

The Toronto World

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FRIDAY MORNING, APRIL 29, 1910.

STEADY IN REAL ESTATE.

Toronto is in a good position from a real estate point of view that it would be a crime against her future and her present owners to let a spirit of speculation disturb that good position. The city is growing rapidly, the census of 1911 (less than a year from now) may show us to have nearly four hundred thousand inhabitants, great new developments in the way of railway requirements, local traction, industries, houses, residences, warehouses, factories, are under way, and therefore substantial and steady advance must be the order of the day—at least in a limited number of directions and locations. But growth of a city does not enhance the whole area; sections, large sections, have trouble in maintaining values because of new movements, and therefore the most careful judgment must be exercised in making purchases for resale or to put it in plainer terms, for speculation.

There have of late been extensive purchases in several directions for specific orders or uses, and as long as the necessary properties had to be secured, prices were given a big boost; but once the order was filled and the new enterprises are under way, the net result may be to depress adjoining holdings. Speculation, then, under such conditions is ill-advised.

The true test of real estate, except in the case of bonanza lots, is present use and present earning capacity, and if we forget this and fall into a whirl of speculation, and put prices above above rents or interest on investment, we may land in a slump like that of twenty odd years ago.

The jump of prices in some central sections within the past few weeks may not cripple those who have lots of money or other property that they can use to help to raise the needed; but men of little means should not be encouraged to spread themselves on fragile wings of limited cash and limited collateral, as any disturbance of inflated values will not only bring them to the ground but seriously affect their more prudent neighbors, who have not made a move. That is the bad effect of jumping real estate prices.

Buy, yes, but buy prudently, and buy with your money. Spend money to purchase, yes, but spend it only on those who buy carefully and who have collateral or who can hold on the rents do not rise at the same ratio that sales are made.

Money is made in real estate by prudence and not by speculation. Stumps come after speculation and not after prudent investment.

AN INFLUENCE FOR GOOD.
"The Passing of the Third Floor Back" is a wonderful testimony to the undying vitality of the stage. Such a play is in itself evidence of the primary functions of the theatre. The Greek drama was initially a vehicle for the mystery teachings of the temples. English drama arose out of the mysteries, as they were called, and the miracle plays of the middle ages. Such an example as "Everyman" has familiarized us with the method of these productions. "The Servant in the House" has found much favor in Toronto as an example of the extension of the principle to modern dramatic form.

In Jerome Klapka Jerome's play the drama becomes once more the vehicle of something more than the mere intention to amuse. Its intense and absorbing interest depends largely on the genius of Forbes Robertson, who has become identified with the chief part, but the revelation to the spectator of what human nature is capable, is recreation of the highest order.

As a problem in religion the play has attracted the widest attention. Newspapers like The Montreal Daily Witness, which never allude to the theatre on ordinary occasions, have discussed it with the keenest interest and an appreciation of the high ideals involved in such work.

The Bishop of Montreal has written in expression of his approval of the piece: "Such plays," he says, "must exercise a powerful influence for good." Reverends J. K. Unsworth, Hugh Pedley, John Lechford and Dr. Clark of St. Andrew's are all quoted in approval of the play by The Witness.

No doubt similar testimony will be borne in Toronto. Such a great actor in such an impressive play needs no touting, and it will be difficult to obtain seats next week to see him. But it is always a privilege to do homage to art at such heights.

ST. CLAIR AVENUE.
Every person of any intelligence in the city wishes to have the widening of St. Clair-avenue carried out. Unfortunately this does not include some members of the city council whose appreciation of the city's welfare is necessary to improvements of this nature. Ex-Mayor Oliver during his term of office was the only one who

Yonge-street. Suggestions of this kind do not apparently meet with favor from a certain class of aldermen. Mayor Geary sees the need of the measure, and ought to be as able to effect the widening of St. Clair-avenue as Joseph Oliver was to prevent the widening of Yonge-street. Have the aldermen no friends to give them good advice and tell them what sort of a city Toronto is?

WHY BLUE FOR RED?

It has been rather a shock to the first prize winners of past years who have taken pride in their rows of red roses to find that these are now relegated to second rank, and that blue has been given of the change, and it is now too late to protest, but such changes should not lightly be undertaken without good reason. Doubtless the good reasons exist, but they have not so far been divulged. Previous prize winners will in future have a lot of explanations to make about their red favors.

FREE SATURDAY AFTERNOONS.

If the public generally could realize what a boon it is to the employees of a great retail store to be from Saturday noon free to live for themselves, and get a peep at the world outside their departments, it would encourage the policy of consideration for store-clerks by a discriminating patronage. This does not mean that one should buy less at one's favorite store, or more at another store. It is only necessary to refrain from shopping on Saturday afternoons and so convince storekeepers that they might as well close up. Those who do close are to be commended with discerning favor.

Shackleton came, saw and conquered Toronto, and left everyone sorry that only the lack of fifty pounds of food kept him from planting the Union Jack on the south pole. Better even than success is the higher courage that frankly accepts the stern logic of circumstance and triumphs in defeat.

Louis Paulhan's remarkable aeroplane flight from London to Manchester is a striking proof of the rapid advances being made in the science and art of aerial navigation. England's honor was saved by the plucky attempt of Graham White, who, although comparatively a novice, showed his mettle and will be heard of again.

Lord Kitchener's declaration that Britain needs help from none and can take care of herself merely states what must be a fact if the integrity of the empire at this stage of its evolution is to be maintained. Far from discour-

aging the movement in aid of Imperial defence, knowledge that the heart of the empire is sound should rather be an incentive to the British states to stand together and to do their duty also.

