

PART I, SECTION (2). PRICES OF "SERVICES."

CHAPTER I.—WATER.

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NOTE ON INSURANCE RATES.

PRICES OF "SERVICES".

Under the above general heading, statistics are assembled on the following: (1) The price of water, usually a municipal service. (2) and (3) The price of electric lighting and of illuminating and fuel gas; these are usually supplied by companies, though sometimes by the municipality. (4) Municipal taxation rates, which may be said to represent the cost of police and fire protection, the use of streets, etc. (5) Railway freight rates. (6) The tariffs charged by hospitals. The consideration for which these charges are paid is of the nature of a service rendered rather than of a commodity received, though no hard and fast line can be drawn. Custom and regulation pay a considerable part in fixing such charges, and for this and other reasons it is of interest to examine their general trend.

CHAPTER I.—WATER SERVICE, 1900-1913.

In the table beginning on page 309 will be found returns showing the cost of water service in 74 localities for the year 1900-1913, the results of an investigation including places of 5,000 population and over in Canada, 80 in all.* The information was obtained in each case from the civic authorities, for whose assistance acknowledgment is hereby made. The statements of costs in the table are necessarily restricted in scope; in each case what were regarded as the most salient items only were selected as representing the price of the service as a whole. The purpose throughout was to reflect domestic expenditures, though commercial rates are indicated to some extent.

The compilation of the table was rendered difficult by the great variety which obtains in the manner of quoting services. Such widely divergent methods as the following were encountered: a rate by number of rooms, by number of residents, and by a combination of these two; a rate based on the assessed valuation of the property, on the real value, or on the rental valuation; a rate according to various uses of property and machinery; a rate according to the number of cows, horses, carriages, as well as the more familiar lawn sprinkling and window cleaning services; a meter rate by gallon of water consumed and by size of meter, and a meter and flat rate combined; all with varying extras, sliding scales, and discounts, frequently varying according as the property is residential, commercial or manufacturing. (It may be noted that there has been a tendency toward simpler and more uniform schedules, bodies like the Hydro-Electric Commission of Ontario and the Public Utilities Commission of Nova Scotia having used their efforts to this end.) A large number of civic charters, manuals, by-laws and schedules had to be examined, in some cases over each year of the period, for the data embodied in the table. Under these circumstances final comparisons between the various localities cannot be made from the table, and in many cases, where decided changes in the method have taken place, the trend from year to year, the main purpose of the compilation, could be only roughly indicated.

The general results of the investigation according to provinces are set forth in the subjoined table of index numbers. On the whole the price of water service has tended to decline somewhat, the simple average of all the localities showing a decrease of 4.4 per cent. There are a few instances of a rise, but in the great majority of cases conditions have either been stationary or downward. Of 70 records, of three years and longer, 19 show decreases as between the beginning and end, 39 remained stationary, 8 increased their rates and 4 show alternating reductions and advances. The highest rise shown is 51 per cent and the largest decline 52 per cent.

Of the 10 towns in Nova Scotia with practically continuous records throughout the period 1900-1913, one town is responsible for the slight rise shown between 1902 and 1905, and two for the final decline. In New Brunswick the

*According to the Commission of Conservation Report on the Water Works of Canada, compiled by Leo G. Denis, B.Sc., there were in 1912, 346 such plants, of which 276 were municipally owned. Their total cost was \$95,566,496, and their annual cost of maintenance, exclusive of interest, was \$3,435,199. The daily consumption of water per capita was estimated at 113 imperial gallons, and the annual cost per capita at \$4.12, or about 10 cents per 1,000 gallons. In 1900 there were only 266 water works plants in Canada.

two towns remained unchanged until 1908, when one declined. In Quebec, nine towns remained stationary until 1908, and five throughout. In Ontario, with 29 towns, the decreasing trend was gradual from 1901 to 1913, and the fall is lower by several points than in Quebec. In Manitoba, 4 towns are included in the survey, in Saskatchewan 3, in Alberta 4, and in British Columbia 5, but only six records cover the entire period. The phenomenal drop of 60 per cent in Winnipeg rates in 1903-04 is overborne by a heavy increase at Brandon in 1907.

The meter rate with a minimum supply basis is apparently growing in favour as encouraging building and sanitary improvements, as tending to eliminate waste and to conserve costs, and as making for fairness between large and small private consumers. Competent authorities estimate that from 25 to 60 per cent of all water supplied on an unmetered basis is wasted.

As already explained the data here presented are insufficient to warrant final comparisons or to estimate the fairness of rates. Factors in the latter are: cost of installing pipes; the method of operation, whether by power or gravity; the method of imposing charges; and the nature of the ownership. For such data the reader is referred to the report of the Commission of Conservation already cited.

WATER SERVICE, 1900-1913:—INDEX NUMBERS.

Locality.	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913
Nova Scotia.....	100.0	100.0	100.1	100.1	100.1	100.2	96.8	96.8	97.0	99.7	99.7	99.5	97.8	97.8
New Brunswick.....	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	87.5	87.5	87.5	87.5	87.5	87.5
Quebec.....	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	96.3	98.5	96.7	96.7	96.7	97.5
Ontario.....	100.0	100.0	99.3	98.8	97.3	96.9	96.7	96.4	96.6	96.9	96.5	94.7	94.0	92.9
Manitoba.....	100.0	100.0	100.0	87.1	69.3	79.5	79.5	102.7	102.7	99.0	99.0	99.0	99.0	107.5
Saskatchewan.....	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	91.6	91.6	91.6	83.3
Alberta.....	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	112.5	119.9	111.9	111.9	111.9
British Columbia.....	100.0	100.0	90.0	90.0	90.0	90.0	90.0	93.3	93.3	95.0	95.0	95.0	95.5	91.6
Canada.....	100.0	100.0	99.3	98.6	97.2	97.1	96.5	97.7	96.9	98.4	98.0	96.7	96.2	95.6

THE PRICE OF WATER SERVICE, 1900-1913.
Yearly Rates.

Province.	1900-01	1902-04	1905-07	1908	1909-10	1911	1912-13
<i>Nova Scotia:</i>							
Amherst.....	First tap \$5. each additional \$1. Bath \$1. W. C. \$3. Meter sliding scale, 15c 1st 1,000 gals†	*	*	*	First tap \$5. ea. additional \$1. Bath \$2. W. C. \$3.00. Meter, sliding scale, 15c, 1st 1,000 gals.	*	*
Dartmouth...	42c. for kitchen tap, bath & basin; W. C. \$3 additional††	45c. for kitchen, bath & basin; W. C. \$3. additional.	48c for kitchen, bath & basin; W. C. \$3. additional.	55c. for kitchen, bath & basin; W. C. \$3. additional.	*	50c. for kitchen, bath & basin; W. C. \$3 additional.	40c. for kitchen, bath & basin; W. C. \$2.50 additional.
Glace Bay..	House, 1st tap \$1.00; sliding scale down to \$1.00 for additional taps. Bath \$2.; W. C. \$3; lawn \$2. up. Commercial: 1st tap \$10.00, etc.	*	*	*	*	*	*
New Glasgow.	Flat Rate house: minimum \$5. with 50c. additional for each additional room & inmate. Bath \$2.50, W. C. \$2.50. basins & extra taps 50c.	*	*	*	*	*	*
North Sydney	House: flat rate, \$5 for 1st tap, \$2.00 for each additional. M'g: sliding scale.	*	*	*	*	*	*
Springhill.....	Single tap \$6. extra taps \$2. W. C. \$4.00. Bath \$4.00.	*	*	*	*	*	*
Sydney.....	1st tap \$5.00, Bath \$3, W. C. \$3.50, lawn sprinkling \$2. up.	*	*	*	*	*	*
Sydney Mines			Sink tap \$4. W. C. \$2.50, bath \$1.50, basin \$1.50.	*	*	*	*

*Same as in preceding year.

†Private House: rate; Boarding houses, saloons, etc. higher rates.

††Rate on minimum value of \$400 house, maximum value, \$2,000. Town Clerk states it works out generally at \$3.20 with \$5.70 for W.C.

DEPARTMENT OF LABOUR EXHIBIT

THE PRICE OF WATER SERVICE, 1900-1913.—Continued.

Provinces.	1900-05	1906-07	1908-09	1910-11	1912-13
<i>Nova Scotia</i> —					
Truro.....	Flat rate, houses and stores \$6-10. Meter rate, 8c. per 1,000 gals.	*	*	*	*
Yarmouth....	1st tap \$9.00	\$8.00	*	7.50	*
<i>New Brunswick</i> :					
Fredericton...	Meter rate, 25c per 1,000 gals; Flat rate, minimum \$5.00 for 1 tap.	*	*	*	*
St. John.....	House, flat rate \$4.00 for 1st family; \$1 each additional. Meter sliding scale 2½c to ½c per 100 gals.	*	House, flat rate \$3.00 per family. Meter sliding scale 2½c. per 100 gals. to ½c per 100 gals. in large quantities.	*	*
<i>Quebec</i> —					
Chicoutimi...	House, 1st tap \$8, each additional, \$1.00; Bath and W. C. \$3., W. C. only, \$2. Lawn sprinkling \$2.	*	*	*	House, 1st tap \$8, each additional, 2.00. Bath & W. C. \$3.00, W. C. only, \$2., lawn sprinkling \$2.
Fraserville....	Dwelling, sliding scale, min. \$7, max. \$20. W. C. \$2., bath \$2. additional rates for hotels, etc.	*	*	*	*
Hull.....	House by values; sliding scale: up to \$100: \$9; \$300-\$600: \$12; \$1,600-\$2,000: \$20; hotels, factories, street sprinkling additional.	*	*	*	*
Joliette.....	On renting value of \$20. \$5.00 per annum; additional 75c. for each additional \$10 of renting value. W. C. \$2.; bath \$1.	*	*	\$5. per annum on renting value of \$40, \$5.75 on values \$40 to \$50 per annum; W. C. \$2.00; bath \$1.00	*
Lachine.....	Sliding scale: \$6 on 1st \$30 rental & 75c on each additional \$10 rental.	*	6½% on rent	6%	*
Lévis.....	.....	15% of rental.	*	*	12½%
Montreal.....	7½% assessed rental.	**	5%	*	*
Quebec.....	12½% rental value.	*	*	*	12% of res. value.
St. Hyacinthe..	\$6.-\$22.00	*	*	*	*
Sherbrooke...	House, four rooms and under, (one family) 1 tap. \$5; sliding scale up; bath \$3; W. C. \$2.; lawn \$3 up. also commercial, flat and meter rates.	*	*	*	*
Sorel.....	On rent value below \$30.00. \$5; for each additional \$10. rental value, 75c.	*	*	On rent value below \$30.00, \$6.; for each additional \$10, 75c.	*

*Same as in preceding year.

THE PRICE OF WATER SERVICE, 1900-1913.—Continued.

Province.	1900-01	1902	1903-08	1910-11	1912-13
Quebec—cont.					
Three Rivers..	House (one family) valued at \$600., \$5.00; each additional \$100 up to \$3,000.50c; then 50c. for each additional \$500. Also rates for hotels, etc.; meter rates and rents.	*	*	*	*
Valleyfield....	House of \$30 annual rent value (one family) \$5. scale up. W.C. \$4.00. Private bath free. Hotels, stores etc., have other flat & meter rates.	*	*	*	*
Westmount... Ontario: - Barris.....	1.10 % †	*	3.11% †	*	*
Berlin.....	Flat rate: single tap, \$4.50; full plumbing & lawn \$17.00. Meter, minimum \$9; 27c. per 1,000 gals net.	House, 5 rooms, \$5.56 per annum for 1 tap; over 5 rooms \$6.67; Bath \$3.33; W. C. \$3.33. Lawn \$2.50 up 10% discount. Minimum charge \$5.00 net; also commercial and meter rates: 33c. per 1,000 gals. to 11c.	Flat rate \$4.00, and \$15.20 and 24c per 1000 gals. net.	Flat rate \$4.00, and \$15.20 and 27c. per 1,000 gals. net.	House, single tap \$4. each additional tap 80c; bath \$2.00, W. C. \$2.50, also commercial rates less 10% discount. Meter rate up to 50 gals. 26c. to 17c. over 1,000 gals. for 10,000 gals. & over, less 20%; minimum flat rate \$3.60 net.
Brantford....	1900-05 House, four rooms, \$1.87; five rooms, \$3.13; seven rooms, \$3.75; eight rooms, \$5.00; W. C. and bath \$6.25; stationary wash tub \$3.00; each additional faucet, when consumption is increased, \$1.25.	1908-10 *	1911 *	1912 Flat rate for one tap only, all other services by meter: \$5.70 minimum, 18c p. 1,000 gals. net.	1913 *
Brockville....	House, sliding scale, minimum—four rooms, four inmates, \$7.00. Bath \$3.00; W.C. \$4; sprinkling, minimum, \$3.00; Diac. 47½ per cent. Commercial and m'fg. rates.	*	*	*	*
Chatham.....	20c. per 1,000 gals.	*	*	*	*
Cobalt.....		House: \$24.00; Horse \$12.00; Hotels, etc. higher rate.	House, five rooms, \$15; each additional room \$1.50	House five rooms \$15.00; Bath, \$3.00; W. C. \$3.00; Horse \$6.00; Dia. 25%.	House five rooms \$12.00; each additional room. Bath or W. C. \$3.00; Horse, \$6.00; Dia. 25%
Collingwood..	Sliding scale: 4-12 roomed, houses; four rooms \$3.50; Bath \$1.00; additional W. C. \$1.00; Lawn sprinkling \$1.25 up; also meter rate, 15c per 1,000 gals; and commercial rates.	*			
Cornwall.....	1st. tap \$6.00, each additional, \$1.00; W. C. \$3.50; Bath \$3.00; in advance.	1st. tap \$6.00; each additional, \$1.00; W. C. \$3.50; Bath \$3.00; Disc. 10%.	1st. tap \$6.00; each additional, \$1.00; W. C. \$3.50; Bath \$3.00; Disc. 20%.	*	*

*Same as in preceding page.

