by Judy Kroeger



HOUSING LAW SERVES LANDLORDS

"How do I get my landlord to make repairs?" is one of the most frequent questions received by CAA. Unfortunately, it is also one of the most difficult to answer. The reason is that the Kansas Residential Landlord-Tenant Act does not provide adequate remedies for tenants.

The only legal remedies tenants have are:

1. giving the landlord a written notice that he/she is in breach of written list of the items that the rental agreement; if the landlord does not remedy the breach, or make a good faith effort to do so within 30 days, the rental agreement can terminate, and the security deposit is returned to the tenant.

2. the tenant can complain to the city minimum housing inspector; if the inspector finds the housing is

in violation of the city minimum structures code, the city serves notice to the landlord. If the landlord does not make repairs, the city can fine the landlord.

Witholding rent as a means of getting repairs made is not legal, and can result in a lawsuit against the tenant.

There are other things tenants can do however. Give the landlord a repairs are not done within 30 days, you will have them done and bill the landlord. Make sure the landlord receives the notice; either deliver it personally, or send it by registered mail. Keep a photocopy or carbon copy yourself. (Keeping a copy is very important.)

If the landlord does not do the work within the specified time, pay to have it done, save the bill and deduct that amount from your rent, sending the bills to the landlord instead of that portion of your rent. The landlord could still try to evict you for doing this, but he'd have to take you to court to do it, and you would be able to show the court that you If you are interested in working had given the landlord ample notice of your intentions. If you would rather not take the risk of need repair, and state that if the being sued for eviction, you could pay your total rent, but send copies of the bills and a notice that if he doesn't pay you within 30 days, you will file in Small Claims Court for reimbursement.

> The severity of the maintenance problem is such that I feel there is a need for either a change in

the present state law, or a city ordinance which would allow tenants to legally withold rent as a means of leverage in getting landlords to make needed repairs. An ordinance allowing tenants to set up escrow accounts in such cases has been passed in Manhattan, and is being considered in Topeka.

on the passage of a similar ordinance in Lawrence, and/or forming a tenant's organization to lobby for such an ordinance, contact the Consumer Affairs Association, 864-3963, or Helene Pesche, 841-5205.

Your problems as tenants will not disappear by themselves: you will have to put some energy into forming tenant organizations and working to equalize the law.

OVERHEARD IN LAWRENCE



With break-ins and robberies at an all-time high, the narrow streets and back-alleys of downtown Lawrence are rocking with the cries of local businessmen. "emedies are in the offing. It's rumored that these same proprietors are training large vicious watch-dogs on a small farm south of town. The dogs are to be left to roam each storefront on Main Street, thru the nights, when the robbers have been known to strike. It seems the businessmer are giving no quarter.

Trend is not destiny.

-- Lewis Mumford



Plans seem to be brewing at the Chamber offices on Vermont Street, aimed at providing an underground urban transit system for Lawrence.

Initial goals include a grandious subway station to be located at 9th and Massachusetts, a crosstown tube burrowing under Mt. Oread, and a an "el" to be built along Mass., from 11th to 23rd.

PUBLIC NOTICE lauds the plan. Let's bring Lawrence into the modern age!

TEXAS LONGHORNS MISSOURI

by Christy Springer

When I was a lad, I grew up in Missouri, along with my two broth- Since Mr. Bilby nor the cowboys ers and four sisters, on our parents farm in the vicinity of Skidmore, Missouri, not too far from Burlington Junction in Northwest Missouri.

Adjoining the Springer's farm, a mile and a half away, was the Russell Bilby Ranch Headquarters consisting of 22,000 acres, complete with a ranch house, barns, a store, and a school house. There was a boarding house for the cowboys, too. A family connected with the cowboys usually did the cooking for the outfit.

Mr. Bilby's farm had fields of corn and huge pastures for the thousands of emaciated longhorned cattle which were imported from Texas, three trainloads at a time. Bilby fattened these starving longhorned cattle so they could be shipped to Kansas City for slaugh-

There was a good deal of excitment in the neighborhood when the three structed a new road in the area of trainloads of the gaunt Texas long- Bilby's cement fence but they manhorns arrived and were driven by the cowboys from the station to Bilby's ranch. The roadway was a forest of horns; some of the horns were four to six feet across.

