#### The Toronto World

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us promptly of any irregularity or delay in delivery of The World. TUESDAY MORNING, NOV. 26, 1912

UP WITH THE LANDLORD; DOWN WITH THE TENANT. The Telegram is strong on giving

The Telegram also continues its ab- delphia Saturday Evening Post, surd contention that the house with a this lady writer essays to

discover any examples of this kind. ing the opinions of many critics, both There are few people who would meet in Canada and in Britain, for roundthe case The Telegram has invented as ly criticizing many of the Western an argument against giving the tenant | Canada real estate subdivisions, but tinued). who pays the taxes a vote. But The when she attempts to put Toronto and

in cases where the landlord did not railways, Miss Laut has evidently allive in his own house, but was a lodger lowed her enthusiasm to run away in some other place in the same ward, with her judgment. There is no busi-

house he votes on that. He cannot vote farm community. Even some of the is a repeater. If he has property in laid out to accommodate populations

the old generation do so also. The force of experience elsewhere, and to some extent, in his own experience, forces from Mr. Forman the admission however, that "were it not for the needs of the city, and speaking personally I would favor a lower rate of portant matter. assessment on the value of improvements."

If the theory of placing all the taxation on land and exempting improvements be correct, it would lead to regular and uniform occupation of the land in the order of its convenience, and bring about, to a great extent, a much needed relief from suburban real estate speculation. As a result there could be no setback at any time in values,

theory and he looks forward to a tribution of The Toronto World's \$5 western municipalities where tax re- six, as heretofore, is required. form has been adopted. If there be no artificial exaltation of prices, no boom, in fact, there will be no subsequent period of depression. This is what tax reform is largely intended to styles of binding, the only difference bring about, but Mr. Forman doubts being that the Catholic edition contains its efficacy.

Those who are satisfied with its operation so far will be disappointed to find Mr. Forman lining himself up with the land speculators, the boomsters and the real estate butchers, who are all dead against having taxes levied anywhere, till they see their way to unload them on those who come after. He is the friend of the land holder rather than of the land improver.

Mr. Forman takes the ground that it is the buildings that are the cause of taxes being levied at all. If there were no buildings there would be no taxes, he says, "rendering necessary, as they do, fire and police protection, schools

and in fact all civic services." This line of reasoning indicates an attitude of mind which we are accustomed to in the street railway and | with costs to the amount of \$30. some other big corporations, but we had scarcely expected to find in the tax assessor. The elementary principle that land is valuable according to the of the consolidated revenue for a conuse it is put to, and that land with a of the consolidated revenue for a contribution to the imperial government, building is more valuable than land denies that he sent communications to without a building or buildings near members of the senate. it, and should be taxed accordingly, seems sufficiently simple for a child to

understand. But Mr. Forman hesitates to make the rash and daring experiment of admitting as much. And of course the owners of vacant land, or of land with poor buildings upon it, which is immensely valuable on account of its situation and of the big buildings next door, these owners object exceedingly, and they will be correspondingly pleased with Mr. Forman's adhesion to their

The issue is narrowed by Mr. For man's report to a doubt as to whether the tax reform, placing all tax values on the land, would have the effect of preventing speculation in land at prices not actually warranted by the demand. If the tax reform had the effect its advocates allege, then Mr. Forman has not a leg to stand upon.

Commissioner Harris of Winnipeg states that the exception of improvements has a centralizing influence in the location of buildings. This is what The Telegram, the Street Railway Company and its "genial manager," the land speculators and the speculative interests generally are all against. Has Mr. Forman not got among the wrong crowd?

CANADIAN LAND PROMOTION. Miss Agnes C. Laut, a Canadian writer of stories and fiction, has taken seven votes to the landlord and no vote on a new role, that of real estate expert. In the last issue of The Philatenant's vote would have two votes, slate real estate promotions from while the house occupied by the owner the Atlantic to the Pacific in a most unmerciful manner. We must The Telegram will find it difficult to give credit to Miss Laut for revamp-Telegram does not hesitate at the in- Montreal real estate in the same category as that miles away from little by-stations on the dranscontinental with her judgment. There is no business man in Canada but condemns the selling of building lots around the selling of defendant. J. T. White for plaintiff and for discovery. Have the production by plaintiff and for discovery. In any way interfering with the land what is asked for is relevant to the large western cities and towns are laid out to accommodate populations are laid out to accommodate populat wards he can claim a far in excess of that of Montreal and

vote in each. The Telegram is very solicitous for this privilege. As The Star puts it, The Telegram is more anxious for mud than for men. It does not wart the 32,00 tenants of the city to say what should be done with the tax stepy are contracted by pay.

