

should have made any objections whatever to such a measure, while certainly their wisdom and prudence have been so far displayed in their not pushing resistance to any greater extremity than they have actually done.

There is neither reason nor justice in the idea that a landholder under sanction of law should be able, at the end of a lease, to take quiet possession of all the increased value which a tenant has given to land during his occupancy, while he has all the while been paying a fair and full rent for the proprietor's raw material in the shape of land of which he has been making use. Lengthened custom may have made this look so reasonable as to be taken as a matter of course; but more enlightened and more equitable views are beginning to prevail on the whole question, and they will spread. The following is the abstract to which we have referred:—

SALE OF TENANCIES.

- I.—Tenant may sell his tenancy for the best price he can get. Conditions:
 1. Sale to one person only.
 2. Notice to landlord.
 3. Landlord may purchase on receiving notice.
 4. Tenant must state consideration.
 5. Court may declare sale void.
 6. Landlord may object to purchaser.
 7. Court may recompense landlord for debt out of the purchase money.
 8. Where improvements made by landlord, purchase money apportioned by Court.
 9. Landlord may give notice that he has claims on the estate.
 10. Where purchase money paid into Court, Court must determine all applications.
 11. Tenant who has sold his tenancy shall not be entitled to compensation for disturbance or improvement.
 12. Tenant, if holding subject to Ulster tenant right system, may sell in pursuance of that custom or in pursuance of this section; but not both.

DEVOLUTION OF TENANCIES.

- II.—When a person receives a tenancy as a bequest, he must be accepted by the landlord as though he were a purchaser.

INCREASE OF RENT.

- III.—When the landlord demands an increase of rent then
 1. Tenancy shall be deemed, if tenant accepts, a tenancy subject to statutory conditions for fifteen years.
 2. If tenant does not accept, tenancy shall be sold and tenant shall receive amount by which Court decides the selling of tenancy to have been depreciated below amount which would have been selling value if rent were fair rent.
 3. If tenant does not accept he is entitled to fair compensation for disturbance.
 4. Tenant in place of accepting or declining such increase may apply to Court to have the rent fixed.
 5. When landlord cannot agree with tenant on the subject he may also have access to the Court.
 The last clause was an amendment of the Lords, Mr. Gladstone's assent to it provoked the hostility of the Irish party.

INCIDENTS OF TENANCY.

- IV.—Tenant shall not be compelled to pay increase of rent unless he violates what are in this Act referred to as statutory conditions, viz.:
 1. Punctual payment of rent.
 2. No waste.
 3. No sub-division or sub-letting.
 4. No act whereby tenancy becomes vested in assignee in bankruptcy.
 5. No refusing landlord right of entry for purpose of mining, cutting, hunting or fishing.
 6. No opening a house for the sale of intoxicating liquors.

COMPENSATION.

- V. and VI.—Repealing portion of the Land Bill and Tenant (Ireland) Act of 1870.

INTERVENTION OF COURT.

- VII.—1. Court may determine fair rent.
2. Rent thus fixed, called judicial rent, payable first rent day after decision.
3. When rent thus fixed, tenant to be held under statutory conditions for fifteen years.
4. Court may disallow application under this section when improvements have been made and maintained by landlord.
5. When application is made landlord and tenant may agree to fix a specified value for tenancy. Then if tenant wants to sell, landlord has right of purchase at that value.
6. Statutory terms not renewed till preceding statutory term has expired.
7. No application for fiducial rent may be made till the last twelve months of the current statutory term.
8. No rent payable in respect of improvements made by tenant.
9. Court may take action when it considers the conduct of landlord or the tenant to be unreasonable.

MISCELLANEOUS REGULATIONS.

- XII.—1. Time of sale limited to one month after receipt of notices to quit.
2. Court may enlarge time.
3. Court may suspend proceedings taken against tenants, unless for breach of statutory conditions.
4. If notice to quit is served for breach of statutory condition tenant may apply to Court, and if Court thinks adequate satisfaction is made by payment of damage to landlord, it may so order.

