

## LEASEHOLD ARBITRATIONS.

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It is one of the fundamental maxims of English jurisprudence that "There is no wrong without a remedy." This adage, like most others, must be taken with considerable allowance. In the inevitable imperfection of human institutions, it is impossible by any code, however wisely framed or impartially administered, to provide for ideal justice or anticipate the abuses and complications which arise in the course of social development. But, making all reasonable deductions on this ground, the purport of the maxim remains that, in any case where changing social conditions or unforeseen developments give rise to any widespread and general abuse, causing loss and hardship in any considerable degree, the existence of such wrong justifies such an interpretation of the law as will meet the exigencies of the case.

Of late there has arisen in this Province—and more especially in the City of Toronto—a formidable abuse, which has been productive of much oppression and spoliation under the forms of law, which calls loudly for redress. Existing statutes and forms of contract, owing to circumstances entirely beyond human prevision when the foundation of the evil was laid, have been wrested from their original purport and become the instruments of plunder and confiscation. Citizens who have, by years of honest industry and legitimate business enterprise, acquired a modest competency or a smaller amount of means, suddenly find themselves stripped of the results of a lifetime of toil and care to enrich a class of wealthy idlers and parasites—the mere "caterpillars upon the leaf"—who do nothing in return for the wealth they are permitted to appropriate. The enormous and wholly unjustifiable increase in ground rents for centrally-situated property is the proximate cause of this injustice.

It is many years since the leasehold system—very general in Great Britain—was introduced here in connection with the class of real estate which, by reason of its situation, was considered as likely continuously to increase in value with the growth of the City. Most of