

by the Government or the State, it does not so much matter which. That would have a tendency to bring the vacant lots into occupation; no man could afford to hold property on speculation, for he must pay either the yearly value or something approaching it to the Government or the State. He would be driven to sell and others to purchase, and everyone who wanted a home would have an opportunity of getting one. It would give a great impetus to trade and labor in every department.

By Mr. FREED:—

Q.—Would houses be built under that plan in advance of the requirements of the people? A.—No; but at the present time there are not sufficient houses for the requirements of the people except at rents which are really too high.

Q.—If rents are too high, so as to give enormous dividends to the builders of those houses, will not capital flow in to earn some of those enormous dividends? A.—I do not think they give enormous dividends to builders, but rather large gains to speculators, to those who hold property for speculation.

Q.—You said you thought that the increase of wages received by working people was largely, if not wholly, offset by the increase in rent? A.—That is my impression.

Q.—What period would that remark cover? A.—I fancy since the city began to grow with something like the rapidity it is growing at present. If a city stagnates and people do not come in you do not see the tendency; it is only in case of a steady increase.

Q.—What percentage of increase would you say the average mechanic has received, say within ten years, on his wages? A.—It is a very difficult question to answer; I could hardly say as to that. There was a witness before the Commission the other day who testified to an increase of two and a half cents an hour, and another, according to my recollection, gave five cents per hour for the carpentering trade.

Q.—If a man receives an advance of two and a half cents per hour, how much would that be in a day of nine hours? A.—Twenty-two and a half cents per day.

Q.—And if he works two hundred and fifty days in the year, how much would that make? A.—Fifty-six dollars and twenty-five cents, I think.

Q.—What would be the average rent which a workingman pays for his house? A.—I could not say. I have not made any preparation and have no statistics at my command to show that.

Q.—Would the average mechanic in Toronto pay ten dollars per month for his house? A.—It would be something like that I fancy.

Q.—That would be one hundred and twenty dollars a year. Would the mechanic have been able ten years ago to obtain a similar home for six dollars a month? A.—I am not prepared to answer that question.

Q.—Is it not true that when you said the increase of wages was offset by the increase of house rent, you had not made any actual study of the matter? A.—I think it is true in regard to some departments. I do not think in journalism there has been any such increase, or in the printing business.

Q.—Was it a matter of opinion with you when you gave that answer, or was it a conclusion based on the collection of facts? A.—It has been my impression from my personal experience. I think so far as journalism is concerned there has been no material change in ten years. There has been no change for the better in Toronto. It must be remembered that while there may have been increases in trades well organized, there are many other departments of labor not organized, and in those there has been little or no advance.

Q.—We were speaking more particularly of mechanics and workingmen? A.—It is perhaps a mistake to narrow the acceptation of the word workingmen to those who labor with their hands. It should be extended so as to cover every form of useful work, those who labor by the brain as well as those who labor physically. Take my department, journalism: surely a man who gathers intelligence or writes