

with dirt; the conductor pipes are in some instances partially, in others entirely gone, and the walls are injured by the action of the water which escapes. The windows and eave-troughs also require painting."

The Committee recommended certain repairs and improvements, embracing the erection of new brick outhouses and stair-cases in the rear, in place of the wooden erections referred to, the insertion of new shop fronts to three of the shops, and the repair of the roofs of the whole buildings.

In the cases of the three shops referred to, the tenants had equitable claims for leases, with from two to three years to run. The Committee having made provisional agreements with them to respect their claims for leases, the University making the improvements recommended, and the tenants being subject to an advance of rent from the completion of these improvements, the Board confirmed the arrangement made by the Committee, and the improvements have been advanced as far as possible. They will not be completed until Summer. Twenty-five per cent. upon the existing rental was the advance agreed upon; and the additional rental will pay from 10 to 12½ per cent. upon the outlay, until the end of the leases. Had the Board been untrammelled by the leases, they could very readily have obtained a greater advance.

The three other shops are held under continuations of expired leases, and the Solicitor has been instructed to take the necessary steps to get the tenants ejected, so as to enable the Board to make the necessary improvements on the shops and enter into new contracts with some of the many parties who have applied for their occupation. The Board have little doubt that they will be able to secure an advance of from thirty to fifty per cent. upon the present rental. The accomplishment of this, especially the larger advance, will involve a considerable outlay, but an outlay absolutely necessary to keep pace with the improvement in the character of other shops in the City.

The Board have been thus particular in reference to the Hamilton property, in consequence of the special attention given to it in the Report of the Commission of Enquiry,

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