

TENANTS' RESPONSIBILITY FOR FIRE LOSS.

The Court of Review at Montreal has dismissed the appeal Frothingham and Workman inscribed against the judgment of the Superior Court, condemning them to pay \$12,063.42 to the owners of their premises on St. Paul Street, the Gentlemen of St. Sulpice, for the loss sustained through the building having been wrecked by fire on January 13, 1914.

On the date named certain water pipes in the company appellant's premises were frozen, and in order to thaw them out one of the employees used a gasoline lamp. This, it was proved, had started the fire. It was held by the court that the use of such an instrument was needlessly courting damages, and as a result the fire was not a fortuitous event beyond the responsibility of the appellants, but had been caused by an imprudence for which under the law they were liable in damages to the proprietors.

Justice McDougall said it was true that under the appellants' lease the legal presumption that a tenant was responsible for a fire until he proved the contrary had been contracted away; nevertheless, the tenant had to take all proper and reasonable precautions against fire. In this case, was the fire an inevitable accident? Appellants submitted that they were exercising a right in thawing out the pipes when the fire broke out, and that being so they were not at fault.

"But," his Lordship added, "if, in the exercise of that right, they resorted to a dangerous manner instead of a safe one, they were liable for the result. The use of a gasoline lamp is not a safe manner to thaw out a water pipe. Hot cloths or other appliances that are safe may be used. They were not used in this case, possibly because the method is so slow. Well, if a party wishes to expedite matters, the risk is his own. Judgment of the Superior Court is confirmed."

Chief Justice Archibald and Justice Tellier concurred.

THE ROYAL'S NEW ACQUISITION.

As briefly noted in our last issue, the Royal Insurance Company is purchasing the whole of the shares of the Legal Insurance Company, of London, England. The Legal was established in 1907, and commenced operations as a non-tariff office in the following year. The Company, though under very good auspices, has not yet reached the dividend-paying stage. Total net premium income derived last year from the Company's fire and general insurance business was about \$1,000,000, and its acquisition, it is considered, should materially strengthen the existing important connections of the Royal in legal circles. The Royal, which was established in 1845 and underwrites practically every class of insurance business, has an annual premium income exceeding \$36,000,000 and total assets (as at December 31st, 1915) of \$116,210,677.

To Investors

THOSE WHO, FROM TIME TO TIME, HAVE FUNDS REQUIRING
INVESTMENT, MAY PURCHASE AT PAR

DOMINION OF CANADA DEBENTURE STOCK

IN SUMS OF \$500 OR ANY MULTIPLE THEREOF.

Principal repayable 1st October, 1919.

Interest payable half-yearly, 1st April and 1st October by cheque (free of exchange at any chartered Bank in Canada) at the rate of five per cent per annum from the date of purchase.

Holders of this stock will have the privilege of surrendering at par and accrued interest, as the equivalent of cash, in payment of any allotment made under any future war loan issue in Canada other than an issue of Treasury Bills or other like short date security.

Proceeds of this stock are for war purposes only.

A commission of one-quarter of one per cent will be allowed to recognized bond and stock brokers on allotments made in respect of applications for this stock which bear their stamp.

For application forms apply to the Deputy Minister of Finance, Ottawa.

DEPARTMENT OF FINANCE, OTTAWA.
OCTOBER 7th, 1916.