in every way. The vice-president of the Land Mortgage Companies' Association of Ontario, Mr. H. D. Cameron, of Hamilton, occupied the chair. We are fortunate in being able to give the addresses of the chair and the response of the guest:—

Mr. Cameron said:

"GENTLEMEN,—I propose the health of the guest of the evening, John Herbert Mason, president of this association, and president and managing director of the largest and most successful loan company in the Dominion. Mr. Mason is our Nestor. His company is now forty years old, and I hope he and we may be spared to celebrate his jubilee. The company which was founded by Mr. Mason may be regarded as the pioneer loan company. From small beginnings these loan companies have grown until now they control funds of over one hundred millions.

"No thoughtful person will fail to admit that these institutions have been of the very greatest advantage to the farmers and others of Ontario. They have been the means of introducing a large amount of capital into the country, an amount which if returned would materially raise the rate of interest to all borrowers. They have also provided for investors a safe and remunerative investment.

"It was felt that it would be to the advantage of all interested in loan companies that they should have an organization in which all land mortgage companies should be represented—an organization that would enable directors and managers to consult together on matters of common interest, that would enable them unitedly to resist hostile legislation, in short that would more effectually enable them to defend their rights. Such an organization was intended also to cultivate a friendly feeling among those actively engaged in the management of loan companies. Mr. Mason took a leading part in forming such an organization, and one was successfully formed, namely, the Land Mortgage Company's Association, and Mr. Mason was unanimously elected its first president, and has been so elected every year continuously since. The association owes him a great deal for the benefit they have derived from his long experience, his ripe judgment, to say nothing of his eminent natural financial ability. And the success of the association is greatly owing to his prudence, shrewdness, and his uniform urbanity.

"While the association may not have accomplished all that was expected from it, it has certainly done a great deal in creating a kindly feeling among the different companies, and it has successfully resisted unwise attempts made at legislation that was inimical to the best interests of the companies represented. It is quite evident that further attempts will be made by persons imperfectly acquainted with economic laws, to secure legislation that will not only be an injury to the loan companies, but ultimately to those whom such legislation is supposed to benefit. We ask no favors, no special privilege; all we ask is to be let severely alone, and to be allowed to conduct our own business in a just, straightforward and upright manner.

"Our worthy president has been in the habit from year to year of entertaining the members of the association at his private residence in a style which I am sure all who enjoyed his hospitality will agree with me in characterizing as princely. We thought it a proper thing to express in some way our appreciation of Mr. Mason's devotion and ability as our president, as well as of his generous hospitality, to tender him a complimentary dinner—hence our present happy meeting.

"Gentlemen, the health of Mr. Mason, our guest and worthy president."

Mr. Mason said in reply:

"MR. CHAIRMAN AND GENTLEMEN,—I thank you from the bottom of my heart for the exceedingly kind and flattering expressions which accompanied the proposal of this toast, and for the cordial manner in which it has been received. When I consider that this magnificent demonstration is not the outcome of a feeling of gratitude and satisfaction on the part of shareholders who may have reaped pecuniary advantages from my mental and physical labors, but is the unbought and unsolicited evidence of appreciation by and from my fellow craftsmen, each an expert thoroughly understanding the questions in which we have a common interest, and each in a position to indulge in honorable rivalry which puts us on our mettle and lends a spice to all business efforts, it would be mere affectation on my part to pretend that I am not deeply affected. No better testimony, no prouder ovation could be desired by any man, and I assure you that I regard this gathering as one of the proudest and happiest events of my life.

"For forty-five years it has been my fortune to be associated with land mortgage associations in one form or other. My first experience was with a Terminating Building Society, conducted on somewhat similar lines to those now springing up throughout the country, especially in this city. These societies got into disfavor, and it is only now that the memory of them has faded out that it is possible to revive them. The 'Canada Permanent' was formed on different lines, and after we obtained the Act of 1859, providing for a fixed and permanent capital, its character was entirely changed. Under that Act several new societies or companies were formed, the 'Freehold,' 'Huron and Erie,' and 'Western Canada' being among the first.

