

## THE PROTESTANT, AND EVANGELICAL WITNESS.

### WEEKLY CALENDAR—DECEMBER.

Last Quarter, 6th day, 11, 17m., evening.  
New Moon, 13th day, 5h. 45m., morning.  
First Quarter, 20th day, 1h. 29m., morning.  
Full Moon, 27th day, 10h. 33m., evening.

DAY	DAY WEEK.	SUN	High	Moon	Day &
MONTH.		rise-set	morn.	rises.	length.
9	Sunday	7 27 4	9 7 19	4 45	8 32
10	Monday	7 27 4	9 8 21	5 30	8 30
11	Tuesday	7 28 0	9 9 21	6 44	8 21
12	Wednesday	7 29 0	9 10 21	7 30	8 20
13	Thursday	7 29 4	9 11 15	5 22	8 20
14	Friday	7 29 4	9 12 15	6 35	8 20
15	Saturday	7 29 4	9 13 30	7 50	8 20

### THE LAND COMMISSION.

(Continued from our last.)

Mr. McEachern examined by Com. Hixley.—You live on another portion of the Lot? Yes. What kind rent do you pay? £30 or £60 acres. Are the people there generally good tenants? No, not at all. They cannot meet them with their exertions.

Com. Howe.—When districts come, I suppose property is generally sacrificed?

Mr. McE.—In the failure of the crops has thrown us all behind.

Com. Howe.—What would the tenants pay for their friends? Mr. McE.—£50 or more with time to pay it.

Com. Thompson.—Do you pay rent for the fishery rights? Mr. McE.—Yes.

The delegation all were of opinion that it would be better to break up the fishery rights, and then let them occupied as other rights.

Mr. McE.—My brother took 100 acres of land on the Lot, and when he came to measure it, there was only 72. He applied to Mr. Forgan, the agent, for a reduction of rent accordingly, but he would not listen to him. Mr. Ferguson sent the sheriff and made him pay the whole amount.

Com. Gray.—If you would put your lease into a lawyer's hands who would arraign that business for you.

Com. Thompson.—According to the wording of the lease, it would be a delicate point of law to decide.

Mr. McE.—When a man in such a case goes to the agent, he is laughed at, and when he goes to a lawyer he finds that he is refused.

Com. Thompson.—It is certainly unjust to make a man pay rent for land which he does not hold.

Mr. McE.—My brother was deprived of his land by the running of the boundary line which divides the Lots.

Com. Palmer.—Then the Boundary Line Act comes in to provide a remedy in such cases.

Mr. McE.—The Boundary Line Act ensures that the tenant, instead of paying out his fees as he should, only does so to the extent of his out-of-pocket, and a person sometimes goes in upon the title of his land, and holds it against him; and when the trustee does this for 20 years, the tenant loses his right in all cases where a particular person is to do so, the agent makes no effort to get the full amount paid.

Com. Gray.—No man of sense can complain of that.

Mr. William McGowen appeared before the Court as a delegate from Lots 44 and 45. He presented no manuscript, but made some important statements, of which we give the following:—I have no personal acquaintance with the agent, but I am anxious to offer some information concerning the relations which exist between landlord and tenant. Many years ago I settled in the green woods, and there I came in contact with others experienced those difficulties and hardships incident to such a mode of life. I intended first to return to the grazing away of the lands of this island as my inheritance, and in the next place to cultivate the land, and to get rid of the expense of raising grain, and to obtain a profit. We purchased a small plot of land in Coatsworth, and I think this is the only fair way of determining the value of land. At a land assessment sale in Coatsworth, we purchased, 24 years ago, 100 acres having a valuable mill site, for £25. There was no limitation to the conditions of sale, and the proprietor thought it would be difficult to let, but we incurred heavy liabilities to prevent that.

Com. Howe.—In what manner was this done?

Mr. McGowen.—By expending money upon the place. Every succeeding year we bought tracts of land adjoining the 100 acres first purchased. The next 100 acres were obtained for £15, and by the time we had 1000 acres, its value was only £15 per acre. This property is on Lot 44.

Com. Thompson.—Even so much is only separated from us by a survivor's line, is valued at 20s. an acre, by the proprietor, Sir Samuel Ward.

Com. Gray.—Your labor increased the value of your property!

Mr. McGowen.—Certainly; and the resident colonists generally are the men who have borne the weight of property even when it is held by others. They have been compelled to make great sacrifices for the country, and these have rendered the estates of the proprietors, which otherwise would have been useless to them. Yes, the tenants have made the lands valuable, and that without any expense on the part of the proprietors. For so doing, the tenants have received compensation, a little thanks. In 1830, I gave a sum of £1000, and I think this is the only fair way of determining the value of land. At a land assessment sale in Coatsworth, we purchased, 24 years ago, 100 acres having a valuable mill site, for £25. There was no limitation to the conditions of sale, and the proprietor thought it would be difficult to let, but we incurred heavy liabilities to prevent that.

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