

# Case and Javits Ask Ceiling on Apartment Rentals

Senator Clifford P. Case today asked the Price Commission to set a percentage ceiling on apartment rentals, retroactive to November 16, 1971 when the post-Wage and Price Freeze rent rules were established.

Senator Case noted that some landlords have raised rentals as high as thirty or 40 per cent. The Senator pointed out that this "is not in keeping with the Price Commission's objectives."

In a letter to the Price Commission, Senator Case, joined by Senator Jacob K. Javits (R-N.Y.), pointed out that the revised rent rules of December 22, 1971 allowed rents already increased under the first set of Price Commission rules of November 16, 1971, to remain in

effect.

The earlier rule, known as the "highest transaction rule" permitted landlords to raise rents when ten per cent or more similar apartments in a building were already paying a higher rent.

The "highest transaction rule" was based on the one month preceding the wage and price freeze, or July 15 until August 15, 1971.

Only with a retroactive maximum rate of increase limitation, Senator Case and Senator Javits pointed out, "do we believe that we can achieve equity for millions of American rentpayers whose earnings—controlled by the Pay Board—cannot possibly compensate for thirty and forty per cent rent increases."