

disease, death, degeneracy and crime. While it slumbers long in the districts of the better classes, a day, however, arrives when even here these conditions become manifest. The once fashionable house is divided and subdivided and becomes the residence of poorer and still poorer tenants. Decay and dilapidation make inroads on the house and mark its degeneracy; and the social disease rapidly spreads until the slum district is established.

This is the process of evolution by which slums have come and are coming into existence in different portions of Canada. The sections of the city of Toronto which, in the days of the early colony, when Ontario and Quebec were known as Upper and Lower Canada, contained the homes of the better classes, have to-day, in some instances, degenerated into slums. I presume that similar conditions exist elsewhere.

The unsanitary conditions appertaining to the housing of the working classes are not so apparent as they are amongst the absolutely poor; but we must not flatter ourselves that this important portion of the community are properly housed, for in many instances they are not. This is equally true of the single man as it is of the man with a family. The one boards in a house overcrowded, unventilated and falling to decay; the latter, if he lives in a crowded portion of a city, is forced either to rent an inferior house in a slum locality, or to share a house with one or more of his fellows. Should the married man live in the suburbs, it is perhaps in a shack town, the whole family being crowded into one or two rooms intended to serve as a kitchen annex to the house he hopes to build. His great expectations are slow to materialize and frequently he, or some others of his family, die in the making of a home—victims of unsanitary housing. This is an example of the working man being the victim of land speculators whose sugar-coated offers have led him to launch out on a scheme of housing which they knew well it was difficult for him to carry to a successful issue. The man has paid too heavily for his land and finds the cost of building plus the interest and annual payment, a greater burden than he contemplated. It is the lure of the land speculator.

That, in the making of a nation, history repeats itself as regards housing conditions, will be seen from the following interesting extract:

"There has been proceeding for a number of years a change of usage more than a change of actual property. Whole streets and squares of houses formerly occupied by single families and often good-class families, are now occupied as separate dwellings on separate floors. The private house has become a tenement house. There is a common