†On assessed annual values from \$100.00 to \$1,000.00 per annum.

DEPARTMENT OF LABOUR EXHIBIT

THE PRICE OF WATER SERVICE, 1900-1913.—Continued.

Province.	1900-08	1900-10	1911-13
Ontario—cont.			
Fort William.	Flat rate: minimum, four room house \$8.00; bath \$3.00; W. C. \$3.00; Meter rate for large consumers, 25c. to 5c. per M gals., less 10 per cent. discount.	*	*
Guelph.....	Minimum four room house \$4.50; each additional room 65c. Bath \$3.50; W. C. \$3.50; lawn \$2.50 up; discount 20%. Hotels, barber shops and stables additional rates.	Minimum, four room house \$4.50; each additional room 65c. Bath \$3.50; W. C. \$3.50 lawn \$2.50 up; disc 30%. Hotels, barber shops and stables additional rates.	Minimum, four room house \$4.50; each additional room 65c. Bath \$3.50; W. C. \$3.50; lawn \$2.50 up Disc 40%. Hotels, barber shops and stables additional rates.
Galt.....	House: six rooms, \$5.00, over 6 rooms, \$7.00; lawn \$2.00 up; also commercial rates: meter 100 cu. ft. per day 20 cents. scale down 1,600 cubic feet per day, 12c. less 25% discount.	*	*
Hamilton....	Flat rate: house, stores, etc., sliding scale: property assessed at \$800, 75c. (†) 5c additional for each \$100, extra assessed; W. C. 60c., also additional rates for bars etc., and meter rate for large consumers. Sliding scale: house, four rooms, \$2.95 (†) each additional room 40c. Bath \$1.00; W. C. \$1.00; basin 30c. Hotels, etc (20 rooms) each room 55c; each additional room 35c.; 1½; bath \$1.50, 1st W. C. \$1.75; each basin 85c., other commercial rates.	*	*
Kenora.....		*	*
Kingston....	Sliding scale: house up to \$500 assessment, \$3.75; up to \$10,000 assessment \$17.75.; bath \$1.25.; W. C. \$2.50; (lawn 1st M sq. ft. \$1.00 net) Discount 20%; also fixed commercial rates. Meter: 1 M to 50 M. cu. ft. 30c., disc. 10%—25%. Minimum \$2.50.	1908-13 10 per cent. reduction..	*
London.....	1900-04 House flat rate: three rooms \$5.00; each additional room 75c. W. C. \$3.50; bath \$4.00; discount 20%. All other charges by meter: up to 15,000 cu. ft. 15c. per 100 cub. ft.; sliding scale to 100,000 cu. ft. 5c. per 100, 20% discount.	1905-12 House, flat rate: three rooms \$5.00; each additional room 75c. W. C. \$3.50; bath \$4.00. 30% discount. All other charges by meter. Meter: up to 15,000 cu. ft. per quarter 15c. per 100 cu. ft.; sliding scale to 100,000 cu. ft. 5c. per 100. (Meter rent net) 30% discount.	1913 House, flat rate: three rooms \$5.00; each additional room 75c. W. C. \$3.50; bath \$4.00. 40% disc. All other charges by meter. Meter: up to 15,000 cub. ft. per quarter 15c. per 100 cu. ft.; sliding scale to 100,000 cub. ft. 5c. per 100. (Meter rent net.) 40% discount.
Sault Ste. Marie.....	1900-08 House, flat rate: 1 room \$5.00; sliding scale to 10 rooms \$10.50; W. C. \$2.00; bath \$2.00; lawn \$2.00. Meter rate 15c. for 1st 100 cu. ft., over that 5c. with minimum rate per size of service.	*	*
Toronto.....	House: four rooms, two persons \$1.50 minimum rising 25c. for each additional room or inmate; bath \$1.25; basin 50c. W. C. \$1.25; lawn 62½c. up; 20% disc. Flat meter, commercial and m'f'g rates.	1800-13 House minimum \$2.00 for 4 rooms rising 50c. for each additional room. basin \$1.00.; bath \$1.25; W. C. \$1.50; lawn 62½c. up. 10 per cent. disc. Commercial and m'f'g rates special.	*
Welland.....	Tap \$5.00; WC. \$2.00; bath \$1.00; lawn \$2.00.	*	*
Woodstock...	1st tap \$5.00; each additional \$1.00; bath \$2.00; W. C. \$2.50; lawn \$4.00 up, also meter and commercial flat rates; dis. 20%.	*	*

*Same as in preceding year.

(†) Per quarter.

THE PRICE OF WATER SERVICE, 1900-1913.

Province.	1900-04	1904	1905-09	1910-12	1913
Ontario—contd.					
Niagara Falls.	Flat rate: house, full fixtures, including bath, W. C., basin, lawn tap, \$11.00 per annum; additional rates for public bath, etc. Meter rate: hotels, etc.: 1 M to 6 M. gals. daily, 12c to 6c. per M. M [†] g. 6c per M. meter rent, \$6.00.	*	*	*	*
Oshawa.....			Flat rate \$1.50 for single tap; meter rate 10c. per 100 cu. ft. for 1st 2,000 cu. ft. and 5c. above, with \$1.25 meter rent.		
Ottawa.....	Flat rate: on house and lot value to \$300: \$6.00; \$300 to \$600: \$9.00; \$600 to \$1,000: \$10. Every \$500 additional \$2.00. Extras for institutions, commercial, stables, horses, cows, etc. Meter rate: 10c. per M. gal. Meter rent: ½ in. \$3.00; ¾ in: \$3.75 and up. Disc. 25%.	*	*	Flat rate: Sliding scale \$300 & under, \$3.00; \$300 to \$600, \$4.00; \$600 to \$800, \$5.00; \$800 to \$1,000, \$6.00. Every \$500 additional, \$1.00. Extras for institutions, commercial, stables and animals Meter rate: sliding scale. 8c. to 6c. per M. gal. Meter rent: ¼ in, \$1.50; ½ in., \$2.00. Disc. 15% on ½ yearly accounts in advance.	Same general arrangement as 1910-12, with 20% increase.
Owen Sound..	Kitchen tap only, \$3.00; Whole service, \$6.00. 1900	\$2.00 -5.00 1901	\$3.00 -6.00 [†] 1902-3	*	*
Pembroke.....				1904-5 Minimum: 4 rooms \$6.00. \$1.00 for each additional room. W. C., \$3.00; bath, \$2.00; basin, \$1.00. 20% discount.	1907-13 *
Peterborough.	House: minimum, four persons, or five rooms and under, \$6.00; bath, \$2.00; W. C., \$3.00; basin, \$1.00; lawn sprinkling, \$3.00 and up; commercial rate by meter-5% Disc.	*	House: minimum, four persons or five rooms and under \$6.00, etc.; bath, \$2.00; W. C., \$3.00; basin, \$1.00; lawn sprinkling, \$3.00 & up. Meter rate increased to 35c. per M. gals. Disc. 10%.	House: minimum, four rooms, 1 tap, \$4.00; for each additional room or tap 50c.; bath, \$2.00; W. C., \$3.00; basin, \$1.00; lawn, \$2.50 & up. Meter: 1 M. cu. ft. per month, & up. Meter rate 25c. per 100 cu. ft. and meter rent. Disc. 25%.	Discount 33¼%.
Port Arthur..					1st 1,000 gals. 10c, above 1,000 gals 7c.
Port Hope....	Meter rate: 25c per M. gals; minimum \$9.00 per annum.	*	*	*	*
St. Catharines	House: opening rate, sliding scale, four rooms \$3.50 to eight rooms \$6.00. Service rate: bath, \$2.00; basin, \$1.00; W. C., \$2.00, etc. Meter rates: 12c. to 5c. per 100 gals. Disc. 10%	*	*	*	*
St. Thomas...	House of six rooms, bath and W. C., \$6.40 per yr.	*	*	*	*
Sarnia.....	House: minimum, four rooms, 3 inmates, \$3.00; each additional person or room, 25c.; bath, \$2.00; W. C., \$2.00	*	*	*	*

*Same as preceding year.

†Installed 1906. § 1908.

DEPARTMENT OF LABOUR EXHIBIT

THE PRICE OF WATER SERVICE, 1900-1913.—Continued.

Province.	1900-2	1903-4	1905-6	1907-8	1909	1910-12	1913
<i>Manitoba</i> — Brandon.....	Sliding Scale, 1st 100 to 500 gals. per day, 33c. per 1,000 gals.	*	*	Sliding scale, 100 to 500 gals. daily, 50c. per 1,000; Railway Corporation 12½c. to 6½c. per M.	*	*	*
Portage La Prairie.....				\$15.00 per annum.	*	*	\$19.00 per annum.
St. Boniface.....			House on room basis without extras; sliding scale 1 room 45c. †† to 16 rooms \$7.20; with ex- tras 59c to \$9.44. Also meter rate. 1906—Meter system, 50c. per 1,000 gals. min. \$2.00 ††	*	50 c. per 1,000 gals. with mini- mum charge of \$1.50 ††. Special rates m'g &c. 25c. per 1,000.	*	*
Winnipeg.....	House; flat rate, four rooms \$3.37 †† Also commer- cial meter rates, per classified scale, and building service rates.	House; flat rate, 4 rooms \$2.50 †† Also commer- cial meter rates, per classified scale, and build- ing service rates. 1904—House; flat rate, four rooms \$1.30. †† Also commer- cial, 30c. per 1,000 according to scale of q'ty. Discount 16½ to 30%.	House; flat rate, four rooms \$1.30 †† Also commer- cial 20c. per 1,000 accord- ing to scale of quantity. Discount 16½ to 30%.	House; flat rate, four rooms \$2.00 †† Also commer- cial, 30c. per 1,000 gals., scale of quan- tity. Discount 5 to 15%.	House; flat rate four rooms \$1.50 †† Also commer- cial, 20c. per 1,000 gals. M. Discount 5 to 20%.	House; flat rate, four rooms \$1.50 †† Also commer- cial 20c. per 1,000 gals. M. Discount 14 to 30%.	House; flat rate, four rooms \$1.75 †† Also commer- cial 23c. per 1,000 gals. M. Discount 5 to 20%.
<i>Saskatchewan</i> — Moose Jaw....	Meter rate; sliding scale 3,000 and under, to over 100,000 cu. ft. 25c to 10c per 100 cu. ft. †† and meter rentals \$6.00 to \$30.00.	*	*	*	*	*	*
Regina.....			House; four rooms and under \$12.00; with bath and W. C. \$22.00; each additional room \$1.00, lawn \$4.00 up. m'g meter rate 12½c per M gals.	*	House; four rooms and under \$12.00; with bath and W. C. \$22.00. lawn \$4.00 Each additional room \$1.00. Meter: mini- mum 150 gals. a day Under 5 M 35c. per M; sliding scale to 75 M at 12½c., and meter rent.	House, four rooms and under \$12.00 with bath and W. C. \$22.00. lawn \$4.00. Each additional room \$1.00 Meter: mini- mum 150 gals. a day Under 3 M 25c. per M; and over 6c and meter rent.	House; flat rate, four rooms and under, 1 hot water tap, 1 cold water tap \$4.00; incl'g bath, W. C. & basin \$16.50. Each addi- tional room 75c.; lawn \$3.00 up. Commercial rate by Meter 25c—6c and rent.

*Same as in preceding year.

†Installed 1907.

††Per quarter.

THE PRICE OF WATER SERVICE, 1900-1913.—Continued.

Province.	1903-5	1906-7	1908	1909	1910-11	1912	1913
<i>Sasatchewan—</i>							
Cont'd.							
Saskatoon.....		House; five rooms and under, with 1 hot and 1 cold water tap, \$8.00; each additional tap or room \$1.00. Bath \$3.00, Basin \$3.00, W. C. \$4.00, Lawn \$6.00 up. Also meter rates.	*	Fixed annual meter rate; $\frac{1}{2}$ or $\frac{3}{4}$ in. meter to 4 in. \$6.00 to \$40, and water rate: up to 2,000 cu. ft. per quarter 30c. per 100. Each additional 100 cu. ft. up to 20,000 ft. quarterly 15c. per 100 cu. ft.; over this, 10c.	*	Minimum annual rate \$8.00 for 666 cu. ft. per quarter. Over that amount following rates:— Up to 2,000 ft. quarterly 30c. per 100 ft.; up to 20,000 cu. ft. quarterly 15c.; each additional 100 ft. quarterly 10c. per 100 ft.; fixed meter rent $\frac{1}{2}$ 4 in., \$2.00 to \$30	Minimum \$8.00 for 800 cu. ft. per quarter. Over that amount following rates:— Up to 2,000 ft. 25c. 12,000 feet 20c. 75,000 feet 15c. Over 75,000 feet 10c.
Prince Albert.....		Six room house with bath, basin & W. C. \$20. per annum.	*	*	Six room house with bath, basin & W. C. \$15 per annum.	*	*
<i>Alberta:—</i>							
Calgary.....			House; minimum; four rooms, \$4.50, basin, \$1.00; additional for W. C. \$1.00. Bath \$1.00. Lawn \$1.00 up. Also commercial flat and meter rates.	*	House; minimum, five rooms, \$5.00, Bath, W. C., basin, tap or sink, and lawn (per 25 ft. lot) \$1.00 each, additional; also commercial rates.	*	*
Edmonton....	House; six rooms, and under, 1 hot, 1 cold tap \$8. Each additional room \$1.00, bath & W. C. \$4.00, lawn \$4.00 up. Commercial flat and meter rates & rents. 10% Disc.	*	*	*	*	*	*

*Same as in preceding year.