A new game for the boys is to sit under the water tap with a net and watch fish. It is quite as exciting sport as the average day with Isaac Walton. Several boys have called at this office with the results of the sport. While not equal to a Friday dinner, the specimens are lively evidence of piscatorial possibilities in our water-works. It is not in every city you can pay for a drink and get soup and fish.

REV. MR. SKEY EXPLAINS.

Editor World: The report of the controversy in regard to the licensing of the Brockton Club House may have given an impression in regard to one of my opponents (Mr. Miles) very different from that which I intended. Knowing that he was a strong advocate for the license, I thought only to show that his reasons were weak; that not being backed up with anything else, I am sorry for it, for I have never known or heard of his ever eating or drinking more than he should.

I say this, for as I tried to be fair and just to the former proprietor of the hotel, so I wish in any controversy to be fair and just to every opponent, and to correct any false impression which may have been caused by my words.

Rev. Lawrence Skey.

O. JOHN R.I.

Vancouver Sunset: The Toronto Telegram is throwing spasms because some people want to substitute O Canada, for the Maple Leaf as a national song, for the Maple Leaf was represented any part of Canada but the land east of the great lakes. The Telegram might have a case, but as the maple leaf, sung by Alexander Muir, was unknown west of the lakes it looks as if some other song will have to come before we have a truly national one.

Another Fight on Power Bill.
OTTAWA, April 28.—Sam Sharpe of North Ontario has given notice of a question as to the government's position in regard to the possible effect on the St. Lawrence power bill of the legislation of 1909, by the local master, is not forthcoming, the Pardon measure will be held up when it comes back as amended from the senate.

Bryan's Daughter to Wed British Soldier.

LONDON, April 28.—The engagement is announced of Lieut. Reginald Altham Owen of the Royal Engineers, stationed at Jamaica, to Ruth Bryan, daughter of William Jennings Bryan, who formerly was Mrs. W. H. Leavitt.

THE TORONTO WORLD

AT OSGOOD HALL

ANNOUNCEMENTS.

April 28, 1910.
Judge's chambers will be held on Friday, 29th inst., from 10 to 11 a.m.
Peremptory list for divisional court for Friday, 29th inst., at 11 a.m.:
1. Hagie v. Laplante (to be continued).
2. Maller v. Toronto Railway Co.
3. Mackintosh v. G.T.R. Co.
4. Woodstock v. Oxford.
5. Rice v. Toronto Railway Co.
6. Rex v. Levinsky.
Peremptory list for the non-jury court before Chief Justice Mulock on Friday, April 29, in the city hall, at 10:30 a.m.:
1. Stewart v. Cobalt Hydraulic (continued).
2. Singlehurst v. Taylor.

Master's Chambers.

Before Cartwright, K.C., Master.
Rold v. Miller, S. S. Martin, for plaintiff. Motion for plaintiff for an order for service of notice of trial on absent defendant. Order made.
Toronto Furnace Co. v. Dadds, G. F. McFarland, for certain defendants. McMahon (Denton & Co.), for owner, Dadds, J. P. Boland, for plaintiff. Motion by defendants, The General Electric Co., for an order setting aside order of April 1. Order that plaintiff pay \$5 to defendants as costs and that motion be otherwise dismissed.
Sill v. Alexander, J. D. Montgomery, for plaintiff. A. H. F. Lefroy, K.C., for defendant. Motion by plaintiff for an order to take off the files the bond filed as security for costs, which is withdrawn, and to substitute bond of U. S. Fidelity Assurance Co. and to have same approved. Order made as asked. Costs to defendant in the cause in any event of former proceedings and costs of this motion in the cause.

Second Furnace Co. v. Dadds, R. W. McPherson, for defendants, The Iron Works Co. McMahon (Denton & Co.), for owner, Dadds, J. P. Boland, for plaintiff. Motion by defendants, The Iron Works Co., for an order allowing them to be substituted as plaintiffs in this action, which original plaintiffs have settled. Order made similar to that in Richardson v. Mark, 11 C.L.T. 283. Costs in cause.
Pherson v. McGuire, W. Laidlaw, K.C., for plaintiff. J. T. White, for defendant. Motion by plaintiff for judgment on report by plaintiff. Both appeal and motion enlarged until Monday, May 2.

Single Court.

Before Riddell, J.
Hodgson v. Wood Products, R. McKeay, for defendant. P. McCarthy, for plaintiff. An appeal from the report of J. A. C. Cameron, an official referee, by defendant, and a motion for judgment on the report by plaintiff. Both appeal and motion enlarged until Monday, May 2.

Re Berg and Village of Dunwich, F. McCarthy, for petitioner. J. M. Ferguson, for respondent. Motion to quash bylaw of village enlarged by consent until May 2.
Smith v. Smith, M. Grant, for plaintiff. F. W. Harecourt, K.C., for infant. Motion by plaintiff for judgment construing will. Motion enlarged before trial judge and if plaintiff consents venue may be changed to Toronto and action brought on for trial, at non-jury sittings on June 2.

Re Andrews estate, C. W. Plaxton, for

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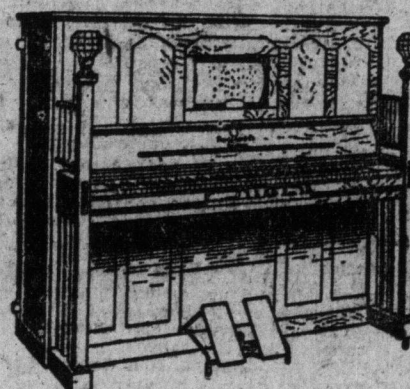
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