DETERMINATION OF TENANCY.

XVIII.—Tenancy deemed to have determined when landlord has resumed possession by purchase, or default, or operation of law.

EXISTING LEASES.

XIX Existing leases to continue as though this Act had not passed. Provided that at their expiration they become subject to its provisions and if, since the Act of 1870, the Court considers the acceptance of any lease to have been unreasonable it may annul it.

PURCHASE OF ESTATE.

XXIII.—1. Estates may be purchased by the Land Commission to be sold to a competent number of tenants.

2. Sale by commission to tenant may be in consideration of a fine and of a fee from rent.

3. Land commission may advance to tenant a sum not exceeding seventy-five per cent. of the price.

4. Commission may indemnify, and such indemnity will be a charge on the Consolidated Fund.

To this must be added the Lords' amendment, accepted by Mr. Gladstone, that any applicant to the commission who may consider himself aggrieved may appeal to the Court of Appeals in Ireland, with the limitation that the leave of the Court must be asked.

BOOKS AND MAGAZINES.

THE SOUTHERN PULPIT. August, 1881. (Richmond, Va.: Jackson & Lafferty.)—Fully equal, if not superior, to any of the preceding numbers.

CASELL'S FAMILY MAGAZINE. August, 1881. (Toronto: J. P. Clougher.)—Something to suit almost everybody, and, as usual, both profitable and pleasant.

THE INTERNATIONAL REVIEW for September (New York: A. S. Barnes & Co.) will be found a more than usually interesting number of this fully established and first-class Review.

THE GOSPEL IN ALL LANDS. August. (New York: Eugene Smith.)—Still keeping up its high character as an interesting and instructive missionary publication. The current number has for its first and principal article, "The Jews."

THE LAST FORTY YEARS—PARTS III. and IV. (Toronto: George Virtue.)—The promise of the first parts of this work is fully maintained in the present ones. We should like if the illustrations could be improved; they are certainly not in harmony with the general get up of the publication.

LATEST SELECTIONS FOR AUTOGRAPH ALBUMS. (Toronto: Wm. Warwick & Son.)—This will be found a very convenient little volume for the many who are asked to write in albums, and are at their wits' end for something appropriate. They will find something here to suit almost every taste and mood. It is very nicely got up.

OUR LITTLE ONES. (Boston: The Russell Publishing Co.)—The September number of this beautiful children's magazine fully sustains the character that we have already ascribed to it as superior to any other that we know for very young children. Its artistic merits challenge comparison with any illustrated publication of whatever class, and its letterpress is admirably fitted to render it the child's *First Book* in literature.

THE NATIONAL SUNDAY SCHOOL TEACHER. (Chicago: Adams, Blackmer & Lyon Publishing Co.)—The September number of this useful aid in Sabbath school work is out, with the usual thorough analysis of the lessons for the month, Class Outlines, Bible Readings, Notes and Comments, etc. The same enterprising publishers also issue the "Scholar's Weekly," and a rather attractive juvenile paper called "The Little Folks."

"THE SKELETON IN THE HOUSE," translated from the German of Friederich Spielhagen, by M. J. Safford (New York: George W. Harlan), is an unusually good story of the light and entertaining variety. As the title implies, it is on a mystery, but a very innocent one, ingeniously maintained. The story is healthy and pure. The pictures of German life are bright and home like, and though the book carries with it a good moral as to the process by which skeletons get into the closet and how they can be kept out, it is not told for the sake of the homily.

RANDOM RAMBLES. By Louise Chandler Moulton. (Boston: Roberts Brothers; Toronto: W. J. Lilling & Williamson. Price \$1.25.)—In this handsome volume, the writer, already well known, presents the public with one of her most readable books—and her books are all readable. The author's style makes them so, whatever the matter may be; for she makes the reader's acquaintance, addresses him in the second

person, and takes him into her confidence. In the present work the matter consists of a series of lively sketches of English, French, and Italian social life.