THE PRICE OF WATER SERVICE, 1900-1913.—Continued.

Province.	1900-05	1907	1908-10		1911		1912-13
<i>Saskatchewan—</i> contd.							
Medicine Hat.....	Five room modern house \$12.00	*	Five room modern house \$18.00.		*	*	*
Lethbridge††.			House: meter only, 1st tap \$20.00 each additional \$3. Bath \$3.00, W. C. \$2.00, sink \$1.00, lawn \$4.00 up. Disc. 10 p.c. Flat and meter rate for commercial.		House: meter only, 1st tap \$12.00, each additional 50c; bath \$3.00, W. C. \$2.00, sink \$1.00, lawn \$4.00 up. Disc. 10 p.c. Flat and meter rate for commercial.		*
<i>British Columbia.</i> New Westminster.....	House 80c to \$1.30 net according to service; rate: meter, m f g etc. \$6-8 per 100 cu. ft.	*	*	*	*	*	*
North Vancouver†††.		House without sanitary fixtures \$9.00; with full plumbing \$12.00 Disc. 20 p.c.	*	*	*	*	*
Prince Rupert.							House: four rooms, 1 tap \$6.00 each additional tap or room \$1.00; bath \$3.00; W. C. \$3.00; also commercial flat and meter rates.
	1900-01	1902	1903-04	1905-08	1909-11	1912	1913
South Vancouver.....					House; flat rate (one family) \$10 per annum. Bath \$3.60; W. C. \$4.20; commercial meter rates 500 to 5,000 cu. ft. 20c. per 100 ft. up to 20,000 18c; meter rent 25c to \$1.50 per month. 20 p.c. disc.	*	House: one tap \$8.00; bath \$3.00; W. C. \$3.00; lawn \$2.00 up. Public and commercial rates by meter; 50c to 5,000 cu. ft. 16c per 100, over 10 M 5c. Flat rate, disc. 20 p.c.; Meter not.
Vancouver.....	House: (one family) \$9.00; Bath \$4.00, W. C. \$5.00, Lawn \$3.00 up. 20 p.c. discount. Other rates for hotels, stores, m f g, etc. 500 cu. ft. 30c; scale up; meter rent 25c and up. 5 p.c. discount.	House: (one family) \$6.00; bath \$3.00, W. C. \$4.00, Lawn \$3.00 up. 20 p.c. discount; other rates for hotels, stores, m f g, etc. 500 cu. ft. 30c; scale up; meter rent 25c up. 5 p.c. discount.	*	House: (one family) \$9.00. Bath \$3.00, W. C. \$4.00, Lawn \$3.00 up. 20 p.c. discount. Meter rates: 500 cu. ft. 16c; scale up. discount 20%.	*	House, (one family) \$6.00, bath \$3.00, W. C. \$4.00, lawn \$2.50, up. 20 p.c. discount. Meter rates: 500 cu. ft. 16c; scale up. disc. 20%.	House, (one family) \$6.00, bath \$3.00, W. C. \$4.00, lawn \$2.50, up. 30 p.c. discount. Meter rates: 500 cu. ft. 16c; scale up. disc. 30%.
Victoria.....	1st 5,000 gals 20c. per M. over that 10c. minimum charge \$1.25, exclusive of meter rent (\$1.50).	*	1st 5,000 gals 20c. per M over that 10c. minimum \$1.25; exclusive of meter rent, \$1.50. Flat rate: House of four rooms, minimum 70c; five rooms, 85c; no meter rent†	Up to 1,000 gallons 50c over 1,000 gallons 10c; minimum 50c. No meter rent. 10% discount.	Flat rate: four rooms 75c. net; five rooms 90c. etc. Meter rate: 2,000 gals. \$1; meter rent 25c. up. 10% disc. Other rates for shops, etc	*	*

*Same as in preceding page.

†In a number of cases, separate charge for window washing and street sprinkling, in addition to lawn and garden watering.

††Installed 1908. Also steam heating, 8 months \$6.00; Hot water heating, season \$3.00. Discount 10%.

†††Installed 1907. § Per month.

CHAPTER II.—ELECTRIC LIGHTING, 1900-1913.

The price of electric lighting over the period 1900-1913 in 68 localities will be found in the large table herewith. As in the case of water rates, some difficulties in compilation were imposed by the differences in the methods of levying charges which prevail, these including flat rates, meter rates, rates based on the number and power of lamps used, rates based on house valuation, rates reflecting cost of installation, etc., with varying sliding scales and discounts. It is thought, however, that the table will show the general tendency of costs with a fair degree of accuracy.

On the whole, the price of electric current has been markedly downward since 1900. From the subjoined table of index numbers it will be seen that the average decline has amounted to about 30 per cent; this would be considerably increased by weighting the localities according to population, as it is in the larger centres that the most pronounced decreases have taken place. Of 60 complete records, 38 show reductions, 22 remained stationary, and only one showed an increase. Most of the reductions range from 25 to 50 per cent, but instances of 60 and 80 per cent occur. (See chart, page 328.)

It may be noted that the Maritime Provinces have been affected least by the downward trend. In Quebec also the situation has tended to stability in the smaller localities; Montreal and adjacent cities, however, are down by one-half. Of Ontario the opposite may be said: the exceptional localities are those in which reductions have not been made. This is largely attributed to the advent of Niagara power under the administration of the Hydro-Electric Commission, which by direct competition lowered rates in many localities, and in others indirectly effected the same result. In Manitoba the index number shown is the lowest of any province; this reflects a reduction in Winnipeg and St. Boniface from an 18 cent rate in 1900 to a 10 cent rate in 1906, and finally to a $3\frac{1}{3}$ cent rate with a discount in 1912, following the installation of a municipal hydro-electric plant. In the other Western Provinces material reductions are shown in several cases as a result of municipalization.

Generally speaking, the reduction in electric light charges has accompanied the growth of public ownership. Another agency working for lower prices has been the adoption of metering, which in certain localities was reported to have effected savings amounting to $33\frac{1}{3}$ to 50 per cent. The Public Utilities Commission of Nova Scotia and the Hydro-Electric Commission of Ontario, it may be pointed out, favour a sliding scale according to the amount used, with base rate on floor area. These bodies have also exerted their influence for the simplification of schedules (with implied reduction of accounting costs), the promotion of uniformity in order to facilitate comparison of rates, and the securing of publicity through better statistical records. It should be added that in several cases where rates have remained unchanged, betterments through new and improved appliances have effected appreciable reductions in cost to the consumer. Taking all things into consideration the price of electric lighting to the consumer in Canada may be said to be down by nearly one-half since 1900.

DEPARTMENT OF LABOUR EXHIBIT

ELECTRIC LIGHT, 1900-1913—INDEX NUMBERS.

Province.	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913
Nova Scotia.....	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
New Brunswick.....					100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Quebec.....	100.0	100.0	100.0	100.0	100.0	100.0	97.3	96.5	95.8	95.4	84.2	83.5	78.8	77.5
Ontario.....	100.0	98.8	96.8	97.0	96.2	93.9	92.4	92.4	90.8	89.3	85.3	80.5	78.6	68.6
Manitoba.....	100.0	100.0	100.0	100.0	100.0	100.0	66.6	66.6	51.0	51.0	51.0	39.7	27.5	27.5
Saskatchewan.....					100.0	100.0	96.6	98.3	98.3	84.0	63.2	63.2	51.4	51.4
Alberta.....	100.0	100.0	100.0	100.0	100.0	100.0	71.4	71.4	85.7	70.8	60.1	56.5	53.0	43.7
British Columbia.....	100.0	80.8	80.8	80.8	80.8	75.0	75.0	81.7	81.7	81.7	81.7	81.7	78.6	65.5
Canada.....	100.0	98.5	97.4	97.5	97.2	95.9	93.9	92.1	90.5	88.6	83.5	80.2	77.1	70.7

ELECTRIC LIGHT AND POWER, PER K. W. HOUR, 1900-1913.

Locality.	1900-02	1903-04	1905-08	1909-11	1912	1913	Remarks.
<i>Nova Scotia</i> — Amherst	House : up to 50 K.W. 13c. over 50, 11c. Hotels, etc. 1st. 100 K.W. 13c.; over that 12c and 11c. Also flat rate. Disc. 10%.	•	•	•	•	•	Increased efficiency of lamps, due to metal filament, has reduced cost per c. p. to consumer over 50% within 14 years.
Darhmouth.....	12½c house & commercial	•	•	•	•	•	
Glace Bay.....		House: up to 516 c. p. lights, 33c ea. per month; sliding scale to 16 ; 25c. Also commercial: 40c. per 16 c. p. per month special Hotel rates.	•	•	•	•	
New Glasgow	15c; 10% Dis.						
North Sydney ...	12c.	•	•	•	•	•	
Springfield	12c.	•	•	•	•	•	
Sydney			Light— Sliding scale (minimum \$1. a month) 12 to 9c net. Meter rent 25c per mo. Power: 2.7 to 9c. net for 2 h. p and up. Minimum \$2 per mo. Heating and other rates.	•	•	•	
Sydney Mines.....			11c.	•	•	•	
Truro			10c. for each socket wired (over 10, 3c.) a-cs. up to & current \$2.00, 12½c; 10c. per K.W. \$20.00 50% discount.	16c; sliding scale disc.:	•	Light— sliding scale 1st 15 K. W. 15c.; over 150 K.W. 8c. Less 10% discount Power— 1st 50 K. W. 12c.; over 500 K. W. 7c less 10% discount; monthly minimum in light \$1.11; power 83c.	
Yarmouth.....					15c. discount 10%	•	

*Same as preceding year.

DEPARTMENT OF LABOUR EXHIBIT

ELECTRIC LIGHT AND POWER, PER K. W. HOUR, 1900-1913.—Continued.

Locality.	1900-03	1904-06	1907-09	1910-11	1912	1913	Remarks.
<i>New Brunswick—</i>							
Fredericton.....		House 12c. net. Mercantile 12-16c net	•	•	•	•	
<i>Quebec—</i>							
Chicoutimi.....	Sliding scale: house 1-30 lamps \$6-\$62. Shops etc 1 to 3 lamps, \$7- \$12; each additional \$3.00. Disc. 20%.			•	•	Sliding scale. House 1-30 lamps \$6-\$62. Shops etc, 1- 3 lamps \$7-\$12.00; ea. additional \$3.00. Disc. 10%.	
Joliette.....	Flat rate: sliding scale \$5, \$1.50 for 1 to over 30 lamps, 16 c.p. Meter rate 10c.—2c. for 50 to over 2,500 K. W. H. per mo.	•	•	•	•	•	
Lachine.....	Flat rate: 40c per 16 c. p. lamp.	•	•	10c. per K.W. H. Disc 20%	•	10c. per K. W H. Disc 30%	
Levis.....						20c. less 40% discount.	
Montreal.....	15c. 15% disc. on five year contracts. 5% discount on one year contracts.	•	•	10c. 20% discount on five year contracts. 5% discount on one year contracts.		8c. 20% discount on five year contracts. 5% discount on one year contracts.	
St. Hyacinthe....	15c less 20% discount.	•	•	•	•	•	
Sherbrooke.....	10c.	•	•	6c.	•	•	
Sorel.....	15c.	•	•	•	•	•	
Three Rivers.....	House: 1st lamp (16 c.p.) \$ 5.00 per annum. 2nd lamp, \$4.50, etc. Shops, 1st lamp \$7.00 & also meter rate.	•	•	•	•	•	
Valleyfield.....	13c plus 25c per month meter rent.	•	•	•	7c plus 13c per month for meter rent.	•	
Westmount.....	13.75c	10c.	9-7½c.	7c.	6c.	6c.	On 5 year contract.

*Same as preceding year

ELECTRIC LIGHT AND POWER, PER K. W. HOUR, 1900-1913.—Continued.

Locality.	1900-01	1902-03	1904	1905-07	1909-12	1913	Remarks.
Ontario:—							
Barrie.....	10c. net.	•	•	•	12½¢, less 20% - 10% discount.	House: 4c per 100 sq. ft. floor space per month. Minimum 25c; service charge 4½¢ per K. W. by meter. Less 10% discount. Also commercial rates.	1913 Hydro Electric.
Berlin.....	House: 15c; Meter rent 25c; commercial 15c; meter 25c; power 12c; No meter rent.	•	House and commercial same: 7.6c. power: 8c. meter, 50c.	House and commercial: 7.6c. Meter: 25c. power: 8c. meter, 50c.	(1) House: per 100 sq. feet area square feet; 5c per month; minimum charge: 75c. and also house 4c. service charge per month. K. W. (2) Commercial 8c & 4c. Discount 12c. K. W. H. for 20% (first hour); (3) Flat daily; 5 cents above first hour. (3) Flat rate \$6.00 per month per K. W.; minimum 167 K. W's; \$1. monthly charges. 20% discount.	(1) House: 4c. per 100 sq. feet; 4c. service charge; 75c. and also house 4c. service charge per month. (2) Commercial 8c & 4c. Discount 12c. K. W. H. for 20% (first hour); (3) Flat daily; 5 cents above first hour. (3) Flat rate \$6.00 per month per K. W.; minimum 167 K. W's; \$1. monthly charges. 20% discount.	
Brockville.....	20c. net.	10c.	•	•	•	•	
Brantford.....			10c. per K.W. 10% discount	•	•	8½¢. per K. W. 5 to 35% discount.	Hydro Electric also in 1913. Rate 3c. per K. W. with a fixed floor space rate at 4c. per 100 sq. ft.
Cobalt.....					10c.	•	
Cobourg.....	15c.	•	15c	•	8c.	•	
Collingwood.....	12c. per K.W.	Meter rate: minimum charge per month 75c. Rent of 10c. for 10 light meter and up. Commercial rates with 5 to 30% discount. 20% discount extra for prompt payment.	•	•	•	Hydro- Elec. 4c. p. month per 100 sq. ft. and 4½¢ per K. W. H. 10% discount	Civic plant to 1912. Hydro-installed in 1913.

