

that the increase in deposits is not owing to commercial stagnation. The appearance of business activity that characterizes the country in all directions lends additional weight to the Bank Statement. And it is specially noticeable that owing to the very low price of grain the discounts of banks would naturally show rather a restriction than otherwise. The circulation of the banks would be much higher but for this cause.

It is tolerably evident that the farming community in Canada have not as a whole deteriorated in any respect. Our farms have as good a producing value as they ever had, and in all the appliances of comfort, intelligence, and solid progress they are, as a whole, undoubtedly getting better and better every year. Not at present including Manitoba, to which we will refer later on, it is undoubtedly true that our farmers live in better houses, with better furniture in them; that they have better barns and stabling; better stock; better machinery; better communication with markets and the outside world by far than they had twenty years ago, or even ten years ago. But as to Manitoba, the progress of farming improvement is steady, and even rapid. Going back ten years and looking at the North-West, we should have found by far the greater part of the country in a state of nature, simply a vast, unbroken wilderness of prairie lands, without a house, without a road, without bridges, farms, or inhabitants. There are now in these same regions hundreds of good farm houses, well-fenced and well-stocked farms; hundreds of miles of good, well-travelled roads, railways girding the country in all directions, and farmers enjoying the appliances of civilization to almost as great an extent as in the other provinces, including churches, schools and postal communication. The whole aspect of a large portion of the country has been revolutionized during this short period, yet there still remains millions of acres to be occupied and ready for the same processes to be applied to them as have been so successful already. There is undoubtedly no need whatever for any Canadian farmer, or farmer's son, to go beyond the bounds of Canada to obtain land which will yield him a good maintenance with a fair prospect of competence by-and-by.

Our dairy season has already opened; the price is at present almost nominal, but doubtless in the matter of cheese Canada can hold the ground she has won. Surely it is possible for us to emerge from the miserable condition in which our butter industry has been for so many years, through what is nothing better than inattention and stupidity. Our inability to place regularly upon the English market good brands of butter is becoming almost a national disgrace. The extension of the creamery system into every nook and corner of our farming districts, with the same business oversight which has made our cheese manufacture so successful, would undoubtedly bring about a much needed improvement.

Our manufacturers of timber and deals are likely to have a good market this year in England. All the signs point to a good season's

trade at remunerative prices, both to the manufacturer and the shipper. The American lumber market is in a normal condition and prices are likely to be fairly well maintained. In this connection it is to be noted that the value of our forests is attracting more and more attention from American saw-millers. The recent sale for some \$750,000, of about three hundred square miles of timbered territory on waters tributary to the Ottawa, is a remarkable thing in itself, especially when it is considered that a good many square miles of the territory are covered with water in the shape of lakes. There is one noticeable feature in this purchase, namely, that the lumber must be manufactured in Canada, as the streams fall in the direction of the Ottawa river and not towards the Georgian Bay. Another very large purchase in the Parry Sound district is in contemplation. But in that case it is probable that a considerable part of the product will leave the country in the shape of logs. This is not so great a drawback as it is sometimes said to be, for logs are themselves manufactured articles, and the larger part of the cost of lumber is in their production and delivery at the saw-mill. The larger part, therefore, of what is realized even from these forests will be expended in Canada.

ABSTRACT OF BANK RETURNS.

29th February, 1892. [In thousands.]

Description.	Banks in Quebec.	Banks in Ontario.	Banks in other Prov's.	Total.
Capital paid up	\$ 34,503	\$ 17,347	\$ 9,651	\$ 61,501
Circulation	15,912	11,393	5,406	32,711
Deposits	79,040	61,755	21,592	162,387
Loans, Disc'ts & Investments...	102,124	72,081	32,195	206,400
Cash, Foreign Balances (Net) & Call Loans..	33,063	24,609	5,191	62,863
Legals	4,998	3,831	1,715	10,539
Specie	3,093	1,960	944	5,997
Call Loans..	6,082	7,476	1,162	14,720

31st March, 1892. [In thousands.]

Description.	Banks in Quebec.	Banks in Ontario.	Banks in other Prov's.	Total.
Capital paid up..	\$ 34,503	\$ 17,362	\$ 9,651	\$ 61,516
Circulation	15,990	11,016	5,478	32,484
Deposits	79,639	61,544	21,625	162,808
Loans Discounts & Investments....	104,755	73,673	32,714	211,102
Cash, Foreign balances (Net) and Call Loans....	31,909	22,654	5,026	59,593
Legals	5,150	3,898	1,505	10,553
Specie	3,130	1,989	986	6,105
Call Loans....	6,198	7,289	1,478	14,905

MORE FINANCIAL PHILANTHROPY.

A friend has sent us a pamphlet describing the methods and virtues of the "Guarantee Building and Loan Association, incorporated," capital \$10,000,000, head office Hamilton. This is one of the concerns which professes to make every member rich in short order, similar in its methods, if not exactly the same, as the Dominion Building and Loan Association of this city. It is more modest, however, since its capital is placed at only ten millions of dollars, while the Dominion

boasted fifty millions—and would have said one hundred and fifty millions, no doubt, if more customers could have been attracted by that sort of tall talk. Along with the list of directors, some of whom are well-known residents of Hamilton, we find the name of T. B. Darling, managing director. This gentleman's name seems familiar. If we do not mistake he was one of the promoters of the Dominion Building & Loan. But he has changed the field of his operations to Hamilton.

A correspondent draws attention to the methods of the Guarantee B. & L. Association by a letter in to-day's issue. We have also received from a subscriber a lengthy calculation, correctly showing that a straight loan of \$1,000 at six per cent., half-yearly payments, will be repaid in six years and nine months, the borrower having paid \$230 interest. But the borrower from the Guarantee society, by their own table, page 9 of pamphlet, goes on paying for eight years, and expends in interest \$450, or nearly double the amount, for the same purpose.

We do not reproduce this calculation and comparison, because there is something we have to propose which better shows the hollowness of the boasts of cheapness and advantage to borrowers made by these concerns. Their real rate, to the borrower, as shown on a former occasion, is ten per cent.

If any one doubts this, and wishes to be convinced that money can be borrowed cheaper elsewhere, THE MONETARY TIMES will undertake to obtain, on satisfactory security being furnished, a loan of \$1,000 for eight years, which will be extinguished in that time by payment of \$13.35 per month, instead of the \$15 which the Guarantee Company demands, thus saving \$150 to the borrower. Not only this, we will guarantee 1 per cent. commission to any broker bringing such a loan. While not unduly anxious to pose as public benefactors, we really cannot allow the generous directors of these concerns to give all the benefits of a nation's money market to their customers.

LIABILITY ON A FIRE RISK—WHEN IT BEGINS.

The verdict of a Cincinnati jury on a fire insurance matter, giving judgment under the circumstances described below, makes an authentic legal pronouncement with respect to procedure which has long prevailed in underwriting circles, and is therefore important. Our Chicago contemporary, *Black and White*, says that the verdict "emphasizes the too liberal methods of agents in dealing with their customers."

In the case in point, which was tried in February last, the plaintiffs, George H. Bennett & Bro., of Pittsburgh, held a bill of sale on a lot of whiskey from Levy & Co. This bill bore date of September 27th. On Saturday, Levy & Co. applied to the defendants' agents for insurance. The letter did not reach the agents until Monday evening, but the night before the goods were destroyed by fire. Bennett & Bro. sued on a contract Levy & Co. had with the defend-