MR. FORMAN'S REPORT

Commissioner Forman's rejection of the tax reform principle is besed, if on anything, on a denial of the soundness of the belief of tax reformers that the incidence of tax tino no land, instead of on improvements, would tend to solidify the real estate situation. In coher words, Mr. Forman doubts the uitimate success of the plan. To exempt words, Mr. Forman doubts the uitimate success of the plan. To exempt words, Mr. Forman doubts the uitimate success of the plan. To exempt words, Mr. Forman doubts the uitimate success of the plan. To exempt words, Mr. Forman doubts the uitimate success of the plan. To exempt words, Mr. Forman doubts the uitimate success of the plan. To exempt words, Mr. Forman doubts the uitimate success of the plan. To exempt words, Mr. Forman doubts the uitimate success of the plan. To exempt words, Mr. Forman doubts the uitimate success of the plan. To exempt words, Mr. Forman doubts the uitimate success of the plan. To exempt words, Mr. Forman doubts the uitimate success of the plan. To exempt words, Mr. Forman doubts the uitimate success of the plan. To exempt words, Mr. Forman doubts the uitimate success of the plan. To exempt words, Mr. Forman doubts the uitimate success of the plan. To exempt words, Mr. Forman doubts the uitimate success of the plan. To exempt words, Mr. Forman doubts the uitimate success of the plan. To exempt words, Mr. Forman doubts the uitimate success of the plan. To exempt words, Mr. Forman doubts the uitimate success of the plan. To exempt words, Mr. Forman doubts the uitimate success of the plan. To exempt words, Mr. Forman doubts the uitimate success of the plan. To exempt words, Mr. Forman doubts the uitimate success of the plan. To exempt words, Mr. Forman doubts the uitimate success of those who attempt to divert prairie hand from its natural purposes.

> MR. PAUL LANGLOIS. Mr. Paul Langlois is requested to call at The World office upon an im-

for the speculative values would be certificates redeemed the last week, it now looks as though the last of the market values would hold, and they would be relatively permanent.

Re Windatt and the Georgian Bay and Seaboard Railway Co.—N. W. now looks as though the last of the Bibles will be gone in a day or two. Owing to the fact that there will be covered made by three arbitrators, dat-Judging from the large number of Mr. Forman doubts the value of the only a few days remaining for the dis-theory and he looks forward to a tribution of The Toronto World's \$5 "breaking of the boom" time in the Bible only one certificate instead of

> Tell your friends about this great the full page engravings, approved by ther they belong to a religious organi-

readers are urged to clip the certificate an order and present it at the earliest possible moment. Find today's certificate printed on another page of this issue.

#### FINED FOR SHOOTING BOY.

ST. CATHARINES. Nov. 25 .- (Spe-ST. CATHARINES. Nov. 28.—(Special.)—Stafford Juen was found guilty today of shooting Charles Romancy, a delivery boy, on Thanksgiving Day. Judge Carman allowed Juen to go on suspended sentence, and assessed him with cools to the amount of \$20.

Sent No Letters to Senators. John Galbraith, who argued in a letter to Le Devoir, that parliament

#### A Superb Christmas Box.

A copy of the New Illuminated Bible, bound in limp lenther, with overlapping edges and gold lettered, would make a suitable Christimas gift. Clip the certificate today, as The World's distribution of these Bibles will be discontinued effective.

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English Fancy Cloth, Silk and Tattersal, also knitted:
Regular values \$2.50 to \$4.00, 1.50 Regular values \$5.00 and up, 2.50 or ... Kn't Vests, with sleeves. Regular \$4.00, 2.75

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Singlé Court.

Leitch, J.

gistrate at St. Mary's, from proceeding

otherwise act upon or in connection

Court of Appeal.

Hodgins, J.A.

and concluded. Judgment reserved.

St. Clair avenue, Toronto. Appeal argued and judgment reserved.

Rex v. St. Clair—W. E. Raney, K.C.

for defendant; J. R. Cartwright, K.C.,

complained of dismissed the

tings of the court.

Thursday, 28th inst.

served to the trial judge.

#### At Osgoode Hall

ANNOUNCEMENTS.

