

LACK OF BUILDING KEEPS PRICES UP, SAYS ONE BUILDER

Predicts Still Higher Prices
and More Pronounced
Shortage This Spring.

NO HOUSES FOR RENT

The following letter on the housing situation in Toronto has been received from H. Addison Johnson, a builder in the eastern section of the city:

"The writer is strongly of the opinion that the interests of the citizens in general would be well served by the publication to the widest extent of the following facts regarding the housing situation in Toronto.

(1) It is acknowledged by all who are familiar with conditions in Toronto that there are no houses being built for rent. It does not pay those who want houses to buy them.

(2) In spite of the house shortage in Toronto, the regular fall buying of houses did not materialize last year. Builders, failing to sell more than one-third or one-quarter of their houses, stopped building. When the buying starts, as it will this spring, the delayed fall demand, together with the new spring demand, will not find enough houses to go round. Those who buy early will buy them.

(3) The much-advertised cutting of prices to pre-war values has not applied, and will not apply for a long time to building material prices. After the American civil war it was twelve years before building material prices dropped to normal. And the last war was an immensely greater disturbance.

(4) In the last analysis the cost of a house is the cost of labor, and except for a few slight reductions the cost of labor used in making building supplies and erecting houses stands the same as before the war. Those who have been confidently expecting to buy houses at half-price this spring will be sadly disappointed.

(5) During the past few months it has been almost impossible for the average builder to obtain building loans. On various pleas and excuses the loan companies, estates and private investors have refused to advance funds. Whatever the true cause, the effect on the housing situation is not to be disputed, building has been further retarded, the house shortage has been made more serious, and its only beneficial effect, from the builder's standpoint, is that it has tended to keep the price of houses from dropping.

(6) The man who buys a house built last fall will pay a lower interest rate and get better terms than he who waits.

(7) How Prices Went Up. The builders of Toronto are one of the few sections of business men who did not profiteer during the war. But they ask no credit for that. The builder had no chance to profiteer. The thousands of old houses on the market at prices away under the cost of producing new ones prevented the builder from raising his prices to where he could get even a normal percentage of profit. The fact that hundreds of builders have quit the business entirely shows that the profits were unduly small.

(8) Before the war a detached six-roomed brick house with hardwood floors and all conveniences, together with a fair-sized lot, cost the builder

MEN YOU HEAR OF Seen as Their Friends Know Them

NO. 92

"Another large builder has gone away for the winter. No houses being built.

"Still another builder usually has eight or ten under way; is building two houses.

"One firm organized to build and sell houses has gone out of business after losing considerable money.

"There will shortly be a worse house famine than there has been yet."

BUSINESS GOOD IN BRITISH COLUMBIA

Alien Question Not Troublesome One Now, Says Visitor to Toronto.

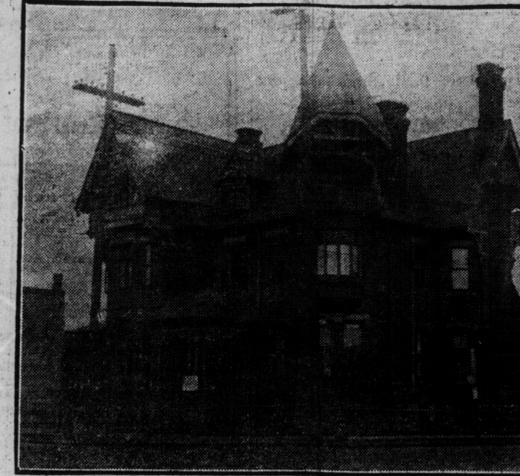
Business conditions in British Columbia are remarkably good, according to W. R. Boyle, buyer for the Hudson Bay Co., who is in Toronto on a trade visit. He is accompanied by Hon. J. R. Boyle, attorney-general for Alberta, who is here on official business for his department.

"There is a misconception in this part of the country of conditions in British Columbia," said Mr. Boyle. "We have had a remarkable season in every line, and that applies to other houses as well.

