

DECISION ON RENTS DECLARED UNIQUE

Supreme Court Interprets Constitution Liberally.

LANDLORD SUITS PILE UP

Contract Permitting Tenant to Keep Property at Old Rental Basis Upheld, 5 to 4.

BY MARK SULLIVAN.

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WASHINGTON, D. C., April 29.—A rising tide of discussion about a decision on rents handed down by the supreme court last week has brought that decision to a point where it engages the attention of constitutional lawyers and public men more fully than any such recent decision has brought. Your correspondent is assured that the discussion will quickly spread throughout the country.

Both those who like the decision and those who dislike it intensely agreed that its importance is extreme. Apparently it was only because of accidental circumstances that the decision failed to make at the moment it was handed down the sensation which many serious lawyers say it will make as soon as the lawyers, judges, editors and other commentators of the country are aware of its direct present effects on the constitution and its implications as to the future.

Justice McKenna Moved.

The assertion that the effect of the decision on the constitution does not rest mostly on the constitutional lawyers here in Washington who are now saying it. Grounds to justify their description of it as sensational are to be found in the words of the court itself. Justice McKenna, who was strongly opposed to the decision made by the majority of the court and who handed down the dissenting opinion, in that dissenting opinion, pointed out the effect of the decision on the sanctity of the constitution and its implications for the future. That Justice McKenna was deeply moved is readily to be seen from an examination of his words. Several local students of the constitution who are now discussing the decision say that it ranks in fundamental importance with any decision ever handed down by the supreme court, and that its effects on the heart of the constitution, as written in the beginning are as far-reaching as any of the court's most history-making decisions.

Many Suits Arise.

Stated as simply as possible and with a due warning to the reader of the limitations involved in giving mere extracts from the decision, the case was this: Congress, during the war, passed a law applying to the district of Columbia known as the rent law. Stated roughly, it provided that a landlord cannot get his property back from a tenant at the end of his lease if the tenant is willing to go on paying the same rent. A similar law was passed by New York state applicable to New York City. The laws were obviously contrary to the normal sanctity of contracts. However, they were passed and many tenants, both in New York and in Washington, took advantage of them. A multitude of suits arose.

Cases Are Appealed.

In the lower courts the laws were quickly declared unconstitutional, but in due course two of the suits, one from New York and one from Washington, were united and carried up to the supreme court. It is the decision in these two cases which is now described as so sensational. The present decision by the supreme court upholds the law and decides that the landlord cannot eject his tenant at the termination of the lease. The court was divided on lines of five to four. The justices who decided in favor of the law are Holmes, Day, Pitney, Brandeis and Clark. The dissenting opinion was written by Justice McKenna. The justices who are commonly regarded as more sympathetic to liberal movements and to an elastic construction of the constitution. The dissenting justices are Justice McKenna, Van Devanter and McReynolds.

Emergency Up to Congress.

Justice McKenna wrote the dissent. With due regard to the danger of paraphrasing an opinion, it may be said that in essence Justice McKenna declared that congress or a legislature has a right to be the judge as to whether public conditions constitute an emergency, and that congress or a legislature, having asserted that there is an emergency and having passed a statute designed to remedy the emergency, then the supreme court has no right to overrule the legislative decree. The objections to the law were obviously that it is in conflict with those articles of the constitution which forbid the taking of private property without due process of law and which forbid congress to pass laws impairing the validity of contracts. Describing that act of congress, Justice McKenna said: "such exercise of government is legal, what exercise of government is illegal?"

STEINBACH DENIES GUILT

Alleged Violator of White Slave Act in Federal Court.

A plea of not guilty was entered by Jerome B. Steinbach in federal court yesterday to charges of violating the Mann white slave act. Through his attorney Steinbach, who is a member of a prominent family, requested that no trial date be set at present. Steinbach was indicted some time ago and was arrested in Los Angeles on telegraphic warrants from Portland. The charges grew out of the alleged transportation of Miss Mae Pope from Portland to Augusta, Ga., where Steinbach was stationed during the war, and from New York city to Portland.

BENSON ORDERS PAY CUT

(Continued From First Page.)

The new scale there would not be an immediate general tying up of shipping on the Atlantic, Pacific and Gulf coasts, because many vessels are at sea and the men must serve until they are brought to port. The service, however, will be at the existing wage scale.