Tuesday, 26th inst., at 11 a.m.: November sittings of divisional court concluded. Peremptory list for court of appeal for Tuesday, 26th inst., at 11 a.m.: 1. Rex v. St. Clair (to be con-

2. Rex v. Bachrack.
3. Re City of Toronto and Toronto and York Radial Ry. Co.

Master's Chambers. in some other place in the same ward, and claimed a vote on his rented property. Are there any such cases? Scarcely one, but The Telegram thinks the selling of building lots around hundreds of small settlements in the tean fool its readers by supposing things.

With her judgment. There is no business man in Canada but condemns the selling of building lots around hundreds of small settlements in the west. With a few exceptions it is known that these settlements will saked for its relevant to the

Before Kelly, J.
Rex. v. Ceek., P. Haverson, K.
C., for defendant. M. C. Cameron for
the magistrates. Motion by defendant for an order quashing a convic-tion for being found upon a street and in a public place in an intoxicated condition owing to the drinking of liquor in a municipality in which what in force. Judgment: I am unable to agree with the contentions set up that the hallway and rooms of the hotel, where alone the accused was found intoxicated at the time in question, is

Before Middleton, J.

sel that in view of what took place the award cannot stand, and I have therefore no course open to me but to set aside the award. As each party has attacked the award and neither jects) that I make some provision respecting the costs of the arbitration. I have come to the conclusion that I have no jurisdiction and even if I had the full page engravings, approved by the church, without the Tissot and text I would not under the circumstances illustrations. The Diocesan statutes urge every Catholic to have a copy of the Holy Scriptures, and this edition enables all to comply therewith.

In the Protestant edition the pictures are printed in with the type so that are printed in with the type, so that they make plain the meaning of many obscure passages. Every man, woman and child should have this Bible, whe-Only a few days now remain, and for defendant. Motion by plaintiff for an order continuing the injunction herein. Motion dismissed. Costs reinjunction to state a case for the opinion of this

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### U. S. WARSHIPS MAY LEAVE GREAT LAKES

Eight-Hour Law Causes Shipbuilding Firms to Refuse to Sign Repair Contracts.

WASHINGTON, Nov. 25 .- (Can Press.)-All United States naval vessels may be withdrawn from the great lakes as a result of a refusal of the shipbuilding companies on the lakes to enter into repair contracts with the navy department on account of their hostility to the eight hour law. The lake plants are operated on a ten-hour basis, and, altho Attorney-General Wickersham ruled that a company working on a government contract could use its men on other work after employing them of the property of the country of the c employing them eight hours on the government job, none of the companies wants a contract from the department. The test came when the department vainly endeavored to have repairs made on the converted yacht Dorotthes

Before Kelly, J.

Munns v. Vokes.—W. D. McPherson,
K.C., for plaintiff. B. N. Davis for
defendant. Motion by plaintiff for an
injunction by arrangement between
counsel enlarged for two weeks.
Bean v. Stratford.—J. C. Makins,
K.C., for plaintiff. J. J. Coughlin
(Stratford) for defendants. Motion by
plaintiff for a writ of sequestration.
By arrangement between counsel mo-The situation is not considered particularly serious, because the U. S. keeps vessels on the lakes only for use in training naval militia. Under ex-isting treaties the government has no police boats along the Canadian border, and if the training craft cannot be repaired on the lakes they will be withdrawn and sent to other waters.

# plaintiff for a writ of sequestration. By arrangement between counsel motion enlarged one week. Granatstein v. Granatstein.—H. It. Macdonald for plaintiff. J. G. Smith for defendant. Motion by plaintiff for an order continuing an injunction. By arrangement between counsel motion enlarged one week. Injunction as modified continued meantime. Larcher v. Town of Sudbury.—F. Denton, K.C., for plaintiff, R. Mc-Kay, K.C., for defendants. Motion by plaintiff for an order continuing un-

Formal Event Tonight

rooms, a restaurant, etc. There are 54 rooms on the dormitory floor, acSultan of Turkey has made an appeal

a public place within the meaning and intention of section 13 of the amending act, and the conviction on that fulfilled their warranty. At the trial to the vice-president, in charge of must be quashed with costs. The manust be quashed with costs. The manuscript of the properties of the prope of counter-claim and dismissing plaintiffs' action with costs. Appeal argued, Judgment reserved.