"You see," he stated, "we are not a manufacturing country, and that accounts for the difference between a province like British Columbia and one such as Ontario. We live on the fishing, mining and lumbering industries principally, and these have been keeping up fairly well. We have had a little trouble with the lumbering industry owing to the excessive demands of the lumber camp workers. Most of the camps are closed. That is the darkest aspect of the situation throughout the province. At the same time, however, the mills seem to have plenty of logs to work on, so the situation is not quite as bad as it might be.

Mr. Boyle said the alien question in the west was not so much a problem as it formerly was. Nearly three-quarters of the Hindus have moved to the southern states in the past two years, while the Chinese and Japanese continue to keep up the market gardening industry in the province on a profitable basis. The remaining Hindus are engaged almost entirely in the lumbering mills and camps.

WILL MAKE WAY FOR A THEATRE



This is the house on the northeast corner of Dundas street and Spadina avenue, which the owner, Dr. H. H. Moorhouse, has sold for \$75,000, to promoters of a moving picture theatre enterprise.

STAGE ALL SET FOR OPENING OF HOUSE

Lieutenant-Governor Will Adhere to Time-Honored Customs.

"The stage is all set and the details arranged for the opening of the legislature tomorrow afternoon. The usual time-honored ceremony will be followed in detail. The lieutenant-governor, Hon. Lionel Clarke, with his official secretary and aide de camp, will leave government house by motor in time to reach the parliament buildings at three o'clock precisely. A travelling escort from the Royal Canadian Mounted Police will accompany them. At the main entrance a guard of honor from Stanley barracks will be drawn up and as his honor alights from his car a band will play the National Anthem. The guard will present arms and then stand at attention while the lieutenant-governor, escorted by the officer commanding the district, and the officer in command of the guard makes an inspection. Meanwhile a battery of artillery stationed north of the buildings will fire a lieutenant-governor's salute.

At the entrance to the legislative chamber the governor will be met by the prime minister and the two will enter together, the house and visitors meanwhile arising and remaining on their feet until his honor has seated himself in the Speaker's chair. The speech from the throne follows, and the house then adjourns until the following day. Adjournment lasts only about twenty minutes.

Following the adjournment Speaker and Mrs. Parliament will hold a reception in their quarters.

JEWELERS WILL SEE PREMIER DRURY

Will Put Up Fight to Retain Right to Issue Marriage Licenses.

Toronto jewelers are not satisfied to see their long-held right of issuing marriage licenses lightly taken from them by the government. They are arranging to have a deputation wait on the Drury cabinet next week to submit their case in opposition to the recommendation of the public service commission, which provides that all marriage licenses be issued by municipal clerks or police magistrates.

"Personally I do not care about the income from the issuing of licenses, for it is not a drop in the bucket in a jeweler's business," said Mr. James Ryrie, "but we take the view that it would be a great inconvenience to the public to take away from the jewelers the right to issue licenses. In a big city like Toronto to compel all the clerks of the public service to issue licenses would be somewhat of an inconvenience."

FRAUD IS CHARGED AGAINST C. ISLING

Employed as Collector and Failed to Turn in Money, Police Claim.

Christopher Isling, no home, was arrested on Saturday afternoon by Detectives Waterhouse and Watson on a charge of fraud, involving a sum of \$10. The complainant is William Miller, auto lens dealer, 163 Church street.

PROMOTE DETECTIVES CROVYN AND MITCHELL

It is rumored that when the board of police commissioners meet on Wednesday next it will deal with the reorganization of the detective department. This scheme, it is said, will inaugurate regular eight-hour duty and will thus entail the promotion of two detective-sergeants to the rank of sergeant of detectives. It is understood that Detective-Serget. Bart Crovyn and George Lydian will be the two appointed.

The question of the permanent appointment of Acting Inspectors Nat Guthrie and George Lydian will also come before the board.

ENDORSE POLICIES OF CONSERVATIVES

Ontario Ministers for Carpet, East York Meeting Speakers Say.

NEW OFFICERS CHOSEN Charge Drury Government Has Turned Away From Many Ideals.

George S. Henry, East York; Col. W. H. Price and Edward Underwood all agreed Saturday at the annual meeting of the Ontario Conservative Association, which re-elected Dr. Burgess president, that the new session of the provincial legislature would prove unusually interesting in that the U.P.O.-Labor coalition would be under fire. They also leveled their guns at the commission which was comprised of Hon. Justice Riddell and Hon. Justice Latchford, which probed into the alleged maladministration of the timber grants under the former provincial government.