THE ATLANTIC MONTHLY. September, 1881. (Boston: Houghton, Mifflin & Co.)—"Dr. Breen's Practice," by W. D. Hewells, grows in interest as it proceeds, as also the "Portrait of a Lady." Among other papers one on the "Attempt on the President's Life," strongly insists on the abolition of the Vice-Presidency as at present constituted, contending, and conclusively, that but for the spoil system, and the hostile attitude of Arthurs to the policy of Garfield, Giteau would never have dreamed of the crime for which he richly deserves to be hanged whether the President live or die.

STEPPING HEAVENWARD. By Mrs. E. Prentiss. (New York: A. D. F. Randolph & Co.; Toronto: John Young. Price \$1.75.)—This new edition of a well-known and much-appreciated book is beautifully printed from stereotype plates, on excellent paper, and handsomely bound. To those not already acquainted with the work it may be well to say that Mrs. Prentiss was the daughter of the eminently pious Dr. Payson, of whom almost everybody has heard or read; that she was herself a decided Christian, distinguished for humility, intelligence and cheerfulness; and that this volume furnishes—in the interesting form of a journal, thickly studded with events, extending over a period of twenty-seven years—a most practical exposition of the Christian life.

COMPARATIVE NEW TESTAMENT—Old and New Versions Arranged in Parallel Columns. (Philadelphia: Porter & Coates; Toronto: Ure & Co.)—One glance at the interior of this chastely bound and beautifully arranged volume will shew that it effectively removes a difficulty which all must have experienced in comparing the revised version of the New Testament with the authorized version. What a taking up and laying down and taking up again of books, what a turning over of leaves, what a searching of columns, had to be gone through! But with the assistance of the book before us the Bible student or the curious inquirer, as the case may be, can make the desired comparison by a single turn of the eye, without exchanging books, without turning leaves, and almost without any movement up or down the page. Truly

it was a happy idea," as "The Baltimore Presbyterian" says, that led to the execution of such a time and labour saving contrivance.

HANDSOME BEQUESTS.

The following is extracted from the Dundee (Scotland) "Advertiser": "By the mutual settlement executed by the late Mr. Robert Adamson and Miss Eliza Adamson, residing at Hermon Hill, Dundee, and which was recorded in the Commissary Court books of Forfarshire on the 16th July, 1873, a number of legacies were left to religious and charitable institutions. Through Miss Adamson's death these will now become payable. After making a number of private legacies, the following bequests are provided for: To the Kirk-session of Dundee, £1,200, for the purpose of maintaining a Scripture reader within the parish of Dundee, to be appointed by the session; £1,000, the interest of which is to be expended in providing the deserving poor of Dundee with coals during the winter season; and £1,500, the interest of which is to be paid to the minister for the time serving the cure in St. Mark's Church, Dundee. £1,000 is left to the schemes of the Church of Scotland, and the following sums are left to local charitable institutions: Dundee Royal Infirmary, £300; Dundee Royal Orphan Institution, £250; Dundee Industrial Schools, £250; Dundee Female Society, £50; Dundee Indigent Sick Society, £50; Dundee Clothing Society, £50; Dundee Decayed Gentlemen's Society, £50. A good example is set in this settlement to persons who appoint trustees, by legacies of £120 being left to the trustees who accept their appointments. The residue of the estate is divided in certain shares amongst the relatives of the deceased brother and sister, the majority of whom are residents in New York and Philadelphia."

CHRISTIANITY does not consist in a proud priesthood, a costly church, an imposing ritual, a fashionable throng, a pealing organ, loud responses to the creed, and reiterated expressions of reverence for the name of Christ, but in the spirit that was in Jesus, the spirit of filial trust in God, and ardent, impartial, overflowing love to man.—T. J. Mumford.