Shipping board officers said they had laid plans to keep the government fleet in operation in event of any war. It was stated there were some 30,000 sea-faring men idle and that little difficulty in manning the ships was anticipated. Labor department officials estimated that a general tying up of American merchant ships would result in a loss of approximately \$1,000,000 a day, figured on the value of the fleet. This, it was explained, did not take into account losses which might accrue by reason of tying up freight. On the other hand, it was said at the shipping board offices that the government might save money if the ships did get tied up, because many of them are being operated at a loss under present economic conditions.

BOND FORGER GETS FOUR TO 20 YEARS

Jay E. Hough Is Sentenced by Spokane Judge.

INTENT TO APPEAL DENIED

Convicted Swindler of Wallace Minor Says He Wants to Begin Term at Once.

SPOKANE, Wash., April 30.—(Special.)—Jay E. Hough, convicted of first-degree forgery in connection with an alleged fraudulent issue of bonds of the Teel Irrigation district of Idaho, Or., was sentenced by Superior Judge Oswald today to a term of four to 20 years in the state penitentiary.

Passing sentence followed dismissal of a motion for a new trial. Hough later stated that he would not take an appeal to the state supreme court from his conviction. He was committed to the county jail to await removal to the penitentiary.

In passing sentence Judge Oswald informed the defendant that his plea of having committed the forgeries under duress of threats by his late partner, John B. Milholland, had failed to convince him, and that he was unable to see any mitigating circumstances.

Hough confessed last January to forgeries by means of which he and his partner were alleged to have defrauded James F. Callahan, wealthy mining man of Wallace, Idaho, of between \$300,000 and \$400,000. Milholland committed suicide at his home when officers sought to arrest him.

Defendant Acquitted Once.

A jury in superior court last month acquitted him of a similar charge in connection with an issue of bonds of Liberty county, Montana.

"Yes, I have decided not to appeal," said Hough, while Judge Oswald declared a recess to study over the sentence he should impose.

"I have no money, and my father-in-law has had to spend thousands of dollars to defend me. I shall believe the verdict of the jury in the first case, when I was found not guilty, was a just one, but in this second case I cannot ask my father-in-law to carry the case up to the supreme court and pay the expenses incident to an appeal. It might only prolong the agony, as there is no assurance that the supreme court would hold differently than the lower court. I have decided the best way of it is to get down to Walla Walla and start serving the sentence as soon as possible."

Following the sentence, the two certified checks for \$15,000 and the \$20,000 property bonds, deposited for Hough's appearance in court, were ordered released by Judge Oswald at the request of counsel for Hough.

Sentence Faced Firmly.

When Judge Oswald was passing sentence Hough stood erect. As he came back to his seat after sentence was pronounced he had tears in his eyes.

To a reporter Hough said: "It is tough lines, but the sentence is less than I expected. I thought the minimum would be five years. It is hard to have to serve time for something that was the fault of another, but I intend to make the best of it. It is a case of simply grin and bear it, and take my medicine."

Hough was not expecting to be sentenced today, and when Judge Oswald decided to hear the matter on account of going to the coast next week, Attorney Plummer sent for Hough, who drove to the courthouse in the electric machine that was used by himself and family during the trial.

When he left the courthouse he was accompanied by Deputy Sheriff Wood, who got into the electric with Hough to drive to Hough's home to get his belongings and bid his wife and relatives goodbye.

Relatives Are Absent.

None of Hough's relatives were present when sentence was passed. The firm of Milholland & Hough until January 9 occupied offices in the Shurewood building.

Jay Hough's wife was formerly Miss Vera Senfelder, daughter of Mr. and Mrs. John Senfelder, well-known pioneers of Spokane.

Hough's defense in both cases was duress; that he signed the forged bonds because Milholland held a gun at his head and threatened to kill him if he refused. He was acquitted by the jury in Judge Hunsaker's court on the first trial. In the second trial evidence of two other forgeries was introduced. In the first case the jury was out but about a hour, when it returned a verdict of not guilty. In the second case the jury took but one ballot and found Hough guilty.

Marine Workers May Quit

General Strike Is Not Looked For on New York Waterfront.

NEW YORK, April 30.—Meetings of marine workers will be held tomorrow to discuss the action of the shipping board in ordering a 15 per cent reduction in wages effective at midnight tonight.

No general strike is looked for, although union officials predicted that many men would walk off the ships and refuse to work under the new wage scale. Union leaders pointed out that this was the attitude the men themselves were taking.

Forgeries Laid to "Bell Hop."

James Price, a "bell hop," 18 years old, was arrested yesterday by Police Inspector Welch on a charge of issuing worthless checks. He was arrested at a dairy store at 289 Yamhill street, where, it was charged, he attempted to cash a check for \$22.28. Police said that numerous bad checks passed during the past few weeks bear the boy's signature.

