

APPENDIX No. 3

since the war is over, in 1920, 1921, and 1922, we have again carried on a very aggressive mortgage loaning campaign, especially in the West. Up to 1919 we only had two loan agencies in the West, one in Winnipeg and one in Regina. In the fall of 1919, as a result of investigations made by our general manager and myself, we divided Saskatchewan in two and opened up a loan organization in Saskatoon, and then in 1920 we opened up in Alberta again. But in 1916 our arrears in the Province of Manitoba were \$135,667.; in the Province of Saskatchewan, \$83,120; in Alberta, \$23,000. In 1917, our arrears in Manitoba were \$109,878; in Saskatchewan, \$65,687; in Alberta, \$12,096. In 1918, in Manitoba, our arrears were \$106,647; in Saskatchewan, \$91,968; in Alberta, \$24,922. In 1920, our arrears in Manitoba were \$119,296; Saskatchewan, \$123,380; in Alberta, \$17,448. In 1921, that is the year when the heavy deflation struck the Western farmer, our arrears jumped up. In Manitoba they were \$189,476; Saskatchewan, \$201,955; in Alberta, \$16,502. At the end of 1922, our mortgage interest arrears in Manitoba jumped up to \$243,936; in Saskatchewan, \$244,334; in Alberta, \$26,257.

Q. Just so that we may have the real setting of those figures, can you tell us what these arrears represent of the total interest receipts?—A. Well now, let us see, I might have something here.

Q. You see what I want. I want to get an idea, if every cent had been paid, you would have got so much?—A. Yes.

Q. And you only got so much. What is the percentage?

By Mr. Caldwell:

Q. How much was due, and how much was paid?—A. I have something here that I think will be illuminating along those lines. I have here a statement of the City of Winnipeg, showing that on the 31st of December, 1922, our principal in mortgage loans, in the City of Winnipeg, amounted to \$2,226,226. If you are not going to be wearied with figures,—

By the Chairman:

Q. That will be interesting, keep on.—A. Our arrears on the 31st of December, 1921, in the City of Winnipeg, were \$23,432.11. The new interest charge on the City of Winnipeg loans was \$168,231, which amount, with the total interest charges for 1922, that were carried over from the 31st of December, 1921, amounted to \$191,607.74. We collected during 1922, in the City of Winnipeg, interest, \$169,407, leaving the arrears on our city loans, at the end of 1922, \$22,200.74. In order to bring my figures down, I might say that this statement was prepared as of the first of April, 1923, so that from the first of January, 1923, to the first of April, 1923, we have received in addition to that amount, \$6,046 on arrears of interest due for 1922, which leaves the total interest outstanding in the City of Winnipeg, on the 1st of April, 1923, \$16,210, or it represents .73 of 1 per cent on the total amount that we have loaned out.

By the Chairman:

Q. What is the total amount that you loaned out?—A. In the City of Winnipeg, the interest arrears on the first of April, 1923, represented .73 of 1 per cent on the principal, \$226,000.

By Mr. Munro:

Q. Do you collect interest on this back interest?—A. Certainly. That is simply charged to the mortgage, and after the due date, we charge interest on interest.