WHEN WILL MEAT HIT TOBOGGAN?

Dealers Mention Low Price of Hides as Reason for Keeping Up Meat Prices.

What is the outlook in the city of Toronto in the immediate future for a reduction in the price of all kinds of fresh meats?

This is a pertinent question right now, more especially in view of the generally acknowledged easing up in business of all kinds, a condition which will undoubtedly obtain until spring anyway.

Fresh meats, as every thrifty housewife knows, are high in price. Take beef, for example, where sirloin sells in any high-class butcher shop today at from 40c to 45c a lb., porterhouse 45c to 50c, round roast 32c to 35c, and loins of beef with the kidneys in at 45c. Chuck roasts at 25c and briskets at 18c, because there is no demand for them, the people don't want them, they want the more expensive kinds.

"It's the same old story," said a well-known Yonge street butcher to The World on Saturday. "The people nowadays are only satisfied with the best and highest priced, forgetful of the fact that a good deal of the secret lies in knowing how to cook it. This throws the onus back on the whole animal and we got to make good somehow."

Another reason why meat is high and which the public forget is the enormous decline in the value of the offal. Imagine a hide, worth \$40, selling now at \$4.50, and lamb skins, which were worth at one time \$7.50, now worth 75c to \$1, and wool is almost unobtainable. The difference in the value of the animal, coming back on meat, fertilizers, too, are said to have shrunk greatly in value, while the demand has fallen off enormously.

MARY SPEED'S SPEED IN EXCESS OF LIMIT

With Florida water as incentive, Mary Speed, who gave her address as 27 West Gerrard street, went at a merry speed in the St. Lawrence market on Saturday afternoon until the portly form of P. C. Boyd hove in sight. Now Mary's speed will be limited to a corner of court street station until today, when she will appear in the women's court at the city hall on a charge of drunkenness.

FRIDAY TOSCANINI, LA SCALA

100 ORCHESTRA MEN
Sole Sale Today at Massey Hall.

LOEW'S YONGE STREET WINTER GARDEN WM. S. HART "CRADLE OF COURAGE"

6-- VAUDEVILLE ACTS --6

Regent It's Playing This Week

Why did the Governor believe this convict? You'll know when you see

"HELIO TROPE"

Wonderful Success to "HUMORESQUE" By Richard Washburn Child A Story of Father Love

"THE LITTLE COTTAGE"

Earl Gates & Co. Handers and Mills The Riots SPECIAL FEATURE BROWN and O'DONNELL Unusual Duo Brent Hayes Shea's News Revue SPECIAL EXTRA ATTRACTION MABEL BERRA Next Week--IRENE FRANKLIN & BURTON GREEN--Next Week

MAY NOT FULFIL ALLEGED PROMISE

Government Has Not Agreed to Hand Over Big Timber Area

The claim entered by the Spanish River Pulp & Paper Co. for 5000 square miles of timber lands in Northern Ontario has not been agreed to by the government, according to Hon. Beniah Bowman. It is based on a promise said to have been made to the company cases decided by the late minister of lands and forests, Howard Ferguson.

CITY TURNED DOWN BY LAW SOCIETY

Another Appeal Will Be Made to Government for Space.

The benches of the Law Society have refused to consent to the transfer of two high court judges from the city hall to Osgoode hall. Two conferences on the matter were held between the board of control and the Law Society, the city representatives emphasizing the lack of room in the city hall for the city departments and the county courts.

TOBACCO GROWERS WIN AGAINST BUYERS

Companies Were Nipped in the Falling Market of 1919.

That the tobacco buyers were badly nipped in the falling market of 1919 has been revealed in the suit heard at Osgoode Hall, which ended on Saturday in a verdict for certain growers of Essex county. The market dropped from 40 to 13 cents a pound and one buyer refused to take delivery of about 800,000 pounds and the growers lost about \$250,000.

