

cry loudest, and it is just a question whether the result will not be that the quasi-judicial authorities' decision is imperceptibly deflected from impartiality. The human factor must be considered.

As rights of decision are conferred upon Commissioners in a large number of matters now, it is quite impossible to say where it will end. The people seem to be running mad on it. We may get so far soon that the country will be governed by commission and the people will find themselves divested of political power. This may be the result of the extraordinarily wide franchise that we boast about, a stake in the country is immaterial. The more ignorant and illiterate the voter, the more he distrusts those who he places in power, and desires some check upon his representative. He trusts himself to vote for someone he never should vote for.

The various Acts affecting real property and titles to land have provided in some jurisdictions that a mortgage can be foreclosed only by following the procedure provided for that purpose by the Act itself. The Australian Courts and the Privy Council have decided that the only way a mortgagee could extinguish the rights of a mortgagor was by foreclosure under the Act or by sale under the Act. Foreclosure by the Courts was satisfactory, but now, and I have never heard a reason given for the change, the jurisdiction of the Courts which has existed for ages is ousted. Here again the mind of one man is paramount. The Registrar's successor, or whatever the official's name may be, is in no way bound to follow the technical rules laid down by his predecessor, more often than not unwritten and handed down from memory, and these officials are almost as jealous of their rights as the Chancery and Common Law Judges used to be.

The practice has not been to find such authorities any more expeditious than the Courts, except possibly the Board of Railway Commissioners which exists under peculiar circumstances and is certainly an improvement upon the old Railway Committee of the Privy Council, especially the practice of hearing cases in different parts of the Dominion.

If some of the functions delegated to the quasi-judicial authorities were vested in them as subordinate officials of the Courts,