

The other provinces rank in degree of fair and enlightened legislation, as follows: Quebec, Alberta, Newfoundland, Saskatchewan, New Brunswick and Prince Edward Island. The Quebec law, the authors note, was difficult to analyze. Its landlord-tenant regulations fall within the Civil Code's section on hiring and leasing. Quebec's rent-control is the strongest, but excludes large numbers of needy tenants. Of New Brunswick and P.E.I. the report states: "Neither of these provinces has made any recent changes in their antiquated landlord and tenant legislation."

SERIOUS FLOWS PERSIST

In the five provinces that have reformed their landlord-tenant laws during the past year, the report still finds some serious shortcomings. There are severe problems in using the ordinary courts in landlord-tenant disputes. For example: they work too slowly; lawyers are required and they are expensive; the courts exemplify an "adversary" approach and tenants do not see themselves a match for a big, well-financed landlord. Certain types of tenant are excluded from the effect of the new landlord-tenant laws, notably personnel living in armed forces housing, students-in-residence, "roomers" and boarders, and persons in institutions. The authors also raise some questions about the provision giving an apartment landlord the prerogative to deny access, for example, to tenant association organizers. Access, they say should be determined by the tenants of the building.

The only change in the laws that the authors feel might eventually prove detrimental to tenants is the abolition of security deposits. They see landlords increasing discrimination against young tenants and families.

RECOMMENDATIONS

The report has the following specific recommendations for action if tenants are going to exercise their "right to good housing whether they can afford it or not" (as declared by the 1968 Canadian Conference on Housing):

- Government should supervise the delivery of housing services to consumers, which presupposes recognition that housing is neither a business nor an industry but a social program.
- Landlord-tenant courts should be established at the local level, modelled on present family courts. Emphasis should be on seeking solutions to problems, not finding fault or guilt.
- Better information services are needed to inform tenants and landlords of the provisions of the law and its remedies - specialized agencies as well as general, centralized community information services.
- Standardized leases should be introduced. These are crucial for the advancement of tenant-rights and should be mandatory in all jurisdictions.

- Rent-regulation schemes must be established in rapidly-expanding urban areas, which would still allow housing investors a fair return on their capital.
- Citizen-participation is required to balance pressure on governments from financiers and developers. There are a number of avenues citizens can use to press for action.
- A publicly-funded foundation should be set up to support citizen action in housing and other community development across Canada.

CANADA-ISRAEL AIR PACT

Mr. Mitchell Sharp, Secretary of State for External Affairs, recently signed on behalf of the Government of Canada an Air Services Agreement with Israel. Ambassador Ephraim Evron of Israel signed the pact on behalf of his Government.

The Agreement provides for the operation of scheduled air-services between Canada and Israel through intermediate points in Europe by the designated carriers, CP Air and El Al Israel Airlines.

The new service will begin at the end of this month, the two airlines offering between them five return trips a week. By the end of April a total of eight round trips will be provided by the two companies.

CARIBBEAN DEVELOPMENT AID

Canada will contribute \$5 million (U.S.) to the special development fund of the Caribbean Development Bank. Under an agreement signed on February 17 in Bridgetown, Barbados, by Sir Arthur Lewis, President of the Bank, and the Canadian High Commissioner to Barbados, Mr. G.A. Rau, the contribution will be added in five equal yearly instalments to the special fund from which the Bank makes low-interest development loans.

"This soft-loan window," said Mr. Rau, "could prove particularly helpful to the economically less-advanced member countries of the region by providing them with funds for sound development purposes, while at the same time imposing the least possible strain on their balance of payments."

The Caribbean Development Bank was established last year to promote economic growth in the Commonwealth Caribbean member countries, with an initial capitalization equivalent to \$50 million (U.S.) including contributions from its two non-regional members, Britain and Canada. Canada subscribed \$10 million (U.S.) to the Bank's ordinary capital in January 1970, of which half is being paid in and half will remain callable.

Regional banks have become an important part of the effort toward international development. Canada is also a charter member of the Asian Development Bank, and co-operates with the African Development Bank and the Inter-American Development Bank.