* Same as preceding year.

ELECTRIC LIGHT AND POWER, PER K. W. HOUR, 1900-1913.—Continued.

Locality.	1900-01	1902-05	1906-08	1909	1910	1911	1912	1913
<i>Ontario—contd.</i>								
Cornwall.....	16 c.p. lamp, \$6 per annum 10c. per lamp, \$4.20 per annum. No discount.	•	16 c.p. lamp, \$6 per annum 10 c. p. lamp, \$4.20 per annum. 20% discount	•	•	•	•	Flat rate 16 c.p. lamp, \$6 per annum 10 c. p. lamp, \$4.20 per annum. Meter 10c. per K. W.; discount 30%
Fort William.....	Residential: Flat rate 30c. per mo. for 16 c.p. lamps, less 10% disc. Commercial: 50c. per mo. 16 c.p. lamp. 10% discount	•	•	•	Meters in- stalled. 7c per K. W. H. for both domestic and business 10% discount	•	5c domestic 7c. business 10% discount	5c. domesti 5c. business Discount 10 to 35%
Galt.....		4c per 100 sq. ft. base rate, 4c. per K. W., less 25% dis.	•	•	•	•	•	•
Guelph.....		20c. per K.W. Meter rent 50c.	•	15c. per K.W. Meter rent 25c.	15c; disc. 5%.	10c; disc. 10%	10c; disc. 20%	4c. per 100 sq. ft. of floor space and 4c. per K. W. con- sumption charge. Disc 20%.
Hamilton.....	House: 20c., less 50% discount. Commercial: 20c. less 20% discount.	•	•	House: 8 1/2 c., less 10% discount Commercial: 4 1/2 c. less 10% discount	•	•	•	House: 5 1/2 c., less 10% disc. int Commercial: 1 1/2 c. less 20% discount
Kenora.....	Sliding scale domestic 1-10 lamps (16 c.p.) 50c. to \$4.20. Commercial: 1-5, 16 c. p. lamps 90c to \$3.20. Also rates for larger number of lamps Rate for 8c.p. lamps in res- idences: 1-10 25c. to \$2.15.	•	•	•	•	•	•	•
Kingston.....	12c.	•	10c.	•	•	•	•	•
London.....	Light, 18c ; less 50% disc; 25c. per mo. meter rent.	•	•	•	Light, heat, etc., 3c. less 10% discount Power special rates.	•	•	•
Niagara Falls.....	7c net.	5c	4 1/2c.	4c.	•	•	3 1/2c.	•
Oshawa.....	10c. net.	•	•	•	•	8c. per K.W. H. net, or 10c per room per month plus 3c. per K.W. H.	•	•

*Same as preceding year.

ELECTRIC LIGHT AND POWER, PER K. W. HOUR, 1900-1913.—Continued.

Locality.	1900-3	1904	1905-7	1908-9	1910	1911	1912	1913
Ontario—contd.								
Ottawa.....			12c., less 40% discount. \$1. meter rent	8c. less 10% discount. \$1. meter rate.	•	8c. less 10% discount; or floor area charge 4c per 100 sq. ft. per month and 3c per K.W. H. 10% discount	•	•
Owen Sound.....	10c.	•	•	•	•	•	6c. to 10c.	•
Pembroke.....		Sliding scale; 12c. for 1 M to 25 M Watt. down to 7c. for over 200 M Watts.	•	•	•	•	•	•
Peterborough.....	10c net. 1901-7}c.	•	7c.	•	7c.; or 10c. 10c. per living room and 3c. per K.W.H.	•	•	•
Port Arthur.....	House: Flat rate per month 1-20 lamps, 16 c. p. 55c. to \$5.40; 10% discount Commercial: 1-20 lamps 75c to \$8.45. 15% discount Also meter rates: 8c per K. W. H. House: Area basis, 4c. per 100 sq. ft. and 3½c per K. W. H.; 10% discount	•	•	•	•	•	•	
Port Hope.....	House: \$3 per annum for each 16 c. p. lamp. Commercial: \$5. per ann. each 16 c. p. lamp.	•	•	•	•	•	•	Residential: 5c. per K. W., less discount of 40% plus 10c. per living room per mo. Commercial: 10c. per K.W. less 20% discount.
St. Catharines...	7c. per K.W.; 25c. per mo. meter rent; 10% discount	•	•	•	•	•	•	•
St. Thomas.....	House: 10c.	•	10c. to 12c.	•	•	5c. to 12c.	4c. to 9c.	3c. to 6c.
Sarnia.....	Sliding scale 12c-14c.	•	10-7c.	•	•	•	10c. to 5½c.	•

*Same as preceding year.

DEPARTMENT OF LABOUR EXHIBIT

ELECTRIC LIGHT AND POWER, PER K. W. HOUR, 1900-1913.—Continued.

Locality.	1900-5	1906-7	1908-10	1911	1912	1913	Remarks.
<i>Ontario—Cont'd.</i>							
Sault Ste Marie .	House: 1c. per Watt per month for 1st 150 Watts of rated install- ation; then one-half cent. Installation to 1,000 W. 10c. per K.W. for first 30 K. W. per month; and scale down to 5c. and 2c. for larger consumption. Also meter rates with discount.	•	•	•	•	•	
Toronto	House; 20c. less 60% discount; meter rent 25c. per month; 25c. for each lamp instal- led. Commercial and other rates.	•	•	8c. per K. W. H. as follows: 6 roomed house 1st. 10. K. W. per month; 7 and 8 roomed house 1st. 15 K.W. 13 roomed house: 1st. 50 K. W. 10% discount No meter rent or in- stallation charges. Also Hydro- Electric rates See remarks.	•	House, fixed charges monthly; 4c. per 100 sq. ft. floor area, and 3c. per K. W. 10% disct. Also commer- cial rates.	Rate quoted under 1913 is Toronto Hydro-Elect. Plant previous rates Toronto Electric Co. Both in use since 1911. General Manager Toron- to Hydro - Electric System, says rate worked out at approximately \$4.50 per K. W. hour for residence service.
Welland	8c-6c net.	•	•	•	•	3c less 25% discount.	Hydro Electric in 1913.
Woodstock	8c. net; 60c. per quarter meter rent	•	•	3c. per 100 sq. ft. floor area, and 3c. per K. W. H. net.	•	•	On area basis, house 16x20, 2 floors, would pay about 20c. per month service charge.
<i>Manitoba—</i>							
Brandon	20c; discount 10 to 33%.	•	10c; 5% disct	•	•	•	
St. Boniface	20c.; discount 10% to 15%	10c.; discount 10% to 15%	•	October- Dec. 7½c. discount 10% to 35%.	3½c. discount	• 10 % to 35%	Hydro - Electric Municipal Plant installed October, 1911.
Portage La Prairie.	20c.	•	•	15c.	•	•	

*Same as preceding year.

ELECTRIC LIGHT AND POWER, PER K. W. HOUR, 1900-1913.—Continued.

Locality.	1900-03	1904-05	1906-08	1909	1910	1911	1912	1913
<i>Manitoba—Cont'd.</i>								
Winnipeg	20c; discount 10% to 15%.	•	10c; discount 10% to 15%.	•	•	Oct.-Dec. 7½c; discount 10% to 35%. †	3½c, discount 10% to 35%.	•
<i>Saskatchewan—</i>								
Moose Jaw		Light: 15c net Power: 8c. Discount 5-40 per cent.	Light: 14c net Power: 8c. Discount 5-40 per cent.	Light: 12c. Disc. 10%. Power: 7c. disc. 5-40%.	Light: 12c. Disc. 10%. Power: 6c. Disc. 5-40%	•	Light: 8c. Disc. 10%. Power 1½c; 5c. Heating and Cooking; 5c, disc. 10%.	•
Regina	•	•	•	•	•	•	Light: 1st 300 K. W. H's 7c per K. W. over this 6c. per K. W. with meter rent Power: 1st. 300 K. W 5c. per K. W.; up to 600 K. W. 4c.; over 600 K. W. 3½c.	•
Saskatoon		1-4 lights (16c p.) 75c per mo. lights and up meter rates 11c. per K. W. H. Meter rent 25c. per mo.; minimum charge \$1.00.	Light: 1st 100 K. W. H. 16c. 2nd 100 K. W. H. 12c. over 200 K. W. H. 13c. Power: 14c.	Light: 1st 100 K. W. 14c. 2nd 100 K. W. 12. over 200 10c. Power: 12c.	Light: 1st 100 K. W. 11c. 2nd 100 K. W. 9c. over 200 8c. Power: 9c.	•	Light: 1st 100 K. W. 9c. 2nd 100 K. W. 8c. Power: 6c.	Base charge 6c. Domestic: for stoves 4c; over 100 H. P. 3c and special rates.
<i>Alberta—</i>								
Edmonton	21c; & sliding scale, 14c, 16c 18c. for over 1,000 K. W. lighting.	•	Light: 14-16c Power: 12c per K. W.	Light: 8½c. Power: 4-6-8c	•	•	Light: 8½c. Power: minimum 3½c. maximum 7c.	
Lethbridge				14c. ‡	11c.	10c.	9c.	8c. less 20% discount.
Medicine Hat							House: 8c. Commercial: 6c.	•
<i>British Columbia—</i>								
New Westminster	House: flat 10 4c - 8.0c rate. \$1.-\$1.50 Meter 25c. net per lamp. No meter.	•	•	8.8c. - 7.2c. Meter rent 15c.	•	•	8.8c. - 7.2c. Meter rent abolished.	•

*Same as preceding year.

†Municipal Plant installed, 1908.

‡Hydro - Electric Municipal Plant installed October, 1911.

DEPARTMENT OF LABOUR EXHIBIT

ELECTRIC LIGHT AND POWER, PER K. W. HOUR, 1900-1913.—Continued.

Locality.	1900	1901-04	1905-06	1907-08	1909-10	1911	1912	1913
British Columbia— Cont'd.								
North Vancouver				1st. 40 K.W. H. 17c. per K.; next 60 K.W. H. 12c. per K.; next 100 K.W. 10c. per K. Disct. 5%.	1st 50 K.W. H. 15c. per K.; 2nd 50 K. W. H. 14c. per K.; next 300 K.W. H. 13c. per K.; next 300 K.W. H. 12c. per K.; Disct. 20%.	•	•	1st 50 K. W. H. 11c. per K.; 2nd 50 K. W. H. 10c. per K.; next 300 K.W. H. 9c. per K.; next 300 K.W. H. 8c. per K.; Disct. 20%.
Prince Rupert						18c. less 25% disc ^t	Minimum charge \$1.00 per month Sliding scale up to 49 K. W. H. : 18c. up to 999 K. W. H. : 15c. Disct. 25%. Also commer- cial rates.	•
South Vancouver					15c.	•	•	11c.
Vancouver §	Monthly consumption basis : 20c. Meter rent 25c. Discount: bills up to \$10.00 20% up to \$25.00, 40%	Per month 1st 40 K. W. 16.15c per K.; next 60 K. W. 11.4c per K. W. Excess of 100 per K. Meter rent 25c per month. Discount 5%	Monthly 1st 40 K. W. 12c. net per K.; next 60 K. W. 9.5c. net per K. Meter rent 20c. Discount 1c. p K.W.H.	1st 50 K.W. 10c net per K.; next 50 K.W. 9c. net per K.; next 300 K. W. 8c. net per K. Meter rent 15c. Discount 1 cent per K. W. H.	1st 50 K. W. 8.8c net per K.; next 50 K. W. 8c net per K.; next 300 K.W. 7.2c net p.K.; Meter rent 15c. Discount 20%	•	•	•
Victoria	Light: 1st 60 K. W. 13c. per K.; next 60 K. W. 11c. per K. &c; discount 1c per K. W. Power: 1st 100 K. W. 7c; scale down to 2c.	•	•	•	•	•	1st 50 K. W. 11c. per K.; next 50 K.W. 10c. per K.; discount 20%	•

*Same as preceding year.

†First outfit of carbon lamps given free, also free renewals burnt out lamps. Decrease since 1900, stated to be about 50% on ordinary lights acct's.

CHAPTER III.—THE PRICE OF GAS, 1900-1913.

The price of illuminating and fuel gas in 38 localities from 1900 to 1913 is shown in the large table herewith.

From the tables of index numbers subjoined, the general trend in the several provinces may be observed. It will be seen that prices have shown a considerable decline, especially in the case of illuminating gas. For the Dominion as a whole illuminating gas is down 23 per cent, while fuel gas has declined 18 per cent.