"The rise and progress of land mortgage companies in Ontario during the last forty years has been somewhat phenomenal. At that period there was only one company now existing which advanced money to Ontario landowners, and that was the Trust & Loan Company, then domiciled in Kingston. Throughout the country there was a great dearth of and a great cry for capital to assist in developing its resources.

"Farmers had small clearings, little or no stock, inferior buildings and rude implements. Manufactures and industrial enterprises were conducted on a small and very primitive scale. In cities, towns and villages buildings for dwellings or for business purposes were generally of wood, of an inexpensive character, devoid of taste, and defective in sanitary and other conveniences. Money was so scarce that throughout the country barter was the common medium of exchange.

"Only by the prospect of large profits could these companies get their stock subscribed. High rates of interest had to be paid for deposits, and of course high rates had to be charged. Not so high, however, as was then being paid to local individual lenders. We have redeemed mortgages bearing fifteen and eighteen per cent., and even more. I remember paying off a mortgage for $1,000 given in payment of $500, lent five years before, by a citizen of Toronto, who is now living. Of course, no other interest was charged. It was soon found that to get cheap money we must go abroad.

"Candian land mortgage companies now hold a deservedly high position in the estimation of British investors, higher than those of any country outside the British Islands, and obtain their capital at a lower rate of interest. This is partly due to the conservative character of the laws under which the majority of them are incorporated, and partly due to their generally good management.

"While they have been the means of distributing a large amount of capital to real estate owners in Ontario, and some of the other more progressive provinces, cases of failure have been exceedingly few, and not one has failed to pay its liabilities in full. Not a dollar has ever been lost by a creditor of an Ontario loan company, nor, as far as I am aware, of any Canadian land mortgage company. This is a record, Mr. Chairman, of which I think we may justly be proud, and which I trust will be perpetuated."

Although it had been planned, very fittingly, as we think, that no toasts should be proposed other than those of "the Queen" and the health of the honored guest, occasion was found during the evening for several volunteer addresses. Hon. Sir Frank Smith, Hon. Thomas Ballantyne, Hon. G. W. Allan, John Crerar, Q.C., G R. R. Cockburn, M.P., Mr. S. Nordheimer, were all heard from in brief speeches, and a memorable and delightful evening was spent.

## BANK OF NOVA SCOTIA.

Such agreeable happenings as the recovery of a sum, previously written off as bad, sufficient to pay three per cent. to one's shareholders, is not a frequent one to bankers. But such was the happy experience of the Bank of Nova Scotia last year. The net earnings of that bank for 1894 were $171,151, equal to 11.41 per cent. on the capital. With the addition, however, of $47,000 of an "old debt, written off as bad" and now recovered, the amount to be appropriated amounted to $218,-151, which, with the sum brought forward from 1893, sufficed to pay eight per cent. dividend and to add $100,000 to reserve, making that fund $1,300,000. With two more years of like appropriation the reserve will be equal to the capital, a goal at which a bank's earning power is regarded as fully established.

This important bank has now close upon eleven millions of assets, of which $2,099,000 is invested in provincial, municipal and other bonds, and the best part of another million is in cash or fairly liquid assets. The overdue bills and other moribund assets are small. Of the liabilities to the public, $6,411,000 consist of deposits, barely one-fourth at call, and $1,160,000 in circulation. The proportion due shareholders is $1,500,000 paid capital, $1,300,000 accumulated earnings and the remainder dividend, payable this week. The bank has concluded its sixty-third year, and its position and extent of business do credit to the country.

## NORTH AMERICAN LIFE.

The statement of its business for the year 1894, which was forwarded to the Superintendent of Insurance promptly at the close of the year, according to the salutary practice of the North American Life, exhibits some striking features that reflect credit upon this company. Its new business was last year larger than ever before; the increase of cash premiums was the greatest it has ever known; there was a gain in interest receipts, and yet the ratio of expense, instead of being increased, was lessened. To have been able to do this in a year so fraught with difficulty in financial and commercial circles is proof of the live charac-