

tenant farmers, and as a matter of fact, farm tenancy is growing in that country at the present time. As land increases in price, with the increase of population, this movement—

*By the Chairman:*

Q. Let me interrupt there with a question. You say tenancy is increasing. What class of persons are becoming landlords?—A. Mortgage companies, to a considerable extent.

Q. Anybody else, any other class?—A. Mostly people who have acquired land in a speculative way, and people who had loaned money upon the land and taken it back through failure of the farmer to meet his payments.

*By Mr. Sales:*

Q. And men in the small towns, men in business, who acquired farms through the failure of farmers to pay their debts?—A. Yes.

*By the Chairman:*

Q. In other words, the creditor class is becoming the owner class, and renting out the land to farmers; that is the situation, is it? Is that a very considerable growth?—A. I have not got statistics on that.

Q. For instance, I have an article here showing how this situation is developing in some of the northwestern American states. I read from an article in *The Nation*, the *American Nation*, of April 11, 1923, intitled, "Why the Farmer Starves":—

"The four States of Minnesota, North Dakota, South Dakota, and Montana, contain 388,482 farms, consisting of 73,250,000 acres of improved land. In the first place, land tenancy is on the increase. From 21 per cent in 1910 to 34.7 per cent in 1920 in Minnesota; from 14.3 per cent in 1910 to 25.5 per cent in 1920 in North Dakota; from 24.8 per cent in 1910 to 35.7 per cent in 1920 in South Dakota; from 8.9 per cent in 1910 to 11.3 per cent in 1920 in Montana. In other words, there are 97,100 farms in these states, now being worked by tenants."

You have not any similar figures to give us in connection with the Prairie Provinces?—A. No, sir, but the Manitoba Agricultural College conducted a survey two years ago, and they got that information. They have not published the whole of their report yet, but one of the professors at the college who was engaged in making that survey, gave an address in Winnipeg a short time ago and he made the statement there that tenancy was increasing to quite a considerable extent.

Q. Are you expressing yourself wholly on the statement of this professor, or are his conclusions similar to those resulting from your own observations?—A. It is general knowledge that tenancy is increasing in the western provinces.

Q. What about your own observations?—A. Simply that—

Q. Have you observed that yourself?—A. Simply by people telling me of it; that is the only way in which you know, by what some one tells you.

*By the Hon. Mr. Tolmie:*

Q. Do they pay a cash rental, or work on shares?—A. I think in most cases it is on shares.

Q. What class, particularly, are the tenants, the men who have been on farms, or the newcomers, or farmers gone broke?—A. I think mostly they are men who have gone broke, but I think there is also quite a number of non-English-speaking people who have become tenants.

Q. People with limited capital?—A. Yes.