

men think if he was informed that the law had actually given this band of rowdies the legal right to requisition John Jones' lawn for the above-mentioned purpose.

The average man would undoubtedly characterize it as a high-handed outrage.

Quite so, but that is precisely what the Legislature has done in the case of the Act under discussion.

Let us take the following case:

A., the owner, has scrupulously carried out the terms of his contract, paying B., one of his sub-contractors, all that is due him. B., however, has failed to pay M., one of his workmen. M. resolves to have recourse to his legal remedies. The Legislature has thought fit to enact that in such a case one of M.'s legal remedies shall be the right to register his lien against real estate. One would suppose that as M.'s claim is against B., and not against A., if he is to have the right to register that claim against somebody's real estate, it would be against the real estate of B., his debtor, and not against that of A., who owes him nothing in the matter. But no, the astute Legislature has provided that in such case M. may register his claim against the real estate of the innocent A., the outcome being that the law allows this unsatisfied workman and his fellows, who find themselves in similar cases, to exploit the title roll of the innocent A. for the purpose of fighting out their legal battles.

The result is that, when the smoke has vanished from the cinders, the title roll of the unfortunate A. is left in what may be fairly described as a deplorably filthy state, encumbered with possibly ten to thirty mechanics liens and certificates of *lis pendens* implementing them. Of course the further result is that A. could not possibly sell or mortgage his property till all these iniquitous lines are cleared off.

It may be said that the owner is obliged by the Act to retain a certain percentage of the contract money for the purpose of protecting these workmen, and it is only fair that the workmen should have this means of following that.

But is it reasonable that the title roll to a valuable estate