

*Reading Notice to Tenant.*—When the notice is required to be in writing it must be delivered; a mere reading of it to the tenant being insufficient.

If the tenant receives the notice after it has been read to him, the service is sufficient. This is true although the notice is addressed to him and another.

*Delivery to Person Other Than Tenant.*—Leaving the notice at the lessee's house, off the demised premises, and calling the attention of a person, not an agent of the lessee nor a member of his family, to it, was held insufficient, unless it were shown that the lessee actually received the notice.

*Delivery to Wife of Tenant.*—By the weight of authority, it is a sufficient service of notice to quit to leave it at the tenant's home on the premises with his wife, in the absence of the tenant from home; it not being necessary that it should be served personally on him.

In justification of the rule that service on the tenant's wife constitutes service on him, it has been said:

"A wife is by reason of her relationship to her husband the keeper of his house and his agent to perform such duties relating to the domicile as are necessary in his absence. Among these may be reasonably included the reception of notices relating to the tenure of the premises. If personal notice upon the tenant were necessary it would be a difficult undertaking for a landlord to terminate a monthly tenancy if the tenant should wish to avoid service."

Where the wife was the tenant, service of notice on the husband was held to be good, although the notice was addressed to him.

*Same—Absence of Tenant.*—It seems very well settled, that where personal service cannot be effected, in the absence of a statute requiring the service of notice to be made in a specified manner, it is sufficient if left with the wife of the tenant.

So where the tenant is absent from the State, service of notice on his wife, in this instance at his place of business, is sufficient.

Service of notice on a tenant's wife, while he was absent at work, in the absence of a shewing that he was out of the city, or that he could not have been served without difficulty, or that