

them, and they have, generally, abundance of money at command; but their rates are rather different. The money-lender is always glad to see his customers; but he discriminates too. To the one who has just been referred to him, he will pay every attention, and answer, probably, that he will take the batch, and do them for him at 8%. This, it will be observed, is about five times as much as is charged for A1 paper on the same day. To other customers, who offer bills of a still lower quality, he will charge 10% or even 12%, and that at such a time as this present.

But this does not comprise by any means the variety of transactions that comes before bankers and others.

Just as in Canada, so in England, men in business require to negotiate loans for their business, i.e., to borrow money, in distinction to discounting customers' bills. Here again very sharp distinctions are made. These relate to the standing of the borrower; to the security he offers, and to the time of payment. The banker will lend to some on the same terms on which he would discount a first-rate Bank bill. To others his rate will be three or four times as much. Beyond that he will not go, but decline transactions as not good enough. These distinctions of rates are perfectly well understood by borrowers. They never dream of being offended by them, or of maintaining long arguments with the banker about them. The man who knows that his bills are third-rate, will never be so foolish as to suppose a bank will take them at the same rate at which it will take first-class bank bills. There may, of course, be an occasional demur, or a word of explanation. But the distinction between one class of bills and another is so well known that practically there is no argument about them. Now, just as there are certain bills which are not good enough for a bank so there are certain loans. The money lender will always lend money at some rate. To needy borrowers, who have poor security, he will charge 10% or 15%; and there are scores of people in trade who are glad to get the money at that. We may go a step lower than any of the above and find a class of bills that are pure kite-flying, or a class of loans that are purest "raising-the-wind." All these things are perfectly understood. If a man with a transaction of this sort went to a banker, he would be received with a smile; but no business would be done. On going to a money-lender he would be received with a smile too, and if he supposed the money-lender simple enough to lend him money at an ordinary rate of interest, the smile would speedily become a loud laugh. But settling down to business, a rate for the money would be agreed upon ranging somewhere between 20% per annum and 50%, perhaps more.

We have given these illustrations to bring out our point that there are many varieties of bills and many kinds of loans,—many descriptions of borrowers and many sorts of securities; and that, in London, the quality of these is appreciated and marked by the various shades of the discount or loaning rate from 1½ per cent. at the top, to 5 or 6 per cent. at the bottom, for bankers; and from 1 per cent at the top to 50 per cent, or

more at the bottom, for money-lenders. Just as insurance companies have their first, second and third class risks, marked by various degrees of premium, so London bankers have various classes of bills and loans marked by various rates of discount. These things are the ordinary practice when the business is best understood.

We have no hesitation in saying that there are nearly as many varieties of transactions, and as many varying qualities of bills in Canada as there are in London. Our whole range, however, is lower. Our very choicest bills would only rank about third rate on the London market. But beginning there, there are as many varieties below it as there are in the metropolis. Our insurance companies, both fire and life, have long learned to discriminate between various classes of risks. Our Banks, however, have scarcely begun to learn to do this. One step towards it, however, they are taking now in trying to make their customers understand that some accounts and some bills are of a better quality than others.

#### THE HEALTH OF TOWNS.

The outbreak of smallpox in Montreal is a severe warning to cities to put themselves in a safe sanitary condition. So effectual is the preventive against small-pox that the occurrence of the disease is an anachronism, due to neglect of the most necessary precautions. Among the French population of Quebec there is a prejudice against vaccination, which some medical men of no standing have done their best to increase. The neglect or refusal of vaccination brings its penalty. Where vaccination is compulsory and the law is enforced there is least small-pox; where it is voluntary and any considerable part of the population neglects it, small-pox claims the largest number of victims. Vaccination and cleanliness are the only means of fighting the disease, a fact which Montreal appears to have begun to realize. Employers of labor are insisting on their employes being vaccinated, and as they are generally in a position to exercise the necessary pressure, a reform may in this way be brought about. The sanitary conditions of the city are said to be otherwise defective; houses are often undrained, in the poorer parts of the city, and when this is the case, the worst sanitary conditions are likely to prevail. An exception would be found in the general use of earth closets; but earth closets are not in general use in any part of Montreal. The general sanitary condition of the city seems to need improvement.

Nor is Montreal the only city which needs to look to its sanitary condition. An inspection of 45,404 houses in Philadelphia shows that 19,053 of them were not in a proper state, and required repairs or alterations to make them so. Some thing of the same kind would probably be found in any Canadian city. Sometimes there are special sources of disease outside the dwellings. In Toronto the reeking sewage in the bay is a breeder of disease which ought not to be tolerated a day longer than it would take to suppress it. The cow byres at the Don were once an-

other source of danger, whether they have ceased to be so now or not. Toronto will never be safe until it gets a trunk sewer along the front, and the contamination of the bay is prevented. And even then the sewage should not be thrown into the lake for if it be some of it will find its way to the source of the water supply.

Few cities in Canada run the risk that Montreal ran of an epidemic outbreak of small-pox; vaccination is sufficiently general, in most of them, to operate as a safeguard. But there are other diseases not less to be feared, among them the cholera, which is making terrible havoc in Spain at present. The excessive mortality there is due entirely to the unsanitary condition of the place where the disease has taken root. Canada need not fear so dreadful a mortality, but there is great room for improvement in the sanitary condition of some of her towns and cities. If the warnings which come from Montreal and from Spain be not listened to, we shall pay the penalty sooner or later.

#### HOTELS, PRESENT AND FUTURE.

A very entertaining paper in the August *Century* is devoted to "Hotel-keeping, Present and Future." There is no mention of the hotel of the past because, as the author insists, a hotel as we understand it, has no past. "George Stephenson was the magician who almost banished the inn from the face of the civilized world and gave us in its stead the great modern hotel." Kind permission is given the sentimentally disposed to sigh—and they do sigh—at the abolition of inns and their jovial Bonifaces, but the opinion is that picturesqueness and individuality, in these things at least, are doomed and "factory principles must now be applied in the lodging, sustenance and attendance bestowed on the vast streams of travellers which the locomotive, the steamship and the steamboat have called forth."

The writer of the paper mentioned is Mr. George Iles, of the Windsor Hotel, Montreal, who must be admitted to know something of his subject and who has pleasantly given, within the limit of a dozen pages, much interesting information, as well as giving practical suggestions. "Hotels in America are the best and most splendid in the world," and "New York has the best hotels in America." This may be the case from an American point of view, but the European taste must count for something, and this may insist that they are too splendid and too huge for, say an Englishman's idea of comfort. The finest American hotel, architecturally at least, is said to be the vast Palace Hotel of San Francisco, with its court-yard glass-covered, as a type of the American hotel in its utmost development. The Brevoort, and Fifth Avenue in New York, the Palmer in Chicago are mentioned also as worthy specimens of the American style of house. Conditions essential to a good hotel are; First, a good position, then a thoroughly solid foundation, and next a basement well cemented, with all the courses of the drain, gas and water pipes made easily accessible for stated and frequent examination, and,