

well organized and conducted elevator system at Winnipeg would effectually bar such an undesirable result, and hold the grain trade of the North-west in the hands of Canadians. Space will not allow us to go into detail upon this matter, and we content ourselves by calling the attention of Winnipeggers to the location of an elevator system in the city, as one of the most effectual methods of securing capital for the conduct and extension of commercial affairs.

A movement is now on foot, backed by several leading citizens of Winnipeg, to at once organize an elevator company for this city, and supply storage for at least 500,000 bushels of the crop of 1883. Besides being a commendable movement for the best interests of the city, the investment will, no doubt, prove one of the most steadily remunerative that has yet been offered to capitalists in the North-west, and there is no fear but the necessary funds will be easily obtained without going beyond the residents of the Manitoba Capital.

RETAIL STORE ROOMS.

It is the wonder of many visitors to Winnipeg, how so many retail establishments manage to succeed in the city, and the severe weeding out, which has taken place among that class of business houses during the past few months, proves that the reason for wonder has not been without a foundation. During the past six months some thirty retail merchants in Winnipeg have gone to the wall, and the opinion of wholesale men generally, regarding these "insolvencies" is that about seventy-five per cent of the number, should never have been in existence. The opinion from such a source is a reliable one, and has in many cases been purchased by losses among the class it is given about.

The cause of so many men unsuited for business embarking therein is not hard to discover, and is similar to that common in almost any new country. A large proportion of the settlers of Manitoba are men who never had any business experience before coming here, and who, after a little success upon their arrival, forsook their calling as farmers or mechanics in the vain belief that in trade dealings of any description in the North-west an "El-dorado" was to be found. Many, no doubt, who were possessed of a little surplus wealth, invested in some small mer-

cantile business as a means of keeping themselves profitably employed until something would turn up, and the misfortunes of this active class are much to be regretted. Still there is no use trying to evade the fact that many of the business men of Winnipeg and other North-western cities would have been much better off to-day had they never embarked in trade but continued at some description of labor.

Notwithstanding the weeding out that has taken place in mercantile circles during the past half year, the number promises to increase rapidly in Winnipeg during the coming summer, and no class are doing more to encourage this mistaken tendency than property owners of Winnipeg. In the bye streets, where residences only should be located, retail store rooms are being fitted up by the dozen, and are sought after as a rule only by the class above described, namely, those ignorant of mercantile affairs. Property owners now find that ruinous rents for residences will not be paid as they were last year. New arrivals in the city move westward immediately on their arrival, and never stop to consider the prospect of locating here, after they learn the enormous rents asked for homes. The retail store move is only a subterfuge to hold up rents in defiance of the inevitable tendency to a decline, as more rent for the space can in every case be obtained than when premises are let for residence purposes. Such a subterfuge may for a time succeed, but the success will be short, and the certain failure of a large proportion of the tenants of such premises must eventually bring heavy loss to the property owners themselves. There is no use in trying to evade what seems inevitable, and the sooner these property owners realize that 30 to 40 per cent annual returns on investments made when property was at absurdly high prices cannot be realized any longer, and that their attempts to maintain these, even by a system like the bye street retail store erection, must act like a dead weight against the commercial progress and true prosperity of the city, the better. It is progress of that nature which will prove of most lasting profit even to property owners, and they would do well not to impede it by a greedy but suicidal policy.

MISLEADING REPORTS.

People in the East and in Europe have

been for years allowing a liberal discount upon favorable statements regarding new fields for emigration, and the extent to which over-colored reports have been circulated is solely to blame for this pardonable incredulity. The offense of overstating a new country's advantages is a grave one, even when the misleading reports are calculated to assist actual settlement and development of the country thus misrepresented; and when it is carried to maliciously injuring a rival field for immigration (from which the Canadian North-west has probably suffered more than any other country under the sun) the offence becomes unpardonable. But Manitoba, that has suffered so much from misrepresentation by jealous opponents, cannot be held guiltless in this respect itself, and the worst feature in connection with the misleading statements regarding this country which have emanated from here is that they have nearly all been circulated with the intention of encouraging speculation and not actual settlement. Thus the North-west Land-Company's stock was largely subscribed for by the margin gamblers of eastern cities, a large proportion of whom possessed scarcely a dollar beyond their first call, and who never expected to pay one cent more until they could sell out at a profit. They were doomed to disappointment, however, and the whole army of speculative animalcules who have lost a few dollars in this and other schemes have become bitter enemies of the North-west. It is a noticeable fact that the complaints against the great prairie Province are few from those who have come for actual settlement; and scarcely one of that class asserts that he has been misled into settling in the North-west. There is no fear of actual settlers being disappointed with this country on their arrival, but there is an infinite amount of injury done to the North-west by a class of impecunious adventurers, who come out from large eastern cities expecting to find a lot of simple westerners ready for plucking, and on being disappointed, loaf around Winnipeg bars a few weeks, return to the East with a black report of the whole country, and account for the brilliant color of their noses by cursing the inclement weather, which they claim froze them. Even such irresponsible individuals can do a great amount of injury, and can find many gullable enough to credit their reckless statements.