

may be, there is no possible means of proving that it is not the expert's conviction. The coincidence that the opinion of the expert is invariably, under all circumstances, favorable to the party who calls him and pays his fee has been too striking to escape attention. In justice to a class against whom severe things have been said, it is but fair to remember that there is no ground to charge them with the vice of ingratitude. Drawn from the ranks of real estate boomsters, the lease arbitration expert was instinctively and by habits of thought, as well as by immediate financial obligation, enlisted on the side of landlordism and high valuations."

A number of examples of the wrongs inflicted upon lessees are given, the more notable having reference to a number of the Baldwin leaseholds on King Street west. In almost every case where leases have fallen in, the renewal rental has been fixed at a rate that leaves nothing to the lessee for his improvements, and it is shown that the practice is not infrequent of abandoning the buildings rather than pay the ground rent fixed.

We entirely agree in the conclusion arrived at. It is monstrous that citizens who lease a plot of land, erect buildings upon it, and oftentimes spend twenty years of their lives in building up a profitable business upon the land, should be left entirely at the mercy of the ground landlord, who, although he does nothing to increase the value of the property, can claim at the end of the lease all the product of the lessee's exertions. There are other forms of slavery than the buying and selling of human flesh, and the slavery of the leaseholder is not the least objectionable. The law of contract is held entirely too sacred in cases where justice is on one side and the law on the other. The Legislature could not do a better service to Toronto than—after full inquiry into the evils of the leasehold system—could be done by the framing of a law which shall divide the earnings of land and buildings equitably between the landlord and the lessee. The evil is a growing one, and in another generation, if the power of the ground landlord goes unchecked, we shall have our counterparts of the Westminster and Bedford of London and the Astors of New York.

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#### LEASEHOLD ARBITRATIONS.

The great surprise is that people have so long endured the injustice of the present system. It would be amusing if it were not so contemptible and dishonest to see the calm and deliberate way certain families who never did an honest day's work in their lives appropriate the earnings of others. I have a case in mind where a large and indolent family have lived like parasites on the earnings of their lessees in a way that would discount the worst Irish landlord that ever was shot.

At renewals they not only want all the revenue derived from the land and buildings, but demand that their lessees should throw in their other