

*QUIETING TITLES ACT AND THE TORRENS SYSTEM.*

The attempts made by these Acts to facilitate the conveyance of real property and to simplify titles are very praiseworthy and, in many cases are of great value. They would be more acceptable, however, to the profession if in their practical working out there was more elasticity, and their machinery less complicated. It would also be well if there were more facilities than there are in some of the offices for doing business, and doing it more speedily.

One of our correspondents whose opinion is of value, sends us a communication on the subject which we give to our readers. We should be pleased to hear from others what their views are on the subject. His remarks are as follows:—

“In the year 1875 the title to a tract of land in West Toronto was quieted under the Quieting Titles Act at very considerable expense. Recently an application was made to quiet the title to two small lots which were part of this tract, and for the purpose of the application no less than sixty-three deeds had to be produced to establish the title—most of them were not in the petitioners’ possession, and copies had to be procured from the registry office at very considerable expense. It is almost needless to say that the same difficulty would be found to attend the proof of many another lot included in the same tract, and yet this accumulation of deeds and difficulties in the proof of title was merely the result of the dealings with the land for the past 36 years. As time goes on and transactions take place with reference to land, the difficulties multiply, under the old system of land transfer, until at last the title is buried in such a heap of documents that it has either to be taken on trust, or it costs more to investigate the title and see if it is all right, than possibly the land may be worth.

“In 1885, the Land Titles Act was brought into force in the city of Toronto and the county of York, and if the land in question had been registered under that Act, the owner, instead of having a pile of deeds a foot high, would have had one single document, that anyone could understand, to prove his title.