Still Operator Is Fined.

Elmer Dean, arrested at Thirtieth and East Morris streets, where he was operating a five-gallon still, was fined \$150 by District Judge Delch yesterday.

That Tired Feeling

Is Just As Much a Warning as "Stop, Look and Listen."

It indicates run-down conditions and means that you must purify your blood, renew your strength, and your "power of resistance," or be in great danger of serious sickness, the grip, flu, fevers, contagious and infectious diseases. Do not make light of it. It is serious. Give it attention at once. Ask your druggist for Hood's Sarsaparilla. He knows this good

Hood's Sarsaparilla

OVERCOMES THAT TIRED FEELING, BUILDS UP HEALTH

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'Tis May-Day Morn, Edwards Bids You Match Nature's Glory With New Home Furnishings!

See the Windows Today

—As the architect works in brick and stone to produce homes and buildings which will be monuments to posterity—Edwards' Designers have produced Furniture which will endure and reflect the best in contemporary life.

See the Windows Today

—Have every room fitted up complete—draperies and cooking utensils included—Edwards puts everything selected on one account; asks only one small cash payment down, balance arranged to please your own individual requirements. No interest charged, whether one piece or a houseful is selected.

—And Next Sunday Is Mother's Day

Please Her With a Real Lasting and Enjoyable Gift—Something for the Home

Four Fine Pieces to Match Now Priced at

\$75.00

—Oak Library Table with 24x32-inch top; Solid Oak Round Arm Rocker and the Opera-Seated Oak Rocker are identical to the illustration. Arm chair has been replaced with a clever Wicker Chair upholstered with cretonne—adding much tone to the suite. In the doorway window today.

Six-Foot Table and Six Solid Oak Chairs

\$59.75

—Hand-rubbed wax finish to match the living-room suite at \$75. Table is 46 inches in diameter, and the massive base is identical to the illustration. Each chair is securely built with saddle-shaped seats, supported with iron angles against the back posts. Also displayed in the front window today.

Charmingly Distinctive Tapestry Overstuffed Suite

\$275.00

—Davenport, Chair and Rocker, and they're far better looking than this illustration. Built with full spring bases and backs, and all the loose cushions are imbedded with coil springs. Just see this suite in the front window today. With velvet cover at \$295.

Queen Anne Walnut or Mahogany Table and Chairs

\$169.00

—Queen Anne, the most lovable and charming of all periods. Table has 44-inch diameter top and set of six chairs are finely finished to match either walnut or mahogany table. Blue or brown genuine leather slip seats.

Mahogany Finished William and Mary Period Table and Chairs

\$119.50

—Table has 44-inch diameter top and is similar to picture. Chairs have genuine leather slip seats, but the backs are padded (not slats). See them in the front window. An exceptional value, too.

A BED FOR THE ROOM WHERE YOU DIDN'T THINK THERE WAS ROOM FOR A BED, HEAVY OAK FRAME

Bed Davenport

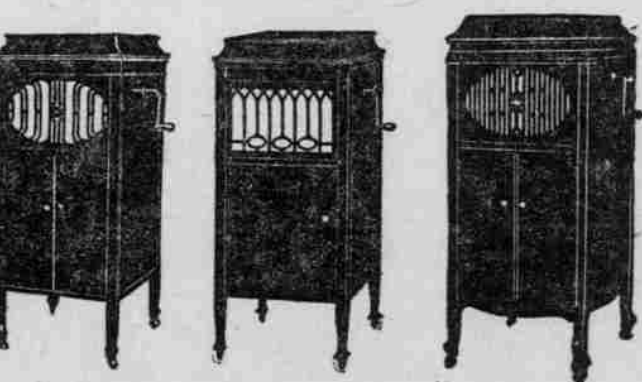
—At Edwards

\$59.50

—A very valuable piece of furniture for any home. Never an embarrassment when unexpected company comes—with this davenport you always have a concealed bed in the living room. Note the price, too. Terms? Certainly—\$1 week.

Brunswick

PHONOGRAPHS AND RECORDS



Next Sunday Is Mother's Day—Let Music Show Her Your Affection. The Presentation of a Brunswick Will Imprint Your Memory With a Lasting Thought of Pleasure.

Edwards will deliver any of the models illustrated, with records and extra equipment, on the Mother's Day club cash payment of

\$8.50

Balance will be arranged to please your individual requirement, whether you select a waxed oak, fumed oak or a mahogany—EDWARDS DOES NOT CHARGE INTEREST, EITHER.

