

By Mr. Gardiner:

Q. What interest do you charge?—A. The same as the mortgage bears. I might say that in the City of Winnipeg we have 279 loans. Thirty-seven of those 279 are in arrears, but this is scarcely a fair statement, because I find a foot note that eleven of those loans are in arrears to the extent of less than one dollar on the loan. The clerk who prepared this took my instructions literally, and then he told me about this, and I said, "You had better make this foot note," so that we actually only had twenty-six loans in arrears, in the City of Winnipeg. Now, we go to the Manitoba farms. We have 777 farm loans in the Province of Manitoba, representing \$2,948,704 principal. On the 31st of December, 1921, there was interest arrears at that date, \$166,044.86. The interest charged during 1922 was \$228,882.50, making a total amount of interest due as at the end of 1922, when you include the arrears that hung over from 1921, \$394,927.36. We collected in 1922 of that amount, \$173,247.15, leaving the arrears of interest on those 777 farm loans on the 31st of December, 1922, \$221,680.23. We have, however, since the first of the year, from the first of January, 1923, to the 1st of April, 1923, collected of those arrears \$36,946.31, so that as at the first of April, our interest arrears were \$184,723.92, representing 6.26 per cent on the principal amount of \$2,948,704.

By the Chairman:

Q. Now, Mr. Bowman, you will tell me whether the way these figures strike me is correct. I would argue in my mind after this fashion. When you say that the Mutual Life of Canada is equally careful in the loans that they make in country and city, they have loaned approximately the same amount of money in the city as in the country; their arrears in one case amount to three-quarters of 1 per cent, and in the country their arrears amount to $6\frac{1}{4}$ per cent.—A. Yes.

Q. So that shows that if these figures are indicative of the prosperity, or want of prosperity, in towns as compared with the country, that the country is going through a very much more severe commercial business crisis than is the city.—A. Absolutely. There is no question about that. Any student who has made any study knows that is the fact.

Q. We do have people come before us—not very often—and make out that it is really the farmers' own fault, and I take it that in Manitoba the man in the city is just as smart, but no smarter, is just as honest, but no more honest, and is just as hard a worker, as the man in the country.

By Mr. MacKay:

Q. What is the nature of the loans?—A. In the country, they are all farms, outside of the city of Winnipeg, and Province of Manitoba. Every loan outside of the city is a farm loan.

Q. How many loans have you out in the country?—A. As at the first of April we had 777 farm loans.

By Mr. Sales:

Q. What is the character of your loans in Winnipeg?—A. In Winnipeg we have loans on business properties, and a great many house loans. We specialize on house loans in Winnipeg, and I would say that in number 90 per cent of the 279 loans in the City of Winnipeg are represented by house loans.

By the Chairman:

Q. About how much per house?—A. Oh, well,—

Q. What is your average?—A. It is very difficult, speaking from memory, but we have house loans in Winnipeg as low as \$2,500. Speaking from memory, I think the highest loan is \$15,000.

[Mr. Charles M. Bowman.]