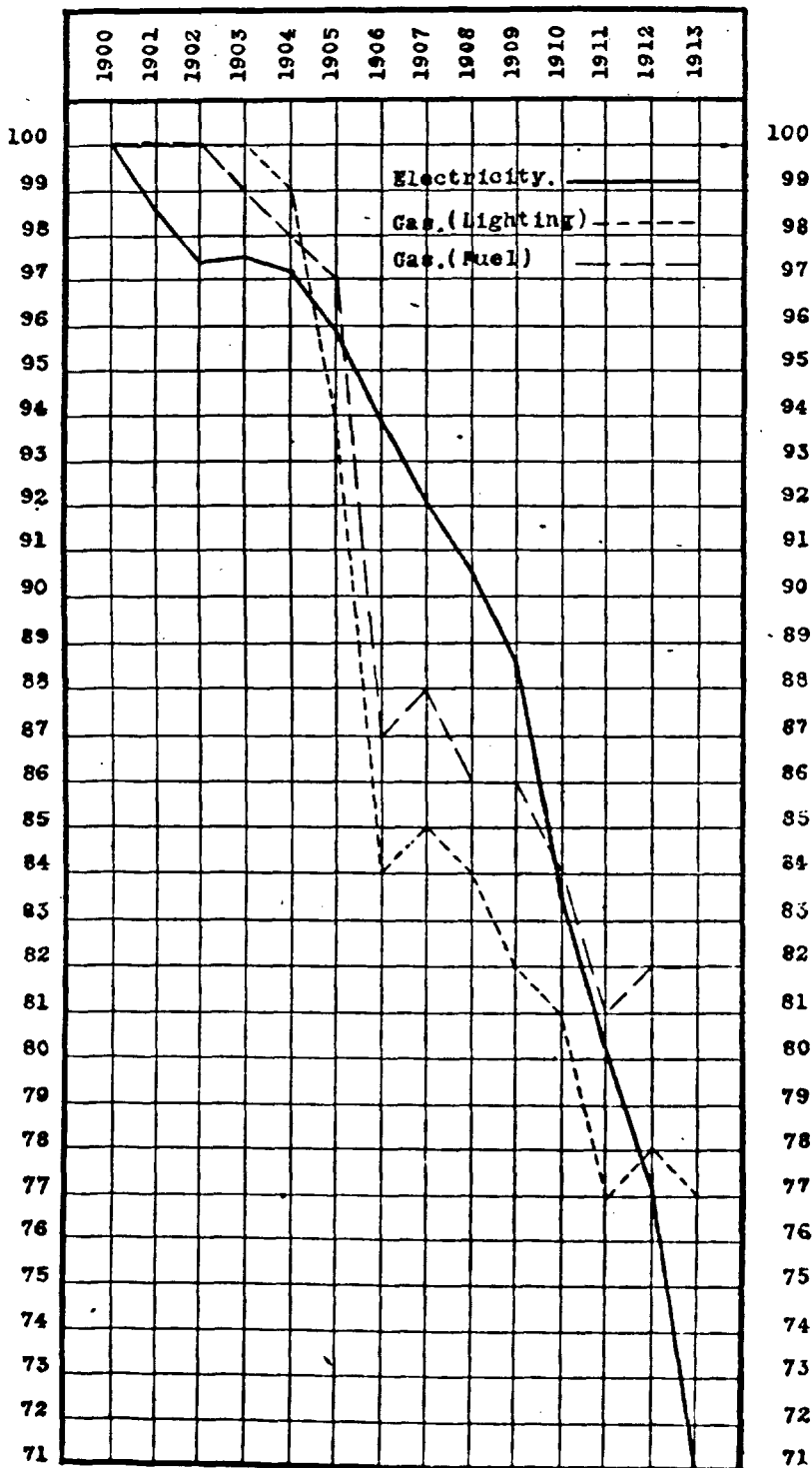
Of the 38 localities, 13 show stationary prices, 18 show decreases, and 4 show increases, one of the latter being a reaction from an extremely low price on the installation of natural gas.

The decline in the price of gas has been the result largely of competition from two sources, namely, electricity and natural gas. Illuminating gas has been subject to the competition of both; fuel gas, however, up to the present has not been greatly affected by the cheapening of electricity, though the tendency is visible. Hence no doubt the greater decline in illuminating gas as compared with fuel gas. The increased use of gas resulting from the rapid growth of population and the expansion of manufacturing has been a factor in consumption; on the other hand, electricity has on the whole the preference for lighting purposes, and gas as fuel is still looked upon as somewhat of a luxury.

The price of natural gas at its highest is about half that of artificial gas. For ten towns with natural gas in Ontario and the West the average rate is 34 cents, while the cheapest artificial gas is about 70 cents. Of the ten towns referred to, three were in 1900 using artificial gas at an average cost of \$1.58; these now have an average rate of 32 cents.

The returns from the Maritime Provinces are very meagre but indicate stationary conditions. In Quebec, however, there has been a considerable decline; Montreal, the largest consuming centre in Canada, is down 20 per cent. In Ontario the tendency to seek lower levels is more apparent. Several instances occur of prices being cut in half, and even greater reductions are frequent. Natural gas and the Hydro-Electric Commission are the factors chiefly responsible. In a few cases there has been a rise in the price charged for natural gas, but the fact that the original price on installation was extremely low must be considered. In the Prairie Provinces returns from Winnipeg and Medicine Hat show large reductions, the former a result of cheap electricity and the latter a result of the installation of natural gas. In British Columbia a tendency to fluctuate is visible in the three cities recorded. In New Westminster, lighting has on the whole increased considerably. In Vancouver, lighting gas is down, but fuel gas after a drop in 1906 has partly recovered. In Victoria, there has been a rise in fuel gas.

PRICES OF ELECTRIC LIGHTING AND OF ILLUMINATING AND FUEL GAS, 1900-1913.



PRICE OF ILLUMINATING GAS PER, 1,000 CU. FT., 1900-1913—INDEX NUMBERS.

	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913
Maritime Provinces.....	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Quebec.....	100.0	100.0	100.0	100.0	100.0	100.0	92.0	92.0	92.0	91.0	96.0	95.0	92.0	91.0
Ontario.....	100.0	100.0	100.0	99.0	99.0	94.0	82.0	83.0	80.0	80.0	76.0	75.0	76.0	75.0
Manitoba.....	100.0	100.0	100.0	100.0	100.0	67.0	67.0	67.0	67.0	67.0	67.0	67.0	67.0	67.0
Alberta.....	100.0	100.0	100.0	100.0	100.0	100.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0
British Columbia.....	100.0	100.0	100.0	100.0	100.0	93.0	93.0	104.0	112.0	89.0	97.0	97.0	97.0	97.0
Canada.....	100.0	100.0	100.0	100.0	99.0	94.0	84.0	85.0	84.0	82.0	81.0	77.0	78.0	77.0

PRICE OF FUEL GAS PER 1,000 CU. FT., 1900-1913—INDEX NUMBERS.

	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913
Maritime Provinces.....	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Quebec.....	100.0	100.0	100.0	100.0	100.0	100.0	92.0	92.0	92.0	91.0	96.0	95.0	92.0	91.0
Ontario.....	100.0	100.0	100.0	98.0	96.0	97.0	87.0	88.0	85.0	85.0	81.0	80.0	82.0	81.0
Manitoba.....	100.0	100.0	100.0	100.0	100.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0
Alberta.....	100.0	100.0	100.0	100.0	100.0	100.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0
British Columbia.....	100.0	100.0	100.0	100.0	100.0	100.0	93.0	93.0	93.0	93.0	96.0	102.0	102.0	102.0
Canada.....	100.0	100.0	100.0	99.0	98.0	97.0	87.0	88.0	86.0	86.0	84.0	81.0	82.0	82.0

DEPARTMENT OF LABOUR EXHIBIT

PRICE OF GAS, PER 1,000 CUBIC FEET, 1900-1913.

	1900-3	1904	1905	1906	1907-9	1910	1911	1912	1913
<i>Nova Scotia</i> —	\$	\$	\$	\$	\$	\$	\$	\$	\$
Yarmouth.....	2.00	.	.	.	.	.	.	.	.
<i>New Brunswick</i> —									
Fredericton....	3.00	.	.	.	.	.
St. John.....									Lighting 1.85 Fuel 1.10 10c off every 1,000 feet.
<i>Quebec</i> —									
Montreal.....	Lighting 1.20 Fuel.....1.00 net.	.	.	.	.	Lighting 1.10 Fuel .	.	Lighting 1.00 Fuel .	Lighting .95 Fuel..... .95
Quebec.....					1.00	1.50 less 20% discount.	.	.	.
St. Hyacinthe....	Lighting 2.50 Fuel.....1.50 less 20%	.	.	.	.	.	.	.	.
Sherbrooke.....	1.25	.	.	.	.	.	.	.	.
Sorel.....	1.50 less 20%.	.	.	1.00 less 25%	.	1.50 less 20%	.	.	.
Westmount.....	Lighting 1.20 Fuel.....1.00	.	.	Lighting 1.15 Fuel.....1.00	Lighting 1.10 Fuel 1.00	Lighting 1.05 Fuel.....1.00	Lighting 1.00 Fuel 1.00	.95	.90
<i>Ontario</i> —									
Berlin.....	Lighting 1.50 Fuel.....2.00 net.	Fuel.....1.00 Meter.... .10	Fuel..1.25 Meter .10	.	.	Fuel.....1.00 Meter.... .10	.	.	.
§ Brantford.....	.50 10% discount	.	.	.	.	.	.	.	.
Brockville.....	Lighting 2.00 Fuel.....1.25	Lighting 2.00 Fuel... 1.00	Lighting 1.50 Fuel..1.00	Lighting 1.25 Fuel.....1.00	Lighting 1.12½ Fuel 1.12½	.	.	Lighting 1.00 Fuel.....1.00	.
Barrie.....	Lighting 1.75 Fuel.....1.50 net.	.	.	.	.	.	.	.	.
† Chatham.....	Lighting 2.00 Fuel.....1.00 if on separate meters. 1.50 for both on same meter	.	.	Both lighting and fuel : .25 Fuel only .35	.	.	.	.	.
Cobourg.....	1.25	.	.	.	.	.	.	.	.
Cornwall.....	Lighting 2.50 Fuel.....2.00 No disc.	.	.	Lighting 2.00 Fuel.....1.50 25% discount	.	.	.	.	.
Galt.....	.45	.	.	.	.	.	.	.	.

* Same as preceding year.

‡ Natural Gas.

† Artificial, 1900-1906; Natural 1906 on.

COST OF LIVING

PRICE OF GAS, PER 1,000 CUBIC FEET, 1900-1913.—Continued.

	1900-2	1903-4	1905	1906-7	1908-9	1910	1911	1912-13
<i>Ontario—Cont'd.</i>								
Guelph	\$ Lighting 1.50 Fuel.....1.00 net.	•	\$ Lighting 1.50 Fuel.....1.50 net.	•	\$ 1.00	\$.90	\$ •	\$.85
Hamilton	1.50 artificial	•	•	1.00 artificial .40 natural, net.	•	•	•	•
Kingston.....	2.00	•	1.50	•	1.00	•	•	•
Niagara Falls .....		.20	.25	.28	.30	•	•	.40
Oshawa					1.25	1.25 net	1.15	•
Owen Sound	1.80 net.	•	1.20 net.	•	•	•	•	1.00
Peterborough.....	1.25 net.	•	•	•	•	•	•	•
Port Hope.....	Lighting 2.00 Fuel.....1.25	•	•	•	•	•	Lighting 1.75 Fuel.....1.25	Lighting 1.25 Fuel.....1.25
St. Catharines.....	1.10 less .10 per 1,000 cu. ft.	•	•	•	•	•	•	•
†St. Thomas.....	1.50	•	1.40 less .10 per 1,000 cu. ft.	1.25 less .10 per 1,000 cu. ft.	1.10 less 10c. per 1,000 cu. ft.	1.00 less .10 per 1,000 cu. ft.	•	•
‡Sarnia.....	Lighting 1.25 Fuel......95	•	•	•	•	‡Both .30	•	•
Toronto.....	.90	.80	•	.75	•	•	.70	•
Welland.....	.30	•	•	•	•	•	•	•
Woodstock.....	Lighting 1.50 Fuel.....1.00	•	•	Lighting 1.00 Fuel.....1.00 2.00 per an meter rent.	•	•	•	•
<i>Manitoba:—</i>								
†Brandon.....						1.75 Discount 5-10%	•	•
Winnipeg.....	2.00 Discount according to amount consumed.	•	1.50 Discount 10% for light, 20% fuel, on bills over 1.00	•	•	•	•	•
<i>Alberta:—</i>								
Calgary.....								.35
**Lethbridge.....								5% discount
								Summer:— Four months; under 250,000 cubic feet, monthly, .35 net. Winter:— Same; .35 with 5% discount. Over this, discount 10% to 15%

* Same as preceding year. * Plant installed 1903; Rate cannot exceed .50. † Previous to 1905, controlled by private company.
‡ Natural Gas introduced, 1910. † Plant installed in 1906. ** Natural Gas service installed, 1912.

DEPARTMENT OF LABOUR EXHIBIT

PRICE OF GAS, PER 1,000 CUBIC FEET, 1900-1913.—Continued.

	1900-4	1905	1906	1907	1908	1909	1910	1911-13
<i>Alberta—Cont'd.</i>	\$	\$	\$	\$	\$	\$	\$	\$
Medicine Hat.....	Residential 35 M'fg'. .5	•	Residential .15 M'fg'. .5	•	•	•	•	•
<i>British Columbia—</i>								
New Westminster..	Lighting 2.00 Fuel.....1.50	•	•	Lighting 2.70 Fuel •	Lighting 3.15 Fuel •	Lighting 1.80 Fuel •	Lighting 2.25 Fuel •	•
Vancouver	Lighting 2.25 Fuel.....1.50 net.	Lighting 1.75 Fuel •	Lighting Fuel— 1st M. cu. ft. 1.25. Next 4M. cu. ft. 1.10	•	•	•	Lighting • Fuel— 1st M. cu. ft. 1.40: Next 4 M. cu. ft. 1.25: M'fg. 30 M to 50 M cu. ft. 1.15	•
Victoria.....	Lighting 2.00 Fuel.....1.50 Meter rent .25 per mo. 25% discount	•	•	•	•	•	•	Lighting 2.00: Fuel— 1st 1M cu. ft. 2.00: Over that 1.50. Meter rent and discount same.

