpayer. And the record of veterans repaying their loans has been so outstanding that the bonds have always received the coveted Triple A bond rating.

Texas voters have approved previous constitutional amendments authorizing \$400,000,000 in bonds to finance the program. But the last bonds have been sold and funds are available to continue the program only until early 1974.

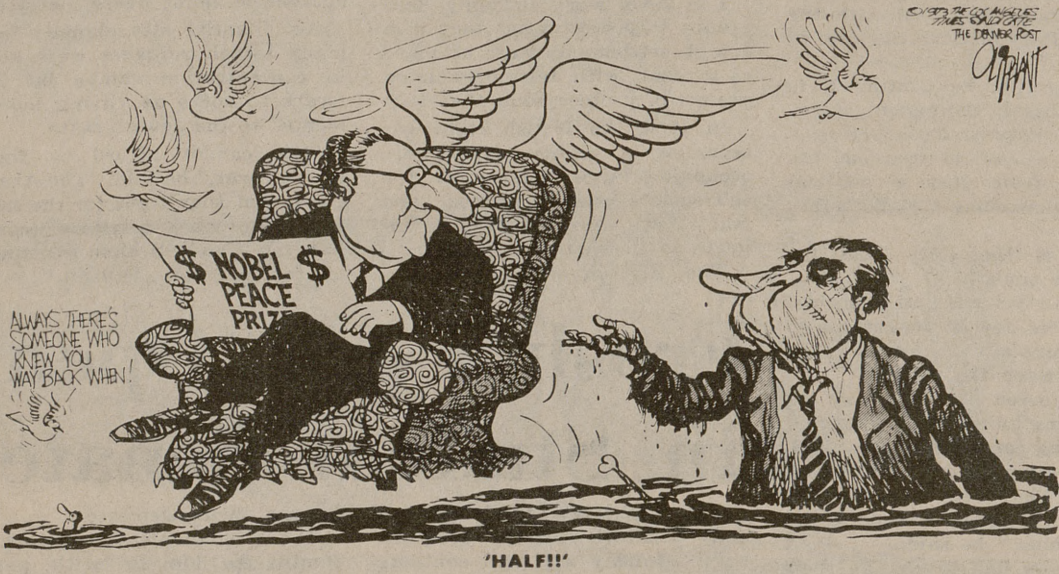
More than 50,000 Texas veterans have already received low-cost, long-term loans under the program which began in 1949. By extending the program now, 165,000 returning Texas Vietnam veterans and POWs will also have the opportunity to participate equally in the program with the veterans of World War II, Korea and the whole Cold War era.

The Veterans Loan Program has been tremendously successful, both in terms of individuals who would have been unable to purchase land otherwise, and in terms of an overall boost to the Texas economy. Almost 4,000,000 acres of Texas land has been bought for veterans under the program. Wage earners, small business owners, civil servants, young families and individuals on fixed income make up most of the buyers under the program. Many of these people simply would not have had the opportunity to purchase land any other way. These Veterans have used their land for farming, ranching, recreation, hunting, fishing and for homesteads. Every area of the state has benefited from these purchases, and nearly every county is the site of at least one veterans' tract.

Any Texas veteran can apply for a loan to buy a minimum of 10 acres — at a very low interest rate. The state retains title to the land until the loan has been paid in full, and the veteran may take up to 40 years to pay. An average of 325 new purchases are processed each month. About one fourth of all loans under the program have been made during the past two years, indicating a continuing need for this type of loan program.

Texas has a tradition of helping its veterans secure land. Both the veterans of the War for Texas Independence and the Civil War were given land. Then after World War II, Texas veterans were given the opportunity to buy land with low-cost loans backed by the state of Texas. Texans who have served in the armed forces since World War II have also been given the opportunity to participate in the program. Unless voters approve Amendment 7 to continue the Veterans Land Program, that tradition may be ending.

Vote for Amendment 7 and help those who have served us well.



The Battalion

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Tenants' Rights Upheld—
Apartment Landlords Must Obey Rule

By BARB SEARS

Just as each tenant is expected to pay rent promptly and respect the provisions of his lease, the landlord, likewise, has responsibilities which he must uphold.

Many of these responsibilities are either outlined in the lease or by spoken agreement between the landlord and tenant, but even more are specified by state and local law.

Both Bryan and College Station have housing codes which apply to buildings constructed after the adoption of these rules. For people living in older buildings, the same regulations are not applicable, although each building must conform with the state regulations concerning health and sanitation. Older residences can be condemned if they are dangerous and uninhabitable. The County Health Office can order landlords to repair a building or close it down if its poor maintenance poses a health problem.

Each city has a Public Works Office which can answer complaints about violations of the

housing code. There are a number of important requirements which multiple-family units (duplexes and apartments) must follow, and the responsibility for meeting these standards lies with the owner.

The building must be substantially rodent-proof, and free of other insects or pests. Plumbing fixtures must be properly installed and maintained, which means they should not have defects, leaks, or obstructions in them. Roofs should be well constructed so that neither rain nor dampness can enter and windows, too, must be weather tight. Screens are required on outside doors, as well as self-closing devices for the doors, except when the building has central heating and air conditioning. There is also a requirement that heaters must be able to maintain a room temperature of 70 degrees at a point three feet above the floor in all habitable rooms and bathrooms.

