

ENGLISH CASES.

EDITORIAL REVIEW OF CURRENT ENGLISH DECISIONS.

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LANDLORD AND TENANT—TENANCY FROM YEAR TO YEAR.

King v. Eversfield (1897) 2 Q.B. 475, although a case turning principally on a statute giving certain outgoing tenants a right to compensation for improvements, may nevertheless be usefully noted, inasmuch as the Court of Appeal (Lord Esher, M.R., and Smith and Rigby, L.JJ.) in order to determine the main question, had to place a construction on a lease whereby the premises in question were by agreement let to the tenant from September 29, 1886, at the rent of £19 12s. a year, payable quarterly on the four usual quarter days in every year. This was held to constitute a tenancy from year to year, and a provision enabling the parties to terminate the tenancy by a three months' notice on any day in the year was held not to cut it down to a quarterly tenancy, and the judgment of Day and Lawrence, J.J., to the contrary was reversed.

MUNICIPAL LAW—By-law—LICENSE ON LOCOMOTIVES USED WITHIN THE COUNTY—USER, MEANING OF.

London County Council v. Wood (1897) 2 Q.B. 482, turns upon the construction of a statute authorizing a municipal body to pass by-laws inter alia for granting licenses "for locomotives used within the county," and a by-law passed in pursuance thereof, whereby it was provided that "no locomotive shall be used on any highway within the county of London until an annual license for the use of the same shall have been obtained from the council by the owner thereof." The defendants owned a steam roller which was not being used in road making, but was merely passing through the country to a destination outside, and a question was stated by a magistrate whether this was a use of the locomotive within the county within the meaning of the by-law, which was answered in the affirmative by Collins and Ridley, JJ.