*Same as preceding year.

CHAPTER IV.—MUNICIPAL TAX RATES.

Statistics showing the trend of municipal tax rates from 1900 to 1913 are assembled herewith. The rates quoted are inclusive for the most part of school rates, though the latter are in some cases given separately. Seventy-two localities are represented, the data having been obtained from the municipal authorities.

The table of index numbers over the page based on the above shows that there has been a marked tendency on the part of municipal tax rates to advance.* For all 72 localities the average increase has been 21.6 per cent. The provincial averages shown in this table must be used only with full appreciation of the number and character of the localities included.

It is somewhat difficult to interpret a finding of this nature, but broadly it may be set down as indicating a period of exceptionally heavy expenditures on municipal improvements, such as streets, sidewalks and sewers.† School rates have been particularly buoyant. The figures must, of course, be taken in close connection with assessments. Owing to popular feeling on the subject the basis of assessment is more readily changed than the rate of taxation; when, during a period of expansion, increased expenditures are necessary, the usual process is to raise the capital on bonds and secure the additional revenue by an increase in assessments. On a later page it is shown that assessments in Canada have increased by five times since 1900 (see Part II, Sec. II, Chap. I, where an analysis of municipal assessments is given). When in addition to this great advance it is shown that the rate of levying has also gone up to a pronounced degree, the fact, as above stated, points to an extraordinary growth in municipal expenditures. During a period of such growth, additional facilities in the way of streets, sidewalks, police and fire protection are *ipso facto* necessary, but there has also to be considered the desire on the part of a municipality at such a time to make a good showing in comparison with other localities and thus insure still further expansion. Simultaneously the increased cost of construction and the tendency to carelessness and waste add materially to the public outlay. Moreover, when increased assessments fail to meet the obligations incurred for these, there is amid the general optimism less objection on the part of the public to a rise in the tax rate. It will be seen that the rates tend to be stationary in the older and smaller towns, and to have advanced most in towns, old or new, where industrial development and general growth have been most rapid. The whole phenomenon is of considerable intricacy, and must be considered in the light of all the various factors involved. In itself, however, so exceptional an increase in an ordinarily stable rate is of marked significance.

*The index numbers are based on the general rates. Where school rates were diversified (Public and Separate) the more representative rate was taken (Protestant in Ontario and the West, Roman Catholic in Quebec) except where the proportion was known.

†Municipal taxes may be regarded as the price paid for certain "services" general in their nature like police and fire protection and sanitation. Payment, of course, in such a connection is not on the usual basis of economic exchange.

DEPARTMENT OF LABOUR EXHIBIT

INDEX NUMBERS OF TAX RATES, BY PROVINCES, 1900-1913.

	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913
<i>Nova Scotia:</i> (10 localities).....	100.0	100.8	98.5	102.4	112.8	116.7	117.1	119.9	120.1	126.2	129.5	131.3	133.7	139.3
<i>New Brunswick:</i> (2 localities).....	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	115.5	113.5	115.5	115.5	117.5	115.5
<i>Quebec:</i> (15 localities).....	100.0	106.0	114.5	111.6	110.7	108.5	108.1	110.3	107.4	108.2	108.2	110.0	118.3	121.3
<i>Ontario:</i> (27 localities).....	100.0	104.2	104.0	104.3	105.6	101.2	99.6	103.6	106.8	107.3	107.7	111.5	110.7	115.9
<i>Manitoba:</i> (4 localities).....	100.0	120.8	132.3	115.3	115.5	108.8	98.0	92.5	95.5	96.8	94.3	101.8	103.8	123.3
<i>Saskatchewan:</i> (4 localities).....	100.0	105.3	117.0	112.3	129.5	127.8	109.8	123.3	100.3	112.3	123.0	103.8	98.0	102.8
<i>Alberta:</i> (4 localities).....	100.0	121.5	124.3	121.3	124.8	115.3	104.8	91.8	106.8	104.8	95.8	90.8	111.8	132.5
<i>British Columbia:</i> (6 localities).....	100.0	104.3	106.5	106.5	111.5	111.5	124.8	124.8	128.6	125.2	122.0	125.7	129.7	126.2
<i>Canada:</i> (72 localities).....	100.0	106.2	109.3	107.9	111.2	108.8	106.3	108.5	109.6	111.1	119.5	113.1	116.2	121.6

MUNICIPAL TAX RATES, CANADA, 1900-1913.

(Mills on the Dollar.)

	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913	Remarks.	
<i>Nova Scotia</i> ---																
Amherst.....	14.0	15.5	15.5	14.9	17.1	17.0	17.0	19.0	19.0	20.0	20.0	20.0	22.0	22.0	General rate. School rate.	
Dartmouth.....	8.8	8.6	8.6	8.8	7.9	7.9	7.8	8.8	9.5	8.1	7.5	8.5	8.2	8.5		
Glace Bay.....	5.8	5.4	5.0	5.2	5.4	5.5	6.0	6.8	6.9	7.4	7.5	7.0	7.3	7.0		
Halifax.....	25.0	17.5	18.0	20.0	20.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	30.0	30.0		
New Glasgow.....	17.2	17.1	17.0	17.2	16.6	16.9	17.3	17.2	17.0	19.1	19.9	19.7	19.6	19.6		
North Sydney.....	20.0	20.0	20.0	22.0	20.5	22.5	20.0	21.0	22.0	22.0	22.0	22.0	22.0	17.5		
Springhill.....	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	17.5	17.5	17.5	18.5	25.0		
Sydney.....	16.0	16.0	16.0	16.0	16.0	18.0	19.0	20.0	20.0	20.0	25.0	25.0	25.0	25.0		
Sydney Mines.....	10.0	10.0	11.25	11.25	20.0	20.0	18.5	18.5	18.0	20.0	20.0	20.0	20.0	22.5		
Truro.....	15.0	15.0	15.0	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	20.0	20.0		
<i>New Brunswick</i> ---																
Fredericton.....								14.1	15.0	14.4	15.0	15.0	15.5	15.0		Before 1901, assessment on plan whereby income paid 5 times rate on real or personal property. Since then all on same basis with poll tax of \$5 and \$300 income exemption. 1900: Rate on realty and stock in trade. 1908: Upper figure, rate on real estate; lower figure, rate on stocks in trade.
St. John.....	20.0	.	.	.	.	.	.	25.0	40.0	.	.	.	.	.
<i>Quebec</i> ---																
Chicoutimi.....	5.0	8.8	10.0	10.0	8.0	6.0	6.0	7.0	7.0	8.0	8.5	10.0	12.5	12.5	General rate. School rate. Municipal tax. Proprietors' school tax. Tenants' school tax;	
Fraserville.....	2.5	5.0	6.0	5.0	6.0	4.0	4.0	5.0	5.0	6.0	6.0	7.0	7.0	7.5		
Hull.....	7.5	.	.	.	.	.	.	.	.	.	.	.	.	.
Joliette.....	7.5	.	.	.	.	.	.	.	.	.	.	.	.	.
Lachine.....	7.0	.	.	.	.	.	.	.	.	.	.	.	.	.
Levis.....	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5		
Maisonneuve.....	5.8	5.8	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	9.0	9.0	9.0		
Montreal.....	10.0	10.0	12.5	10.0	10.0	10.0	10.0	10.0	7.5	7.5	7.0	7.0	8.0	7.5		
Quebec City.....	8.7	.	.	.	.	.	.	.	.	.	.	7.5	.	8.7
St. Hyacinthe.....	6.0	.	.	.	.	.	.	.	.	.	.	6.0	.	6.0
Sherbrooke.....	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5		
Three Rivers.....	10.0	.	.	.	.	10.0	.	.	.	.	.	.	.	.
Valleyfield.....	2.5	.	.	.	.	4.0	.	.	.	.	.	.	.	.
Westmount.....	4.0	.	.	.	.	5.0	.	.	.	.	.	.	.	.
Sherbrooke.....	17.5	.	.	.	.	.	.	.	.	.	.	.	.	.
Sorel.....	7.5	17.5	17.5	17.5	17.5	17.5	17.5	17.5	17.5	17.5	17.5	17.5	17.5	19.5		
St. Hyacinthe.....	5.0	.	.	.	.	.	.	.	.	.	.	.	.	5.0
Three Rivers.....	7.5	.	.	.	.	.	.	.	.	.	.	.	.	7.5
Valleyfield.....	14.5	.	.	.	.	.	.	.	11.5	.	.	.	.	12.5
Westmount.....	6.5	6.5	6.5	7.0	7.0	8.0	8.0	8.0	9.0	8.5	8.25	8.25	9.25	9.0		
	2.75	3.25	3.5	3.75	3.75	3.75	3.25	3.75	4.0	3.25	3.25	3.5	4.0	4.0		
<i>Ontario</i> ---																
Barrie.....	21.0	27.0	26.0	24.5	25.0	16.0	18.0	20.0	19.0	20.0	21.0	21.0	22.0	25.0	General rate. Public School Rate. Separate School Tax.	
Berlin.....	16.0	17.25	17.25	18.25	19.75	19.75	19.75	21.0	20.0	22.0	19.5	22.0	23.75	22.25		
Brautford.....					20.0	21.0	22.0	21.0	21.5	21.0	21.5	23.5	24.0	23.0		
Brockville.....	22.5	22.5	22.5	24.8	25.0	25.0	25.0	25.0	26.0	24.0	26.0	29.0	26.0	28.0		
Chatham.....	25.0	23.25	25.5	25.5	27.5	22.0	28.0	28.0	28.5	27.0	27.25	27.25	27.5	24.0		
Cobalt.....								24.5	25.0	32.25	34.87	37.5	27.5	28.12		
Cobourg.....	23.0													25.5		
Collingwood.....	25.0	23.0	23.0	25.0	25.0	25.0	25.0	23.0	28.0	28.0	26.0	30.0	26.0	35.0		
Cornwall.....	13.93	17.01	19.5	17.55	18.0	16.0	17.0	20.0	20.5	19.0	18.0	17.0	21.0	21.0		
Fort William.....	6.53	6.05	6.31	4.86	4.7	4.0	5.0	5.3	5.2	6.0	5.6	6.25	6.5	7.0		
Galt.....	8.22	8.0	7.90	8.45	8.0	7.5	7.5	6.1	6.9	7.8	9.0	9.0	9.0	9.0		
	29.0	28.0	27.0	27.0	25.0	23.0	18.0	20.0	23.0	26.0	23.0	25.0	23.0	20.5		
	17.5	18.5	18.5	22.0	21.0	22.0	19.0	22.0	23.0	23.0	23.25	23.5	23.5	22.0		

*Same as in preceding year.

DEPARTMENT OF LABOUR EXHIBIT

TABLE I.—MUNICIPAL TAX RATES, CANADA, 1900-1913.—Continued.

(Mills on the Dollar.)

