

in the particulars as uncommonly rich water meadow. On decreeing specific performance, Sir J. Leach said :—" I agree with Sir W. Grant, M. R., that a representation which is vague and indefinite is to be treated, by a purchaser, only as a ground for inquiry."

On the negotiation for a lease the lessee asked the lessor what the taxes would be on the property, and the lessor answered that they were about \$70 or \$75, but that he could not tell exactly, as he had never separated them from his personal assessment. The fact was that for some years the taxes had been nearly double the amount named. The lessee, however, accepted the owner's statement and executed the lease without making reference to the chamberlain's office, where the exact amount could have been ascertained. V. C. Blake said :—" What the defendant did, was to make a speculative statement, on which I do not think the plaintiff was justified in acting. It was such a statement as comes under the language of Sir James Wigram : ' I agree that an indefinite representation by a vendor ought to put a purchaser upon enquiry.' * * * Even if I arrived at the conclusion that the representations were essentially material to the subject in question, I cannot say the plaintiff used proper diligence in the course of the transaction."

Mr. Justice Taylor, in *Huggard v. Towner* (unreported), refused to rescind a sale based upon a representation that the property sold was " suitable for a town site," whereas in fact one half of it was annually submerged by the spring floods. He thought, and experience proves, that many places are suitable for town sites although all the year round of marshy character, and that the representation therefore, lacked the quality of definiteness. This learned judge, too, is not one disposed to allow too much scope for the *caveat emptor* plea. In *Hutchinson v. Calder*, 1 M. L. R. 18, he quoted, with approval, the words of V. C. Page Wood :—" The view taken by this court as to the morality of conduct among all parties is one of the highest morality. The standard by which parties are tried here, is a standard, I am thankful to say, far higher than the standard of the world."