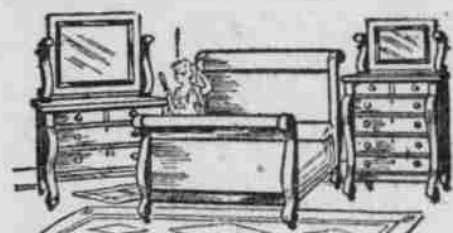
A Good Place To Trade
Edwards Furniture—5th & Oak
Easy Terms—No Interest



This Hand-Decorated Charming Blue Bird Suite

\$117.50

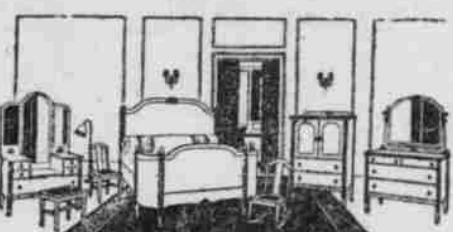
—The five pieces are identical in outline to illustration—each hand-painted "blue bird" grasping at or resting on hand-laid floral branches, others are merely fluttering in the air. The set is \$150 for a set, but may not even be decorated nor please you as this blue bird will.



Colonial Suite in Walnut or Mahogany, 3 Pieces

\$171.00

—Bed, Dresser and Chiffonier, quite similar to illustration and, for your convenience, they'll be displayed together on the third floor. You, like many others since the price has been reduced, will be surprised and pleased to know such fine pieces as these can be had for so little money.



Exquisite Mahogany 3-Piece Queen Anne Suite

\$372.00

—Bow-end Bed, Vanity and Chiffonier, or the Bow-end Bed, Dresser and Dressing Table. This is a suite with charming distinction. For your convenience all the pieces are in the front window today. View them as they'll appear in your home.



Bed, Spring and Mattress, a Typical Edwards Value

\$34.50

—3-inch Continuous Post Bed in white or ivory enamel finish. Square link (not diamond) Steel Spring and 40-lb. Felted Cotton Filled Edger Reversible Mattress—has Fowler-strewn art tick.



English Windsor Breakfast Set—Five Pieces

\$29.75

—The table, which has polished top and white enamel base, by far surpasses the illustration in appearance—square top and continuous-post back chairs, and are very attractive. If you go shopping on these chairs, compare them with chairs having round filler backs.



Sellers Kitchen Cabinets

Famous for their 15 Special Convenience Features, so extensively advertised in the Saturday Evening Post and other leading magazines. These wonderful cabinets can be seen only at Edwards'. The Mastercraft and Sellers special Models in oiled steamproof oak and white enamel finishes are now on display.

If You Remember Last Year's Prices on Rugs and Carpets and Don't Think They've Come Down—Look at These!

—At Edwards' you can see them easily, too; the mighty wall rack swings back and forth making it possible to see, feel and examine over 200 Room-size Rugs, like turning the pages of a newspaper. Of course, Edwards' gives terms on Rugs—does not charge interest, either.

- High-grade very thick and seamless Axminster in a profusion of designs at..... \$52.50
- Fine quality medium-weight seamed and seamless Axminsters and Blue Ribbon Velvets..... \$36.50
- Closely woven seamless Brussels and seamed Wool Velvets..... \$29.85
- An exceptionally fine assortment of artistically colored Fibers and Wool and Fibers at..... \$18.75
- Wilton Velvet \$3.85 High Quality Axminster Carpet, yard..... \$3.50
- Wool Velvet Hall and Bordered Stair Carpet, per yard..... \$1.75
- Genuine Burlap Back Print Linoleum, per yard..... \$1.10



Two Separate and Distinct RANGES Built Together Upon One Base

TAKES UP ONLY 38-INCH SPACE!

- Four-rod wood and coal top.
- Three-burner and simmer gas top.
- Separate wood and coal oven.
- Separate gas oven.
- Separate broiler and boiling oven.
- Cross firebox damper to heat the front of wood and coal oven.
- Beautiful polished top.
- All plain nickel trimmings.
- White enamel splasher back.
- Installed with hot-water coils and gas connected.

\$25 Cash, \$3 Week, No Interest

Your Old Stove Taken as Part

EXTRA!

—Spring Bride's Eight-Piece Aluminum Cooking Outfit that's bright as silver, to make your kitchen sparkle. Now only..... \$15.85