The three cases decided were test cases, brought by Norman Peterson, Charles Vamparys and David B. Stevenson, farmers and tobacco growers, against the Dominion Tobacco Co., W. C. MacDonald, Registered, and the Foster Tobacco Co. of Leamington and their agents, Henry Deacon and George Gasparson.

In 1919, Henry Deacon was agent for the Dominion and Foster Tobacco Companies and Gasparson for MacDonalds. Deacon purchased 1,100,000 pounds, of which he turned 300,000 over to the Dominion Tobacco Co. Gasparson refused to take delivery of the remaining 800,000 pounds.

Justice Middleton decides that the farmers are entitled to recover against the Dominion Tobacco Company, who in turn are entitled to recover against Gasparson, with interest from date of tendering delivery and \$25 for change of contract.

He says he cannot find that MacDonalds knew anything of their agent's dealings, and that Gasparson was "full of scheming and machinations for his own personal profit."

ALEXANDER & TONIGHT

Evrs. 8.15 sharp. Mats. 2.15. Quint--Joyous--Beautiful--Musical MAYTIME Evrs. 8.00 to 8.25; Sat. 8.00 to 8.25; Wed. Mat., 5.00 to 5.25.

ADAM AND EVA

Next Week Seats Three. F. Ray Constock and Morris Gest Offer The Biggest Comedy Hit of Years.

PANTAGES VAUDEVILLE

NOW PLAYING ORIN DAVENPORT TROUPE BIRDSONY DANCERS Foley & O'Neill; Jean Harlow; "The Decorators"; Claire & Atwood. JACK LONDON'S STORY "THE MUTINY OF THE ELISABETH"

STRAND NOW PLAYING.

"THE FURNACE" By "Pan" SPECIAL RETURN ENGAGEMENT

The National Chorus AND MARTINELLI

Thurs., Jan. 27th, 8.15 p.m. \$1, \$1.50, \$2, \$2.50

"WHILE NEW YORK SLEEPS"

The Picture That Rocked America's Foundation Shown at 1.20, 4.15, 7.45 p.m. MME. TWINNETT & CO.-LOUISE & MITCHELL-HIPPONDROME NEWS REVUE

MARKH

Solid brick, nine heating. Hardly used. Greatly reduced. ROBI Kent Building. PROBS: Fa

Tern

TERMI WITH PEN

Britain Makes

Bolsheviks From Encourages Peoples An Abjure Pro patriation Blockades newal of Facilities.

PRINCESS---Tonight, 8.30

GEO. M. COHAN'S Production of the Dramatic Triumph

THE ACQUITTAL

William Harrigan, Chrystal Herne, George Parsons And Original New York Cast.

Evrs. \$2.50, \$2.00, \$1.50, \$1.00, 50c. Wed. Mat., \$1.50, \$1.00, 75c, 50c. Sat. Mat., \$2.00, \$1.50, \$1.00, 50c.

NEXT WEEK

Direct from a Brilliant Run at the Henry Miller Theatre, New York. Patricia Collinge

Just Suppose

A Delightful Comedy Founded Upon the Prince of Wales' Recent Visit to America.

GRAND OPERA! Matinee

Evgs. 25c to \$1.50; Wed. & Sat. 50c to \$1.50; Mats. 25c, 50c, 75c. LAST CHANCE TO SEE BABES IN THE WOOD DAINTY AND DELIGHTFUL

THE GEISHA

THE 1921 EDITION OF THE MUSICAL COMEDY CLASSIC

GAYETY

LADIES' MAT. DAILY. JACK SINGER SHOW WITH HARRY LANDER AND TARZAN

STAR

CHAS. ROBINSON AND HIS "PARISIAN FLIRTS" with May Bernhardt And, Oh! What a Chorus.

LOEW'S UPTOWN BLOOR AND YONGE STS.

OWEN MOORE in "CHICKEN IN THE CASE" VAUDEVILLE

Liquor

IS NOV... Canners As From Co Would

Vancouver, in order in counting that all purchases der the modern in countries per equivalent value natural product postal made to here today by sent salmon said he was the idea.

As one of the pointed would be 100,000 cases of market is dull. It was argued should limit where there brandies, wine owing to prof States, the unable to disp