

or of any standing Committee of the Board, without being personally present at such meetings ; such vote to be given in the manner following : With the notice of meeting sent to each member there shall be sent ballot papers containing the names of persons nominated and to be voted for at the meeting called by such notice, together with a card showing him to be qualified to vote at such election, and an envelope addressed to the Scrutineers appointed, or to be appointed, to take such vote in such manner and form and addressed as the Council of the Board shall prescribe and procure to be printed upon envelopes to be used for that purpose, the ballot papers when marked to be deposited in such envelope, and the same to be sealed and returned to the Scrutineers in an outer envelope addressed to the Scrutineers, either by delivery to the Secretary, or at his office, or through the mail, such last mentioned outer envelope to contain also the card sent by the Secretary to such member, and such card to bear his signature, whereby it may be shown to the Scrutineers that such ballot papers are sent to them by a person duly qualified to vote in such manner at such election, and such inner envelope containing the said ballot papers shall not be opened, except by the Scrutineers, and at the proper time for taking the vote, and the same shall be so opened, and the ballot papers therein contained so disposed of, that the votes cast thereby shall be and remain secret as fully as in the case of other ballot papers.

A petition having been received from members of the Board engaged in the tanning business, asking leave to form a Section, to be known as the Tanners' Section of the Board, and submitting constitution and by-laws for the consideration of the Council, and the By-laws having been approved, leave was granted accordingly.

The attention of the Council having been directed to the law with respect to "Tenants' Fixtures," a Committee was appointed to consider and report upon the question.

REPORT OF COMMITTEE.—Your Committee, re Tenants' Fixtures, after careful consideration recommended that the present short form of lease be amended so as to free it from misleading forms, which at present under the words "leave the premises in good repair," really means that the tenant must leave on the leased premises *the buildings erected and fixtures thereon*, the word fixtures being held to extend to all articles nailed or screwed to the building—an interpretation leading to much injustice.

We further recommend that the Statute be amended so that a landlord cannot claim a lien for rent beyond one year before, and three months after, failure of tenant, and that anything beyond this be only an ordinary and unpreferred claim against the debtor's estate.

We also recommend that an Assignee or Liquidator, should, in case of insolvency of tenant have the right to elect to retain the premises for any portion of the unexpired time of lease, by paying rent as provided in the lease, and that in the case of fire, rent should cease until the building destroyed should be rebuilt.

We further recommend that the Municipal Act be amended, so that the taxes should only be levied upon property against whom the taxes are assessed, and that tax collectors shall collect the taxes from the goods and chattels upon any property before returning the roll to the Treasurer.