5. Two typical budgets for heating ground floor apartments alone, per month, are as follows:

(a) Furnace Coal (per ton) .....$ 22.00
Wood to start the coal 14.00
Oil for kitchen stove
and heating water 20.00
Rent (based on income) 64.50

Total .....$ 120.50

(b) Furnace Coal (per ton) .....$ 22.00
Wood 14.00
Oil 28.00
Rent (based on income) 116.00

Total 180.00

NOTE: IN CASE (a) THE AVERAGE MONTHLY COST OF FUEL AND RENT, PRO RATED FOR THE YEAR, WOULD APPROXIMATE $109.50, AND IN CASE (b) WOULD BE $160.00

During the summer months, the only amount that decreases, is the furnace coal and wood. May we emphasize that these basic costs are for low-income families, some of whom are on social welfare.

The Crescent Valley Tenants' Association strongly makes the following recommendations:

1. There should be a ceiling on the rent scale to encourage tenants to get better jobs, and thus upgrade their standard of living. The suggested ceiling for an unheated apartment is $80, and for a heated apartment, $70.

It is essential to install the oil furnace immediately under discussion, and to include the cost of heating the apartments in the rent—at $10 per month, all year round. This will spread living costs on an even basis during the year. It will be cleaner, more economical and safer.

A wife should be allowed to work without increased rent. An unmarried child, who is employed, should be allowed to pay reasonable board to the family, without his income being added to the parent's income for purposes of rental charges. Otherwise, it is more reasonable and economical for such an employed child to board outside the home. In other words, under the present regulations such unemployed members of the family is being forced to live away from home if he hopes to advance in his social and economic position.

4. A progressive programme of insulation and soundproofing these structures should be implemented.

5. Electric wiring in all units should be improved as a matter of safety as well as a convenience to both tenant and Housing Authority.

6. A system of heating hot water should be included with the furnace installation.

7. It is recommended that the Housing Authority, in planning for future housing development, give serious study and consideration to the possibility of row-housing, instead of the present type of structure.

The Crescent Valley Tenants' Association urgently requests serious consideration of this Brief. The recommendations present a great step in improving a situation that is growing longer detrimental to the tenants, and prevents them from rising above the social and economic status which they have had themselves.

Each family that is encouraged and enabled to become self-supporting, represents considerable saving in cost to the community, both in money and in human dignity.

The following recommendations were added from the floor at a general meeting, after the above Brief was prepared.

1. We recommend that special consideration be given to family situations where only one parent is present, and that parent is the sole support of the family. We further recommend that the rent of such families are set up per week, be lowered in accordance from assessing rent.

2. Tenants should not be penalized, financially, for having parents living with them who are on old age pensions.

3. We further recommended that, for the families with more than three children under 16 years, the rent should be reduced $4 for each child.

4. We strongly recommend that, should a tenant be forced to put in an oil furnace at his own expense, because the one in the apartment is unsuitable or condemned, he should be reimbursed.