	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913	Remarks.
Ontario—Cont'd.															
Hamilton	20.0	.	.	.	.	.	.	.	.	.	.	.	.	.	Between 20 and 21 throughout period.
Kenora	30.0	30.0	30.0	26.0	28.0	25.0	25.0	30.0	28.5	22.5	22.5	22.5	22.5	25.0	
Kingston	19.5	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.5	20.5	20.5	22.0	23.5	23.5	
London	24.25	23.5	23.0	23.0	23.0	23.0	20.5	21.5	22.5	23.5	23.5	23.0	22.75	24.9	
Niagara Falls	21.0	23.5	22.0	21.0	22.7	24.2	22.5	25.0	.	.	.	.	26.0	27.3	
Oshawa	21.5	22.5	22.0	23.5	23.5	28.5	27.5	26.0	27.0	26.0	27.0	28.0	27.0	29.0	Public School Supporters' rate.
Ottawa	20.9	21.0	21.5	21.55	20.05	20.7	20.62	20.7	21.8	22.7	22.2	21.55	20.15	19.3	Separate School Supporters' rate.
Owen Sound	21.9	22.0	22.5	22.55	21.05	23.2	23.1	23.1	25.3	25.2	25.8	25.65	24.45	24.3	
Pembroke	24.25	25.5	25.7	25.6	25.0	24.0	23.5	23.5	24.5	23.5	25.0	25.0	27.0	28.5	
Peterborough	15.0	.	.	16.0	.	.	.	.	.	.	.	.	.	25.0	
Port Arthur	9.88	11.2	11.13	12.16	11.56	10.98	10.91	10.67	9.27	10.56	12.72	13.36	13.33	15.01	Municipal School
Port Hope	7.12	6.8	6.87	6.84	6.94	7.02	6.59	6.83	7.73	8.94	9.28	8.64	8.67	9.99	
St. Catharines	25.15	27.6	27.0	23.74	21.0	16.0	15.0	18.0	25.0	23.0	25.0	27.0	23.0	23.0	
Sarnia	20.0	22.0	22.0	22.0	23.0	25.0	27.0	27.0	26.0	27.0	25.0	25.0	26.0	26.0	
Sault Ste Marie	21.3	22.1	22.0	22.0	21.75	21.5	20.75	22.0	21.5	22.0	25.0	25.0	23.5	22.5	
Toronto	22.0	24.5	21.0	20.0	23.0	19.0	19.0	21.0	20.0	20.0	20.5	21.9	22.0	26.25	
Welland	20.0	20.0	19.0	23.0	22.0	20.0	20.0	21.0	23.5	21.5	18.5	20.0	23.5	18.0	
Woodstock	19.5	19.0	20.37	19.0	19.0	19.0	18.5	18.5	18.5	18.5	17.5	18.0	18.5	19.5	Includes special levy for school purposes.
Manitoba—															
Brandon	27.5	27.5	30.0	33.0	29.5	19.0	16.1	20.0	20.0	20.0	22.0	21.0	24.0	26.0	
Portage la Prairie	20.0	25.0	25.0	25.0	22.0	22.0	20.0	22.0	22.0	23.0	23.0	22.0	24.0	25.0	
St. Boniface	11.0	16.9	21.5	13.75	19.0	19.0	16.25	14.2	15.0	15.0	15.0	18.13	17.25	24.0	
Winnipeg	23.25	24.5	23.25	21.25	17.0	19.7	17.9	16.0	15.0	15.0	10.8	13.25	12.0	13.0	General realty rate.
	20.0	20.0	23.25	21.25	17.0	19.7	17.9	8.3	15.0	6.6	6.6	6.6	6.6	6.6	Business rate.
															1900 to 1906 and 1908 business rate on capitalised rental value; 1907-1909 and subsequently based on straight annual rental value.
Saskatchewan—															
Moose Jaw	15.0	16.0	18.0	19.0	14.0	13.0	15.0	23.0	15.0	15.5	18.0	12.5	10.8	17.0	
Prince Albert	17.75	.	19.75	15.5	18.0	18.0	17.0	14.0	10.0	15.0	15.26	13.33	13.0	11.0	Public School rate.
Regina	20.0	22.0	23.25	21.0	23.5	21.0	20.0	19.5	13.7	18.22	18.85	16.73	15.3	11.8	Separate School rate.
Saskatoon	24.6	23.35	25.0	26.5	22.0	20.0	15.0	.	15.0	15.0	18.0	18.1	15.85	14.0	Public School rate.
				12.0	12.0	10.0	15.0	.	17.0	15.0	18.0	18.1	16.38	15.0	Separate School rate.
				11.0	11.0	8.0	14.5	13.2	17.5	16.4	13.0	14.0	13.5	13.5	General rate } 1904-1911
						8.0	5.5	5.0	2.5	4.6	5.0	3.5	4.1	4.5	School rate. } 1904-1911
												0.5	0.2	0.5	Public School rate. Separate school. High school
															Totals, 1912 and 1913.
Alberta—															
Calgary	19.0	20.0	21.0	20.0	22.0	22.0	18.0	18.0	21.5	15.0	14.5	12.5	18.75		
Edmonton	19.5	21.5	19.5	16.5	17.5	16.0	10.5	13.5	14.5	17.5	17.0	13.7	12.0	16.0	
Lethbridge	12.0	15.0	16.5	17.5	17.5	17.5	17.5	14.5	15.0	16.0	12.9	15.0	22.0	27.0	With Super-assessment.
Medicine Hat	12.0	17.5	18.0	.	14.0	12.5	10.0	16.0	10.0	14.0	11.0	16.5	16.0		
British Columbia—															
New Westminster	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	25.0	20.0	20.0	1900-'10, both land and improvements taxed. 1911-'13, land only.
Prince Rupert										15.0	12.8	20.5	17.0		
North Vancouver								15.6	18.43	21.8	20.0	20.0	20.0	16.5	
Vancouver	16.0	18.0	18.0	18.0	18.0	18.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	1900-'05 improvements taxed on 50% of assessment value. 1905-'09 improvements taxed on 25% of assessment value. 1910-'13 improvements exempt.
South Vancouver	10.0	.	.	.	12.0	.	16.0	.	15.0	10.0	.	12.5	.	16.75	Improved property.
Victoria	20.0	22.0	24.0	.	.	.	.	.	25.0	26.5	26.15	24.0	21.0	20.0	26.75 Wild land.

*Same as in preceding year.

CHAPTER V.—RAILWAY FREIGHT RATES, 1900-1914.

The great distances of Canada render transportation a most important national problem. It is significant that this country leads the world in the proportion of railway mileage to population, and that the largest single employer should be a railway corporation. Freight rates, everywhere important as a cost item, are especially so in Canada.

With a view to ascertaining the trend of freight rates during recent years a list of typical hauls (in carload lots) was made out, and the current rate (January, 1914) and the rate in or near 1900 were ascertained from the files of tariffs of the Board of Railway Commissioners. The table of comparative rates is given herewith. The list is limited (71 items), but the selection was without prejudice, and at least several of the most important hauls in Canada are included. The Board's files begin with 1904, but in most cases the rate then in effect dates from some time previously.

Reducing the data to an index number with the earlier rate in each case made equal to 100, the following results are obtained:

	1900-4	1914
Commodity Rates.....	100.0	95.2
Class Rates.....	100.0	93.6

By this showing, Canadian railways have reduced freight charges to the public by five or six per cent since 1900.*

In interpreting this result it has of course to be remembered that the data are meagre, and that they are largely confined to long hauls where an increase in rates would meet with the greatest degree of resistance. Moreover the index numbers do not allow for instances (five in number) where commercial rates have been replaced by class rates, or where (as in three cases) lake and rail rates have been abolished.

As to the general situation, railway facilities have of course greatly increased since 1900. Competing lines have multiplied, and great improvements have been made in grades, curves and equipment on previously existing lines. It is estimated that in the past quarter century the capacity of the box car has increased by half and the length of trains by twice or three times.‡

*Notwithstanding increased dividends to shareholders [see Part I, Section (5)] and increased wages to employees [see Part I, Section (4)].

‡See Part II, Chapter II, on Canadian railway development since 1900. The efficiency of the secondary transportation agencies, it may be added, has also tended to improve, following the Good Roads Movement and the use of motor trucks. As to the latter, Mr. Edison is quoted as saying: "Fifty per cent of all the freight in the world is moved to and from railway stations by horse-drawn vehicles; the automobile truck of half the length takes double the freight and goes twice as fast." On the importance of the former, a special investigation into the costs of hauling from farm to shipping points conducted by the United States Department of Agriculture in 1907 shows that the cost per ton per mile ranged from 15 cents in the case of flaxseed to 31 cents in the case of vegetables. The average cost of railway haulage per ton per mile is usually estimated by the railways at ½ cent per mile. In other words the expenditure required to haul a given amount of freight one mile by wagon and road would haul the same freight say 60 miles by railroad.

Note on Railway Ratemaking in Canada.

The characteristics of the Canadian transportation situation have been defined as, (1) an excellent natural endowment of waterways, buttressed by an extensive canal system, both within the zone of international competition; (2) a wide development of railways built to suit the exigencies of national policy, largely under unified control, intimately related to water competition and international traffic; (3) a mobile, flexible, quasi-judicial Commission, endowed with power to control the instruments of transportation in so far as natural and artificially created circumstances permit,—this last an outgrowth of earlier systems of control (a) by common law, (b) by charter restrictions, and (c) by statutory regulation.

The fundamental conditions of railway ratemaking in Canada may be stated as follows: Eastern Canadian rates are governed by water competition. Coast to coast rates are likewise water-controlled. Between Ontario and the Prairies, water competition extends to Fort William; thence westward the influence of contractual agreements (including those of the Manitoba and Dominion Governments) rule. Thus from the greater part of Canada the possibility of a general increase in rates is eliminated. There remains the vexed question of rates in the West. Here the charges were fixed originally by what the traffic would bear, so that an increase could be made only on the ground of diminished traffic, whereas the development of competition and regulation has made for declines. The recent decision of the Railway Commission has reduced freight rates in the West, though not in every instance to a cost of operation basis. §

With regard to isolated rates, it may be added that an early canon adopted by the Board virtually precluded advances.* More recently, however, the principle has been admitted that an increasing cost curve may be met by increases in single cases rather than by a general rise. Little or nothing has been made of the principle that an increase in the value of the commodity should warrant an increased freight rate.

§It is, of course, impossible to apply to each of the three roads a rate which would vary according to the cost of operation. On through business if cost of operation were the sole criterion, the lowest cost would have to fix the rate. In areas being opened for settlement also, even where there is no direct competition, the lowest cost-rate would tend to induce more settlers. The Board's concern was with imposing a fair rate irrespective of what the company was worth. It was unable to hold that a tariff worked out on a cost basis alone was feasible.

*The position was taken by the Board that a rate voluntarily established by a railway and kept in force by it for some time is presumably reasonable.

FREIGHT RATES IN 1900-1904 AND IN 1914 (UNTIL MARCH 1st.)

CARLOAD LOTS.

From	To	Commodity	COMMODITY RATES (Cents per 100 lbs.)				CLASS RATES (Cents per 100 lbs.)			
			1900-1904		1914		1900-1904.		1914	
			Effective Date	Rate	Effective Date	Rate	Effective Date	Rate	Effective Date	Rate
Regina, Sask.	Montreal, Que.	Oats & barley	May 21, 1902	34 (L.&R.)	Oct. 21, '12	33 (L.&R.)	Dec. 8, 1902	39 (Winter)	Oct. 21, '12	
Regina, Sask.	Montreal, Que.	Wheat	Oct. 7, 1903		Dec. 10, '12		Oct. 7, 1903		Dec. 10, '12	38 (Winter)
			May 21, 1902	33 (L.&R.)	Oct. 21, '12	33 (L.&R.)	Dec. 8, 1902	38 (Winter)	Oct. 21, '12	38 (Winter)
			Oct. 7, 1903		Dec. 10, '12		Oct. 7, 1903		Dec. 10, '12	
Fort William, Ont.	St. John, N.B.	Wheat, oats, barley	Aug. 1, 1905	25 (L.&R.)	Dec. 12, '12	25 (L.&R.)	Dec. 8, 1902	30 (Winter)	Dec. 12, '12	30 (A.R.)
Chatham, Ont.	Toronto, Ont.	" " "	Nov. 16, 1903	12½	Jan. 1, '14	9				
Calgary, Alta.	Montreal, Que.	Cattle & swine	May 22, 1901	90	July 21, '10	90				
Montreal, Que.	St. John, N.B.	" " "	July 15, 1905	25	Sept. 12, '10	23				
Stratford, Ont.	Toronto, Ont.	" " "	Jan. 10, 1908	10	Sept. 12, '10	10				
Sherbrooke, Que.	Montreal, Que.	Hay	Dec. 15, 1903	8						
Palmerston, Ont.	Toronto, Ont.	"					June 9, 1900	"	Apr. 15, '13	10
St. John, N.B.	Montreal, Que.	Potatoes	July 1, 1904	17	Feb. 25, '09	17½			Aug. 31, '09	9
Brantford, Ont.	Toronto, Ont.	"	May 10, 1905	8	Jan. 1, '14	8				
Brantford, Ont.	Montreal, Que.	Turnips, onions	June 1, 1901	16½	Jan. 1, '14	20				
Chatham, Ont.	Toronto, Ont.	Beans	Nov. 15, 1904	13	June 20, '12	12½				
Brandon, Man.	Vancouver, B.C.	Flour, rolled oats	Jan. 26, 1901	45	Mch. 12, '12	45				
Winnipeg, Man.	Montreal, Que.	" "	May 21, 1902	25 (L.&R.)	Oct. 21, '12	25 (L.&R.)	Oct. 7, 1903		Oct. 21, '12	
			Oct. 7, 1903		Dec. 10, '12		Dec. 8, 1902	30 (A.R.)	Dec. 10, '12	30 (A.R.)
Montreal, Que.	St. John, N.B.	" "	Dec. 1, 1903	13	Mch. 1, '10	12½	Nov. 15, 1904	30 (A.R.)	May 1, '11	17½
Toronto, Ont.	Montreal, Que.	" "	Aug. 24, 1904	12	Jan. 1, '14	12				
Goderich, Ont.	Toronto, Ont.	" "	Aug. 24, 1904	8	Jan. 1, '14	8				
Montreal, Que.	Winnipeg, Man.	Sugar	Jan. 3, 1905	81			1904	65 (L.&R.)	Apr. 1, '12	69 (A.R.)
									May 6, '12	
									Apr. 25, '12	63 (L.&R.)
									May 22, '12	
Vancouver, B.C.	Calgary, Alta.	"	Dec. 26, 1904	78	May 30, '10	75				
Montreal, Que.	Edmonton, Alta.	Butter					1904	237½(L.&R.)	Apr. 25, '12	
"	"	"			May 1, 29, '12	182 (A. R.)	Dec. 8, 16, 1905	235 (A.R.)	May 22, '12	187 (L.&R.)

COST OF LIVING

FREIGHT RATES—Continued.

