

of the house, because, if we let people come under our roof we do not know that we can ever get them out again.

Hon. Mr. Duff: That is the trouble.

Hon. Mr. Haig: Hundreds of Canadians are in the same position. I also own a smaller house that we should like to move into because it is better suited to our needs. It is true that when our six children were with us we required all the space we had, but we do not need so much accommodation now, I cannot get into this smaller house, even though the present tenant pays only the same rent as he paid in 1938.

Hon. Mr. Farris: Why do the provinces not take this over?

Hon. Mr. Haig: If I were in the Manitoba Legislature, I would certainly advocate that they take it over. It is my judgment that the provinces do not want the trouble or the annoyance.

Hon. Mr. Euler: Would my honourable friend make clearer what he means by 76 per cent less occupancy?

Hon. Mr. Haig: Less occupancy per house.

Hon. Mr. Roebuck: Less overcrowding.

Hon. Mr. Haig: When children move out of a house their parents cannot sell it because they cannot get suitable accommodation. This means that two or three people continue to live in a house that will accommodate as many as seven or eight.

Hon. Mr. Roebuck: There has been doubling up.

Hon. Mr. Haig: No, there has not been doubling up. Here is the situation. If my money is invested in housing, the government does not permit me any increase in revenue from my property; but if my money is invested in stocks or bonds or such things, I am allowed a profit if it is forthcoming. I cannot make a profit from renting my house, and my tenant has to pay only half what he should pay. That is one reason why our housing problem is so acute.

I may be a prophet of gloom, but I venture to say that five years from now the houses which the government are building will cause a scandal in this country. It would shake you to see the way they are building them in my town—and the situation is the same all over Canada. Let us examine the housing situation in France, which is one of the worst in Europe today. In France rent controls were imposed right after the last war, and they are still in effect. Austria also tried rent controls, and the government of that

country had to build block after block of apartment buildings in an attempt to accommodate their people. Our present housing administrator is adopting all sorts of schemes in order to beat the law. Do not misunderstand me; I mean exactly what I say. Here is one scheme: If I own an apartment block, as soon as a suite of rooms becomes vacant, it is freed from the controls. Here is another scheme: If two years ago, I gave a lease on a house, that house comes out from under the controls as soon as the lease expires. I am not sure of my dates, but I do not think that any house built after January 1, 1947, is under rent control. The administrator is trying to sneak out. I use that term advisedly. It would be far better to say that the provinces have the right to legislate in the matter of rent controls. In my judgment it comes under the heading of property and civil rights. I think only one province has made inquiries; the others have not come forward and said that they wanted the job.

Hon. Mr. Farris: They all refused it last week.

Hon. Mr. Haig: One made inquiries, three or four said nothing, and the rest are waiting.

Hon. Mr. Howard: To use your term, the provinces sneaked out of the job.

Hon. Mr. Haig: They never got into it, because they were too foxy for that. I cannot understand why the Minister of Finance, who has the reputation of being an able administrator, ever got into rent controls, or why, having got into it, he has not got out. After the end of the war the controls should have been taken off, and the provinces been left to re-impose them if they saw fit.

I now wish to refer to electrical power. I am one of those who believe that we should have a Dominion-Provincial Commission to investigate and make a full report on all our potential power resources. We in Manitoba never thought for one moment that our province would ever be short of power, but the experts now predict that if the increase in the use of electricity during the next five years continues at the same rate as in the past five years—even if all our present power sites are developed—by 1952 we shall be looking elsewhere for electricity.

An Hon. Senator: If we can get it.

Hon. Mr. Haig: You are quite right. The situation in Ontario is not good, and in British Columbia it is very acute. The Lord did not send rain, but lots of snow and ice, and there is no water in the dams or power sites. The power question has been a troublesome one for many years in Quebec and the Maritime provinces. I understand that investigations