

greatly to the problem of poverty. Municipalities when undertaking community planning should seek to mix different types of housing and different income levels in one neighbourhood or area. When large groups of people are displaced through urban renewal efforts should be taken to ensure adequate accommodations for the displaced families. A mass exodus into any one area of a city often results in the creation of a problem. When homes originally intended for one or two families are subdivided to provide accommodations for four or more families both property and human relations suffer from the overcrowding. It is very difficult to recommend solutions to this problem for it is not easy to reconcile the guaranteeing of the rights of private property and ownership on the one hand with the taking advantage of those caught in the freeze of a housing shortage on the other. We also feel that in justice we must recognize the existence of tenants who contribute to the deterioration of property and the considerable effort that will be needed to rehabilitate such individuals.

We therefore recommend that the Federal Government make money available at lower interest rates to individuals and at still lower interest rates to Provincial Governments for the purpose of building homes and apartments to overcome the shortage of low cost housing.

We also recommend that Provincial Legislatures enact legislation so that unfair advantage cannot be taken of people during a housing crisis by the establishment of rent ceilings based upon the housing market, services offered, condition of apartment or flat being rented.

We recommend that municipalities be pressured to enforce their health and building by-laws regarding housing and that they be encouraged to seek new legislation where necessary to ensure that decent standards of housing be maintained.

Since the onus for maintaining decent housing rests equally with the tenant and the landlord we recommend that Provincial Governments re-examine their legislation re: landlord-tenant rights to insure the rights of both parties are being protected.

We recommend that while the preceding recommendation is being considered that Provincial boards of appeal be established with branches in major population areas to arbitrate contentious issues between landlords and tenants.

Recognizing that all citizens deserve equality before the law and that lack of economic resources may contribute to a person's not being able to obtain proper legal advice or representation, we recommend that a national system of legal aid be established through the co-operation of the Attorneys-General and the members of the legal profession by which free legal aid will be available to those in need at preliminary hearings and trials. We further suggest that the defendant be represented by the lawyer of his choice if possible.

Society is faced with another phase of poverty when confronted with the problem of juvenile delinquency which has increased in the last twenty years but this increase is not confined to the economically poor

*La délinquance s'accroît de façon «normale» dans les milieux défavorisés, alors qu'elle augmente d'une manière «anormale» et spectaculaire dans les milieux aisés.*

We would therefore recommend that laws be consistently enforced for all levels of society and that laws which are not effective be either abolished or rewritten so that they meet the needs of society today.

We recommend that Juvenile Court Judges be chosen as carefully for their compassion and consistency as for their capabilities as members of the legal profession. We recommend that juvenile offenders be removed from complete contact with society as a last resort, and that a mid-way course between probation and confinement be sought by establishing centres where small groups of juveniles may remain in ordinary school surroundings during the day and return to the jurisdiction of the centre after school hours. An attempt to establish a home atmosphere in such centres should be sought.

We recommend the establishment of half-way houses to help adult offenders leaving correctional institutions avoid the situations or environment that led to arrest and at the same time give them assistance for a short period of time in trying to re-establish themselves as law-abiding members of the community.

We recommend that family heads who desert their children be forced to contribute to the support of those children until they are able to support themselves. Co-operation between provinces would be necessary for the successful implementation of such a plan. To facilitate the payment of maintenance, pay-