

5. In such a case letting a purchaser into receipt of rents and profits is not a compliance with the condition to give the purchaser possession. *Ib.*

6. Under such circumstances the purchaser was held entitled to make a deduction of a proportionate share of the taxes assessed on the premises for the year in which the sale was effected. *Ib.*

See also "Specific Performance." 1.

VENDORS AND PURCHASERS' ACT.

[R. S. O. CH. 109.]

See "Will, Construction of," 12.

VERBAL AGREEMENT TO SETTLE.

[BEFORE MARRIAGE.]

See "Settlement on Wife."

VESSELS, LIABILITY OF OWNERS OF.

The Imperial Statute 32 Victoria ch. 11, declares that under the 17 & 18 Vict., ch. 104, and the 23 & 26 Vict., ch. 53, "Canada shall be deemed to be one British possession," and thus the owners of vessels navigating the lakes and rivers of this country are entitled to the benefit of the limited liabilities clause contained in those Acts, in case of loss of life or property.

Proceedings having been instituted at law to recover damages for loss sustained by a widow and her child by reason of the death of the husband and father on board a steamer plying on Lake Huron.

This Court [Spragge, C.] restrained proceedings in the action, on the ground that the owners of the vessel were entitled to have the amount of their liability, if any, ascertained and distributed ratably among the several claimants upon the fund, by this Court.

Georgian Bay Transportation Co. v. Fisher, 346.

[Reversed on Appeal, 7th September, 1880.]

RIGHTS AND LIABILITIES OF MORTGAGEES AND PART OWNERS OF.

1. *Semble*, a mortgagee of a vessel until he takes possession or