Rex v. Rea—C. A. Moss for N. J.
Holman; R. C. H. Cassels for respondent. An appeal by N. J. Holman from the Dominion. During the period between Nov. 1 and Nov. 17, 547 D. and H. Cars were delivered to them by the H. cars were delivered to them by the tion by N. J. Holman for an order pro-Owing to the fact that there will be award made by three arbitrators, dathibiting George D. Lawrie, police marging a total of 999 cars. Durroads, making a total of 999 cars. During the same period only 379 cars were received by the G. T. R. from the Delaware and Hudson, so that there is now a deficit of 620 cars to be returned by the D. and H. to the Grand Trunk that the delaware and Hudson, so that there is now a deficit of 620 cars to be returned by the D. and H. to the Grand Trunk the D. and H. enquire into, investigate, or try or

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#### SULTAN APPEALS TO ITALY'S KING

Hopes to Bring About More Conciliatory Attitude on Part of Montenegro and Servia.

54 rooms on the dormitory noor, accommodating 65 young men. All are occupied, even before the official opening, and there is a long waiting list of Italy to bring about a more conciliational members who would like to live in the building.

The membership of the West End via Simultaneously the King of Service Commodating for the good offices of the King of Montenegro and the King of Service Commodating for the good offices of the King of Montenegro and the King of Service Commodating 65 young men. All are for the good offices of the King of Montenegro and the King of Service Commodating 65 young men. All are for the good offices of the King of Montenegro and the King of Service Commodating 65 young men. All are for the good offices of the King of Montenegro and Montenegro a Auto Sales v. Moore—R. J. McstLaughlin, K.C., and R. D. Moorhead, for
plaintiffs; G. N. Shaver for defendant.
An appeal by plaintiffs from the judgment of Morgan, J., of County of York,
of Sept. 23, 1912. An action to recover
\$615, being the amount of a cheque of
been given as part payment for an expected to the part of the King of Montenegro and the King of Servia, taking advantage of Queen Helena's relationship to his family, urges
as the new building is ready for use
in its entirety.

A report, originating from Ottawa.

\$615, being the amount of a cheque of defendant, Ida Moore, alleged to have been given as part payment for an automobile bought by said defendant, payment of which cheque was refused any more coal into Canada, as they are unable to obtain return of their plaintiffs on account of said automobile, on the ground that it had not fulfilled their warranty. At the trial to the vice-president, in charge of the first counter of their reciprocal relations, and earnestly requests the king to use his influence with his father-in-law, King Nigrand larceny. Nickolich was arrested

CANADIAN HELD FOR MURDER.

LONDON, Nov. 25. - (C. A. P.)-G. T. R., as well as 452 cars the property of the Grand Trunk and other roads, making a total of 999 cars. Durate witnesses having identified Charles and will result in a sort of mediation.

Grand Trunk and other murder of Miss Milne, Dundee, sever— William and Archduke Franz Ferding the same period only 379 cars were witnesses having identified Charles and will result in a sort of mediation.

#### Scripture Texts and Mottoes

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STEAMER SINKS; NO LIVES LOST.

GRAND RAPIDS, Mich, Nov. 25,-(Can. Press.)—The steamer South Shore, bound from Sault Ste. Marie to this port, sank off Sable Banks, Lake Superior, yesterday afternoon during the violent windstorm. The crew of ten and four passengers were rescued by the local life-saving crew. The South Shore was owned by R. G. Endress of Sault Ste. Marie, Mich... She was built in 1899 and her as the same statement of the same statement. was built in 1899 and had an 84-foot

keel with 20-foot beam.

countries to live in amity and improve their reciprocal relations, and earnestly requests the king to use his influence with his father-in-law, King Nicholas of Montenegro, and also with the King of Servia, with the object of inducing them to offer terms possible of acceptance by Turkey, so that her dignity might be saved.

tative in the United States and Canda, today pleaded guilty to one of the grand larceny. Nickolich was arrested on Sept. 26, accused of withholding in his keeping. Judge Dibbel sentenced him to the penitentiary for from one to ten years. one to ten years.

KAISER MAY BE MEDIATOR

LONDON, Nov. 25,-(Can. Press.) with a certain information or complaint laif by the said N. J. Holman
before the police magistrate at Stratloaded with coal.

warner, who today completes a short it is hoped in this way to avert for the
first term of imprisonment in Maidstone present the crisis that is evidenced by
charge.