In addition to these regulations, there are a number of requirements that are designed to protect the security of the tenant. For example, steps with more than three risers over five feet off of the ground and any unenclosed structures (primarily referring to balconies) must have protective railings. All public halls and stairways in apartments with five or more units must be adequately lit at all times.

State law puts responsibility for security on the landlord. It is his job to provide "reasonable security from predictable crimes." This encompasses not only adequate lighting, but sturdy locks on the doors as well.

Other responsibilities may be stipulated in the lease, and the landlord is then expected to comply with them. This also applies to the rental dates.

One student rented an apartment last year and the lease ran through December 30. The student, however, left after finals were over and moved all of his belongings out. He came back on the last day of his lease with the intention of cleaning up the apartment and getting his deposit back. What he found was that the owner had already rented the apartment out again, new tenants had moved in and the student was faced with a \$22 charge from the owner for cleaning the apartment. The owner was clearly in the wrong in this case. He did not have the right to even clean the apartment until December 30, much less rent it out to someone before that time. The tenant

should not have been charged for the cleaning, and should have part of his last month's rent returned to him.

In another case, the lease specified that a particular apartment would not have any broken windows, and yet it did, a month after the student tenant complained to the manager. In this instance, the landlord broke a requirement of the lease and the tenant has grounds to leave if he is unhappy. There are a number of other

recognized areas of landlords' responsibilities and two important ones deal with eviction and refund of security deposits.

Eviction can occur when the tenant fails to pay his rent, but there is still a certain procedure which must be followed. For a legal eviction process, the landlord must deliver a written eviction notice which allows three days for the tenant to move out. After three days, the landlord can sue to evict the tenant, and the

tenant then has 10 days to Post an eviction notice. If a tenant enters and cutting off utilities are not recognized as steps for evicting a tenant.

Texas laws now require that security deposit refund or accounting of charges due to a tenant be sent to the tenant 30 days after he moves out. Penalties are severe for the landlord who does not comply with this law, effective September 1973.

Listen Up—

No Need for Mid-term GPR

Editor:

I do not understand the purpose of mid-term grades. If it is to inform the student of his class standing, why not just post the grades? Can it be to inform the student's parents even though an 18-year-old is considered an adult?

The mid-term grading system tends to put pressure on all. It forces the teacher to give at least one test before mid-term. Since teachers procrastinate as much as students, the student is faced with a period of testing not unlike that of finals. Also, the student unfamiliarity with the teacher testing techniques tends to lower grades.

Since the mid-term grades serve no purpose, except to produce undue pressure on all and possibly lower the overall grade, I feel that the mid-term grading system should be discontinued.

Marla Maeder '76

Mid-term grade reports are no longer mailed to parents, except by student request, as a result of the new majority rights bill. —Ed.

★ ★ ★

Editor:

For shame, the A&M bureaucrats have invaded DeWare! A policy justly started last spring called for a doorman to check incoming persons to DeWare for identification. This action became necessary because of outsiders who crowded the gym at night, preventing students from playing basketball.

The Intramural Office has let evicting authority go to its head. In order to play handball, one must now book a court in advance.

As an avid fan of handball I object to this ridiculous formality. What is wrong with the first come, first served policy?

In the past it was easy enough to find a court to play on. I have seen fellow handball players unfairly prevented from releasing their fury because they had failed to reserve a room for the night.

What really irks me is the fact that the doormen refuse to let in anyone without a reservation to go upstairs to look for an empty court. Are they afraid someone might get to play a few games?

Maybe these doormen are being trained in the ancient art of the run around. I always thought that DeWare was a gym for the students use, not an on the job training center for the Holiday Inn.

Kevin McCarthy '76
★ ★ ★

Editor:

Re: "Goodbye Yellow Brick Road," written by Ted Boriskie, on Oct. 11.

From the time one begins reading his article, it is evident that Ted Boriskie is not at all familiar with Elton John and his music. In describing this new album as "pointless, dull, drab, unexciting, stupid . . ." Boriskie is extremely mistaken. The first song on the album, "Funeral For A Friend/Love Lies Bleeding" is evidence of this. Elton captures his listeners instantly and holds them in suspense as he displays his talent of delivering new, exciting and different songs. What is left to come is just as exciting, captivating, and different as is the beginning.

In closing we would like to say that before Mr. Boriskie writes another album as great as one, he should wash out his bath in years. Seems like we heard that somewhere before.

Scott H. Walker
Bob Sandland
Don Easterwood



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PALACE

TODAY — 5:15 - 7:30 - 9:45 Raquel Welch & James Coburn In "LAST OF SHEILA" (PG)

CAMPUS

TODAY — 5:45 - 7:35 - 9:30

THE HARRAD EXPERIMENT



Skyway Twin

DRIVE-IN 2900 E. 29TH PH. 827-3100 WEST SCREEN AT 7:30 P. M. Burt Reynolds In "MAN WHO LOVES CAT DANCING"

At 9:30 p. m. Richard Widmark In "MOONSHINE WAR" (PG) EAST SCREEN AT 7:35 P. M. Steve McQueen "GETAWAY" (PG)

At 9:35 p. m. Paul Newman In "JUDGE ROY BEAN" (PG)