

Mr. DOUGLAS (Weyburn): The hon. member for Swift Current has admitted the necessity of getting this bill through, and he then moves an amendment which will bring forth considerable discussion. We are not in favour of that amendment, and I think the hon. member ought to withdraw it.

Mr. MacNICOL: It was not seconded.

Mr. DOUGLAS (Weyburn): It seems to me that the section as it stands covers the situation very well and that these people could be paid. I do not think some of the difficulties that have been mentioned are as serious as they seem to be. The signature of the tenant is not necessary in order to make a bona fide application; it is only necessary to make the landlord eligible for payment. That is proven by the next section. There may be two landlords. A man may make an application before June 30 and become a potential landlord, but he is not eligible for payment until he gets the signature of the tenant.

Mr. GARDINER: We are not compelled to pay the money even after the tenant signs.

Mr. TRIPP: It is quite possible there might be a dispute over the amount, and if two landlords were involved the tenant might tell them to go ahead themselves, that he would not interfere.

Mr. GARDINER: That would be a foolish thing for a man to do, because in most cases he owes a certain amount of money to the mortgage company and he will not prevent the government from paying it out. Individuals will not do that; it is too unreasonable. The money would still be owing in spite of the fact that the tenant has not signed. The landlord could go on and collect just the same.

Mr. TRIPP: Would the landlord still have a claim on the money?

Mr. GARDINER: He has a claim.

Mr. TRIPP: There may be two apparent landlords, one the mortgage company and the other the owner of the land who has sold the property under an agreement of sale.

Mr. GARDINER: That would be covered by section 7.

Mr. GRAHAM: The mortgage company and the landlord could still make applications and have a dispute.

Mr. GARDINER: When it is determined what interest each landlord has, we divide up the one-third in proportion to their interest. They have nothing more to do about the matter.

Mr. TRIPP: Supposing a tenant refuses to sign the application?

Mr. GARDINER: Then he is refusing to allow the government to pay part of his debt.

Mr. BOUCHER: I wonder whether I could put a theoretical case to the minister.

Mr. GARDINER: I am arguing this question only because of my officials. I am somewhat in doubt about it myself. If the committee will vote on it, I shall be satisfied, because it does not matter to me which way it goes.

Mr. BOUCHER: There may be cases where commissions or temporary ownership of the property may be involved, and when it comes time to make the application the tenant may not be in position to decide who actually is his landlord. He may be loath to sign any certificate for either one. Then the time in which application may be made expires, and neither landlord has put in an application, with the result that the bonus may go by the board. Matters might be complicated with the use of strict honesty, and if there was dishonesty there would be havoc. The minister would be acting in a judicial capacity if he undertook to decide the question even though the formalities were followed. The result might be that some meritorious people would be excluded from making a proper application.

At six o'clock the committee took recess.

After Recess

The committee resumed at eight o'clock.

The CHAIRMAN: There is now an amendment before the committee. Those in favour will please say "yea."

Mr. FAIR: Before this amendment is passed I suggest that we find some way around the difficulty, by paying the tenant on the land and, as suggested by the hon. member for Swift Current, leaving in escrow, the landlord's share, if there happens to be any dispute. I know that in several cases since the act became operative tenants' payments have been held up on account of some difficulty with the landlord; and although I do not approve the present amendment, and intend to vote against it, I should like to see something done along the line I suggest.

The CHAIRMAN: In my opinion the yeas have it.

Mr. DOUGLAS (Weyburn): I ask for a recorded vote.

Amendment (Mr. Graham) negatived.