

**THE**

# Eastern Law Reporter.

---

---

VOL. VII. TORONTO, SEPTEMBER 1, 1909. No. 4

---

---

**NOVA SCOTIA.**

COUNTY COURT, DISTRICT NO. 6.                      MAY 12TH, 1909.

GIRROIR v. RONAN.

*Landlord and Tenant—Overholding—Deed—Loan—Security  
— Reconveyance — Possession of Tenant — Jurisdiction of  
County Court Judge.*

Application by a landlord under the Overholding Tenants' Act.

D. C. Chisholm, for landlord.

C. E. Gregory, K.C., for tenant.

A. MACGILLIVRAY, Co. C.J.:—The tenant by deed bearing date the 4th day of December, 1908, and duly executed the same day, conveyed absolutely, with warranty of title and covenant for quiet possession, all her estate, title and interest in the lands and premises of which possession is sought under the proceedings herein. The negotiations for the purchase of the premises were conducted by and between the landlord and Dr. M. F. Ronan, tenant's brother, who had been authorized in that behalf by this tenant to sell the same. At the time of the bargain and sale the tenant's agent stated to the landlord that his sister was about leaving the premises the following week after the purchase, and going west to be married—leaving the province permanently, thereby vacating the premises. She did not, however, so leave nor get married. The landlord permitted her to remain on the premises. Her step-father and her mother