Sometimes, these wild cattle would wander into the Springer's cornfields or into the fields of the neighbors, the Britains. When this happened, the neighbors would get out their shot guns and sting the hides of the longhorns to chase them away. Fences did not hold them nor hedges neither.

were able to doctor these big, wild animals when they were sick, they sometimes staggered and fell down. Bilby let them die where they lay, as the hides could be sold for as much as the cattle had cost - \$12 to \$15 per head. When the cattle would lie down in the road, the frightened Springer children would hastily climb fences to avoid those longhorns.

The Depression wiped out the Bilby's cattle business and the farm was sold to other owners. The only thing that survives in this changing rural scene at Bilby's ranch is a stone fence in which hundreds and hundreds of pink rocks are embedded in the origi-'nal cement wall. It was about 50 feet long and four feet high and was built to partly conceal the family home from the road. Friends of the Bilby's contributed rocks from other states or offered some of unusual shape or color. In 1961, road builders conaged to save it. This landmark can be seen 12 miles west of Maryville, Missouri.









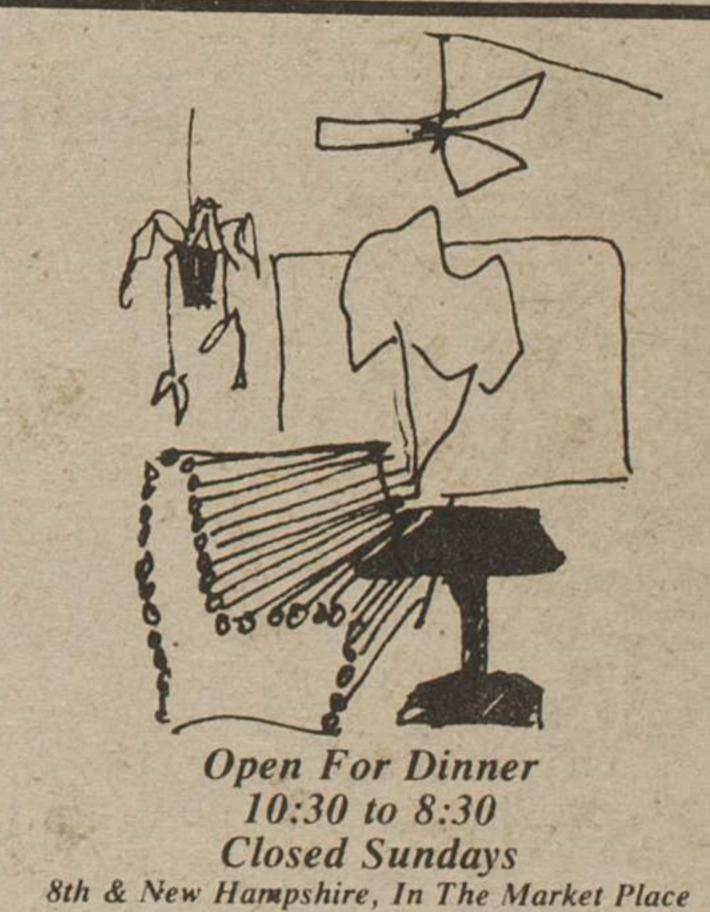
OUR PLACE

814 MASSACHUSETTS GOOD FOOD

REASONABLE PRICES

OPEN 6 AM - 4PM THURSDAY 6AM - 8PN SUNDAY 6AM - 1PM

Bob and Alice Conlin



Saloon

COORS ON TAP

OPEN NOON TO MIDNIGHT

25¢ DRAWS

715 N'ASSACHUSETTS



BOOK NOOK HALF PRICE

FICTION, CLASSICS, WESTERNS NON-FICTION, MYSTERIES, SCI

FI, HUMOR, RELIGIOUS