

CORRESPONDENCE—LAW SOCIETY OF UPPER CANADA.

of whom is a lawyer, and the other two inspect and value the farm. This rent can never again be raised by the landlord. (Land Act, 1881, sect. 8.)

3. *Free Sale*—By which every yearly tenant may, whether he has had a fair rent fixed or not, sell his tenancy to the highest bidder whenever he desires to leave. (Land Act, 1881, sect. 1.)

NOTE.—There is no practical limit to the price he may sell for, and twenty times the amount of the annual rent has frequently been obtained in every Province in Ireland.

Even if a tenant be evicted, he has the right either to redeem at any time within six months, or to sell his tenancy within the same period to a purchaser who can likewise redeem, and thus acquire all the privileges of the tenant. (Land Act, 1881, sect. 13.)

IV. PRIVILEGES UNDER THE LAND PURCHASE ACT OF 1885.

If a tenant wishes to buy his holding, and arranges with his landlord as to terms, he can change his position from that of a perpetual rent payer into that of the payer of an annuity terminable at the end of forty-nine years, the Government supplying him with the entire purchase-money, to be repaid during those forty-nine years at four per cent. This annual payment of £4 for every £100 borrowed covers both principal and interest. Thus if a tenant already paying a statutory rent of £50 agrees to buy from his landlord at twenty years' purchase (or £1000), the Government will lend him the money, his rent will at once cease, and he will pay, not £50, but £40 yearly, for forty-nine years, and then become the owner of his holding, free of rent. It is hardly necessary to point out that, as these forty-nine years of payment roll by, the interest of the tenant in his holding increases rapidly in value. (Land Purchase Act, 1885, sects. 2, 3 and 4.)

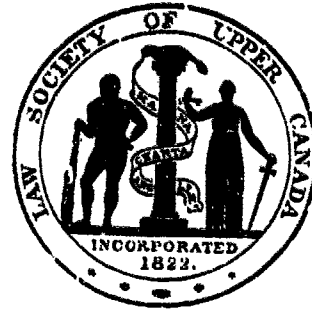
It must also be remembered that the privileges cited in this leaflet, though the most important, are by no means the entire of the legal privileges of the Irish tenant.

Thus it will be seen (to use the words of Mr. Chamberlain), that "The Irish tenant is in a position which is more favourable than that of any agricultural tenant throughout the whole of Europe. I will say in any civilized country on the face of the globe. . . . There are thousands and tens of thousands of tenants throughout Scotland and England who would receive as an inestimable boon those opportunities which the Irish tenant so scornfully rejects."—*Speech at Hawick, Scotsman*, January 24th, 1887.

In considering these privileges, it must be borne in mind that those conferred by the Act of 1881 (which broke down old contracts of tenancy, and even prohibited tenants of holdings valued under £150 yearly from contracting themselves out of the Act) could not have been given under the constitution of the United States.*

* See Federal Constitution, Article I., sect. x. i.—"No State shall pass any law impairing the obligation of contracts."

Law Society of Upper Canada.



OSGOODE HALL.

CURRICULUM.

1. A graduate in the Faculty of Arts, in any university in Her Majesty's dominions empowered to grant such degrees, shall be entitled to admission on the books of the society as a Student-at-Law, upon conforming with clause four of this curriculum, and presenting (in person) to Convocation his diploma or proper certificate of his having received his degree, without further examination by the Society.

2. A student of any university in the Province of Ontario, who shall present (in person) a certificate of having passed, within four years of his application, an examination in the subjects prescribed in this curriculum for the Student-at-Law Examination, shall be entitled to admission on the books of the Society as a Student-at-Law, or passed as an Articled Clerk (as the case may be) on conforming with clause four of this curriculum, without any further examination by the Society.

3. Every other candidate for admission to the Society as a Student-at-Law, or to be passed as an Articled Clerk, must pass a satisfactory examination in the subjects and books prescribed for such examination, and conform with clause four of this curriculum.

4. Every candidate for admission as a Student-at-Law, or Articled Clerk, shall file with the secretary, four weeks before the term in which he intends to come up, a notice (on prescribed form), signed by a Benchler, and pay \$1 fee; and, on or before the day of presentation or examination, file with the secretary a petition and a presentation signed by a Barrister (forms prescribed) and pay prescribed fee.