

DO NOT LIKE MORATORIUM.

It Does Not Help National Credit—Companies Seldom Foreclose Unless Borrower is Hopelessly Bad

A Winnipeg loan company manager, speaking to *The Monetary Times* of the Manitoba legislation respecting the postponement of real estate payments, said:—"In very few instances had harsh treatment of borrowers or purchasers under agreements of sale been recorded, and both private individuals and loaning institutions were showing a good spirit in making due allowance for prevailing conditions, and matters would have adjusted themselves in due course without new legislation. I have not yet met a business man who is in favor of the course adopted by our legislature. Many people who could well afford to pay their obligations are taking advantage of the respite. In spite of the fact that the harvest money is already in circulation and that the total returns will be the largest amount on record, collections on mortgages and agreements of sale are not feeling the effect thereof.

"I think the legislation here has undoubtedly done more harm than good. If the loaning institutions are unable to make collections they cannot handle any new business."

Will Not Help Province.

A Toronto loan company manager thinks that the Manitoba legislation "will prove very injurious to that province, causing a cessation of credit and the prevention of trust and loan companies and other investors from making any extensive investments by way of land mortgage in that province.

"This, in my opinion," he adds, "will continue until the moratorium act has been repealed. I know several loan companies that have already ceased lending in that province on this account.

"Regarding the proposed legislation by the Province of Ontario, the terms of which have been given to the press, in my opinion, the proposed act will not very seriously affect mortgagees in that province. It will add to the legal costs and cause delay in the event of a mortgagee taking proceedings to realize upon the security.

"Investors also will hesitate to make advances by way of mortgage during the continuance of the proposed act, and thus cause a reduction in the investment of money used in that connection. It may also prevent loan companies obtaining money in Britain to the extent hitherto enjoyed from that source."

Canada and the War.

The manager of another eastern Canada loan company says the effect of the war in Canada, the British fleet commanding the sea as she does, is not very marked. "In fact, as a whole, I think Canada will not suffer," he adds, and continues, "Her farmers will get as good, and probably a better price for their products than they did before, and their labor should cost them less. This country has gone mad over industry, and a large amount of labor has been employed in industry which did not pay, and the capital invested in it very unproductive, and it is much better for this country, that this labor should go where it is reproductive.

"The instalment payments on the mortgages held by our corporation are as well paid now, as ever. Another company in this district tells me the same thing. In fact, our arrearages are less than they have been for three or four years.

"If anything were done, which would give the right to the borrower to defer his payments, he would be very apt to take advantage of it, and when that right had expired, he would probably be so far in arrears, as to become discouraged and would give up his efforts to pay off his mortgage.

Company Should Have Privilege, Too.

"If the borrower gets the right to defer payment, the company should get the right to defer payment of its debentures and deposits. This would shake the confidence of the public in mortgage companies, and we would not be able to command the money to loan to people who are wanting to borrow on mortgage. The proposed legislation would injure our credit in the old countries, and would interfere with the sale of our debentures, there.

"Our company has not a single mortgage in the process of foreclosure. We never foreclose a mortgage, unless we are fully convinced that the borrower is hopelessly bad, and I

think this is the rule with other mortgage corporations in Canada.

"If this sort of legislation is passed by our local legislatures, it will surely damage the credit of this country. A great deal of money is brought into this company by the sale of loan companies' debentures, and it is important that no legislation should be passed interfering with the credit which these debentures possess. The war is no excuse for the proposed legislation. The trouble was there long before the war, and I do not think the war has aggravated the trouble. The gambling spirit was largely the cause of the trouble in Western Canada.

No Place for Moratorium.

"England is a trading country, and London, you may say, the clearing house of the world. Foreign nations were using every means to take gold from England. A moratorium in England was justified, but the government has given notice that it will be abolished on November 4th. This will be about the time when a moratorium will be introduced by some of our western legislatures. The conditions in this country cannot be compared with the conditions in England, at the breaking out of the war."

GETS FISH FROM PRINCE RUPERT

Toronto received this week its first car of fresh fish from Prince Rupert, B.C. This was consigned to Messrs. F. T. James and Company, wholesale fish merchants, Church Street, Toronto. This company has arranged for a regular supply of fish, about twice a week, from Prince Rupert. The contents of the car were valued at \$2,500, and consisted principally of halibut.

BANK CLEARING HOUSE RETURNS

The following are the figures for the Canadian Bank Clearing Houses for the weeks of October 2nd, 1913; and October 1st, 1914, with changes:—

	Week ended Oct. 1, '14.	Week ended Oct. 2, '13.	Changes.
Montreal		\$ 60,906,228
Toronto	\$ 33,710,665	44,207,589	— \$10,496,924
Winnipeg	31,916,389	39,851,856	— 7,935,467
Vancouver	7,914,469	12,366,611	— 4,452,142
Calgary	3,659,125	5,364,083	— 1,704,958
Edmonton	2,200,772	3,841,794	— 1,641,022
Ottawa	3,560,970	4,274,123	— 713,153
Hamilton	2,615,090	3,458,757	— 843,667
Victoria	1,908,995	3,974,656	— 2,065,751
Quebec	3,701,893	2,930,921	+ 770,972
Regina	2,051,423	2,554,403	— 502,980
Halifax	1,834,046	2,083,283	— 249,237
Saskatoon	1,791,665
London	1,446,579	1,227,465	+ 219,114
St. John	1,309,347	1,563,724	— 254,377
Moose Jaw	979,794	1,077,194	— 106,400
Fort William	797,411	912,260	— 114,849
Brantford	473,024	660,392	— 187,368
Brandon	503,880	684,898	— 181,018
Lethbridge	457,361	651,647	— 194,286
New Westminster ..	363,555	457,858	— 94,303
Medicine Hat	435,355	572,001	— 136,646
Total	\$195,413,408
Peterboro	392,807		

A business coward has nobody's respect—not even his own.

Use a barrel of Canadian apples and a couple of cases of Canadian optimism.

The British bulldog is not handsome, but he sticks to business and never gets the blues.

Contributing to the Canadian national fund for the wives and families of the men at the front, and to the Belgian relief fund, is not charity. It is the duty of those who cannot go to the fight.

Another thing is that Canada still has its \$98 per capita savings, while the German government has invested, without permission, 25 per cent. of its people's savings in the war loan, with more to be taken later.