

But by far the most important division of this subject is in regard to industrial disputes and their settlement. I know of nothing in which unselfish work might be done so profitably to the community at large, as a tolerant and thorough survey of industrial legislation both here and in every other country in the world, and an endeavour made from a perfectly independent source to suggest to both employees and employers of labour, methods of dealing with what is now an almost insoluble and perpetually thorny problem.

There are some other subjects, the legislation in regard to which needs entire re-casting or very great improvement. One relates to limited companies for mining or other speculative industries. While the subject is difficult, there is no doubt that great scandals have attached to many of what are known as "flotations" in Ontario and a demand has been made for "blue sky laws." Is this not a subject to which much study could be devoted with great utility?

The law, too, of Landlord and Tenant is a survival of conditions which are even now becoming archaic. It has been radically altered in some directions during the War, as has been the law in regard to contracts for the sale of land and as to mortgages of land, and no one has felt particularly aggrieved thereby. The time has come, I think, for a complete revision of the law regarding landlord and tenant so as to secure the tenant greater fixity of tenure and the landlord better protection in the way of dilapidations, which are really injuries to the habitation caused by the abuse and carelessness of the tenant. Ground leases ought to be considered an abomination in this country and abolished. The tendency has always been to put upon the land held on ground lease, poor and cheap buildings which rent for comparatively high amounts and are often allowed to go out of repair. They block civic progress while the return to the ground landlord is comparatively small. The law as to the relations between ground landlord and tenant appear to be based upon the idea of hostility, for forfeiture is the penalty for almost all breaches and it depends upon the good nature of the Court to relieve therefrom. This is unjust and represents an absolute anachronism. Provision should