From	To	Commodity	COMMERCIAL RATES (Cents per 100 lbs.)				CLASS RATES (Cents per 100 lbs.)			
			1900-1904		1914		1900-1904		1914	
			Effective Date	Rate	Effective Date	Rate	Effective Date	Rate	Effective Date	Rate
Woodstock, Ont.....	Toronto, Ont.....	Butter (L.C.L.).....					Oct. 17, 1892	26	Oct. 24, 31, '08	25
Montreal, Que.....	Edmonton, Alta.....	Eggs.....			May 1, 20, '12	162 (A.R.)	Dec. 8, 10, 1905	180½ (L.&R.)	Apr. 25, '12	143 (A.R.)
Woodstock, Ont.....	Toronto, Ont.....	" (L.C.L.).....					1904	172 (A.R.)	May 22, '12	
Brockville, Ont.....	Montreal, Que.....	Cheese.....	Apr. 20, 1904	16	July 16, '13	15	Oct. 17, 1892	26	Oct 24, 31 '08	25
Stratford, Ont.....	Toronto, Ont.....	".....					June 9, 1900	21	Aug. 31, '09	18
St. Catharines, Ont.....	Montreal, Que.....	".....	Apr. 25, 1901	35	July 16, '13	33				
	Calgary, Alta.....	Canned goods.....					Aug. 1, 1904	146 (A.R.)	Apr. 1, '12	133 (A.R.)
							1904	136 (L.&R.)	May 6, '12	127 (L. & R.)
									Apr. 25	
Victoria, B.C.....	Toronto, Ont.....	Canned salmon.....	July 1, 1902	110					May 22, '12	
Clinton, Ont.....		Apples.....							Dec. 16, '12	185
Toronto, Ont.....	Winnipeg, Man.....	".....	1904	48 (L.&R.)	May 25, '08	46 (L.&R.)	June 9, 1900	19	Aug. 31, '09	16
".....	".....	".....	Aug. 1, 1904	55 (A.R.)	May 2, 29, '12	53 (A.R.)				
Vernon, B.C.....	Winnipeg, Man.....	".....	July 22, 1904	75	Sept. 10, '12	75				
Toronto, Ont.....	Ottawa, Ont.....	Apples & pears.....	Aug. 8, 1904	18	Sept. 1, '08	18				
Toronto, Ont.....	Ottawa, Ont.....	Peaches, grapes, plums.....					Nov. 15, 1902	38	July 17, '05	25
Halifax, N.S.....	Montreal, Que.....	Fish.....	Nov. 15, 1907	26	Aug. 8, '12	26	July 17, 1905	25	July 17, '05	28
Vancouver, B.C.....	Toronto, Ont.....	".....	Oct. 1, 1904	85	Dec. 16, '12	85				
Port Stanley, Ont.....	Toronto, Ont.....	".....					Oct. 21, 1901	18	Mch. 5, '08	16
Vancouver, B.C.....	Calgary, Alta.....	Lumber, Timber.....	Apr. 20, 1904	36½	July 10, '13	30½				
".....	Montreal, Que.....	".....	Jan. 19, 1903	70	Aug. 1, '11	70				
Prince Albert, Sask.....	Winnipeg, Man.....	Boards (rough).....	Jan. 1, 1904	24	June 3, '12	20				
Sarnia, Ont.....	Hamilton, Ont.....	Dressed lumber.....	Nov. 11, 1904	8	May 1, '11	8½				
Parry Sound, Ont.....	Toronto, Ont.....	Boards (rough).....	June 25, 1904	10	May 1, '11	8½				
Vancouver, B.C.....	".....	Shingles.....	Jan. 19, 1903	75	Aug. 1, '11	75				
Parry Sound, Ont.....	Ottawa, Ont.....	Logs.....	Apr. 1, 1902	10	May 1, '11	9½				
Toronto, Ont.....	Sarnia, Ont.....	Brick.....			July 3, '12	8½	Oct. 21, 1901	13		

FREIGHT RATES—Continued.

From	To	Commodity	COMMODITY RATES (Cents per 100 lbs.)				CLASS RATES (Cents per 100 lbs.)			
			1900-1904		1904		1900-1904		1904	
			Effective Date	Rate	Effective Date	Rate	Effective Date	Rate	Effective Date	Rate
Belleville, Ont.	Regina, Sask.	Cement.					Oct. 21, 1901 1904	13 62(L & R.)	April 25, '12 May 22, '12	54 (L. & R.)
" "	" "	"					Aug. 1, 1904	72 (A. R.)	April 1, '12 May 6, '12	59 (A. R.)
Hull, Que.	Winnipeg, Man.	"	Oct. 3, 1905	30 (L. & R.)			1904	40 (L. & R.)	April 25, '12 May 22, '12	40 (L. & R.)
" "	" "	"	Mich. 29, 1906	40 (A.R.)			Aug. 1, 1904	50 (A. R.)	April 1, '12 May 6, '12	45 (A. R.)
Brantford, Ont.	Edmonton, Alta.	Agrie. Implements.	1904	143½ (L. & R.)	Not taken via	a lake & rail	1904	146¼(L.&R.)		
" "	" "	"					Dec. 8, 16, '05	130 (A. R.)	April 1, '12 May 6, '12	120 (A. R.)
Toronto, Ont.	Regina, Sask.	" "	1904	92 (L.&R.)	Not taken via	a lake & rail.	1908	96 (L. & R.)		
" "	" "	"					Aug. 1, 1904	98 (A. R.)	April 1, '12 May 6, '12	89 (A. R.)
London, Ont.	Moose Jaw, Sask.	Stores.					1904	123(L. & R.)	April 25, '12 May 22, '12	110(L. & R.)
" "	" "	"					Aug. 1, 1904	134 (A. R.)	April 1, '12 May 6, '12	120 (A. R.)
Newmarket, Ont.	Calgary, Alta.	Furniture.	1904	131 (L.&R.)	Not taken via	a lake & rail.	1904	136(L. & R.)		
" "	" "	"					Aug. 1, 1904	139 (A. R.)	April 1, '12 May 6, '12	133 (A. R.)
Montreal, Que.	Edmonton, Alta.	Dry Goods.					1904	180¼(L.&R.)	April 25, '12 May 22, '12	143 (L. & R.)
" "	" "	" "					Aug. 1, 1904	172 (A. R.)	April 1, '12 May 6, '12	153 (A. R.)
Toronto, Ont.	St. John, N.B.	" "					May 14, 1900	44	Feb'y 1, '12	40
Sydney, N.S.	Montreal, Que.	B. Coal.	Mich. 18, 1909	\$3 per G. ton 2240lbs	Com. Tariff	not filed.	Sept. 14, 1908	21	May 28, '13	21
Lethbridge, Alta.	Regina, Sask.	B. Coal.	Feb. 1, 1904	\$3.45 per ton 2,000 lbs	Mich. 5, '12	\$3.10 per ton 2,000 lbs.				
Buffalo, N.Y.	Ft. William, Ont.	"	No water route filed.							
Susp. Bridge, N.Y.	Toronto, Ont.	"	Oct. 19, 1903	60 cents per 2,000 lbs.	Sept. 1, '11	60c per ton 2,000 lbs.				
" " "	" "	A. Coal.	Oct. 19, 1903	60c per ton 2,000 lbs.	May 1, '12	60c per ton 2,000 lbs.				
Midland, Ont.	" "	Pig Iron.	July 6, 1904	\$1.20 per ton 2,240 lbs.	Oct. 10, '13	\$1.20 per ton 2,240 lbs.				
" "	" "	Steel Billets.					Dec. 1, 1903	16	Aug. 31, '09	16
Sydney, N.S.	Montreal, Que.	Pig iron & steel billets		\$3.25 per ton 2,240 lbs.	Jan. 1, 1910	\$3.25 per ton 2,240 lbs.				
Copper Cliff, Ont.	S.S. Marie, Ont.	Copper ore	Aug. 4, 1904	\$3.25 per ton 2,240 lbs.					March 27 '11	15

COST OF LIVING

CHAPTER VI.—HOSPITAL CHARGES AND COSTS OF MAINTENANCE.

In this final division of the section the results of an inquiry into hospital fees and the costs of maintaining patients in hospitals since 1900 are presented. An obvious purpose of such an inquiry is to measure fluctuations in the prices of yet another "necessary", namely, skilled care during severe illness. A second object was to throw a sidelight on the field of personal and household expenditures, through an examination of the maintenance costs of public institutions. In the absence of family budgets, such costs offer perhaps the best evidence of how the advancing prices of the past few years have worked out in a practical way.

The "kind" of prices that are illustrated by statistics of this sort is thus explained by Mitchell (*Business Cycles*, p. 29): "There remains one other division of the system of prices—a division which has much in common with the prices of consumers' goods on the one hand and with the prices of labour as a business adjunct on the other hand. It consists of the prices of the heterogeneous services rendered to persons as such—not to business enterprises. Here belong the prices of domestic service, medical attendance, much instruction, many forms of amusement, etc.* The furnishing of such services presents a certain contrast to the business traffic in consumers' goods, materials, machinery, loans, transportation, etc., for systematic organization has not been developed to so high a point, business motives do not have such unrestricted scope, and the wares are not standardized in equal measure. Moreover, the prices which people are willing to pay for such services are based on personal needs and personal income, rather than on closely calculated chances of profit. The prices of these services therefore form the most loosely organized and irregular division of the system of prices."

Method of Enquiry.

A list of hospitals was obtained, from government reports in the case of Ontario and the Western Provinces, and from local city directories in the case of Quebec and the Maritime Provinces. A circular and form was sent to each institution, requesting information (1) as to the tariff charged in each year since 1900 for public ward, semi-private ward, and private ward patients; (2) as to operating room charges, and (3) as to average costs per patient daily. Altogether 274 circulars were sent out. Deducting institutions of recent foundation and those whose operations were not primarily in the way of caring for the sick, replies were obtained from 184 institutions. Of these, 131 supplied complete or nearly complete records. Tables I, II, III, IV and V give these statistics in full. In Table VI the results are reduced to the form of index numbers by provinces.

*Of this list the wages of domestic servants and the salaries of public school teachers are treated in the present memorandum in Section (4) as belonging primarily to the subject of wages and salaries.

Results.

The average charges to hospital patients, it will be seen from Table VI, rose fifty or sixty per cent between 1900 and 1914. Operating room charges, as distinguished from ward room tariffs, went up appreciably less. The cost per patient daily has risen, upon the whole, 45 per cent.

These conclusions, however, must be accepted with the following reservations: (1) In the matter of ward-room tariffs: the extent to which the element of charity enters is a factor. Charges are frequently adjusted to the capability of the patient for paying, and to that extent the record is nominal only. A broad effect of this practice is to make for stability of rates, especially in the case of public ward and operating room charges, though all fees tend to move together. (2) In connection with costs, it should be pointed out that the record reflects not only the prices of supplies and services, but also the number of patients. A year in which the number treated was large will show a less cost per caput than a year when the attendance was light, overhead charges and many costs of maintenance being the same in both cases. It also reflects changes in standards, such as the installation of better appliances (paid for out of current expenses), the substitution of trained nurses for nurses in training, etc. On the latter point the statement may be made that the tendency has been to increase efficiency, better standards even in diet having been demanded in recent years. The "fluidity" of tariffs above mentioned of course militates against direct comparisons of fees with costs. That operating room fees have been the most stationary is, however, a fact which may probably be accepted without reservation.

DEPARTMENT OF LABOUR EXHIBIT

INDEX NUMBERS OF HOSPITAL TARIFFS AND COSTS.

(1) Average Charges to Public Ward Patients.

	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913	1914
Maritime Provinces..	100.0	100.0	100.0	100.0	100.0	100.0	103.3	113.3	113.3	122.9	128.7	128.7	135.2	137.9	162.9
Quebec.....	100.0	100.0	100.0	100.0	100.0	100.0	108.6	108.6	108.6	106.7	108.0	108.0	103.0	113.0	113.0
Ontario.....	100.0	100.0	100.4	102.7	111.2	113.9	121.0	126.3	133.2	133.8	143.0	147.5	158.2	170.6	175.0
Prairie Provinces....	100.0	100.0	100.0	100.0	100.0	100.0	113.3	121.2	123.6	133.3	136.5	137.5	140.1	155.5	169.9
British Columbia....	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	102.5	104.8	105.5	105.5	105.5	106.1
Canada.....	100.0	100.0	100.2	101.5	105.9	107.0	113.5	117.3	121.7	126.5	130.3	132.7	139.3	147.9	154.9

(2) Average Charges to Semi-Private Ward Patients.

	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913	1914
Maritime Provinces..	100.0	100.0	100.0	100.0	100.0	100.0	112.1	117.6	117.6	117.6	127.4	127.4	127.4	138.3	151.6
Quebec.....	100.0	100.0	100.0	112.5	112.5	112.5	116.6	116.6	116.6	141.6	144.7	150.5	150.5	160.3	160.3
Ontario.....	100.0	100.0	100.5	102.3	105.9	111.1	114.3	117.3	121.4	126.6	132.3	137.9	147.1	154.6	161.3
Prairie Provinces....	100.0	100.0	100.0	100.0	100.0	100.0	111.2	117.9	117.9	126.6	127.6	136.1	141.3	151.9	158.1
British Columbia....	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	108.6	114.3	114.3	114.3	163.3
Canada.....	100.0	100.0	100.3	102.3	104.4	107.3	112.1	114.9	116.9	124.3	129.4	135.1	140.2	147.8	160.1

(3) Average Charges to Private Ward Patients.

	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913	1914
Maritime Provinces..	100.0	100.0	102.9	102.9	102.9	102.9	113.6	113.6	113.6	116.4	120.6	122.7	125.5	138.4	142.2
Quebec.....	100.0	100.0	100.0	106.6	106.6	106.6	109.1	109.1	112.6	117.1	121.0	122.4	126.7	128.9	131.2
Ontario.....	100.0	101.1	102.4	104.1	108.7	112.6	118.7	122.5	129.1	132.6	138.9	144.3	148.8	155.7	164.8
Prairie Provinces....	100.0	100.0	100.0	100.0	100.0	100.0	110.2	118.9	118.9	120.3	129.0	137.7	144.3	150.0	160.0
British Columbia....	100.0	100.0	100.0	100.0	104.3	104.3	104.3	104.7	105.3	107.8	110.1	114.3	115.9	120.5	121.9
Canada.....	100.0	100.5	101.4	103.0	105.9	107.7	113.3	116.5	120.0	122.5	128.4	133.5	137.9	143.9	150.7

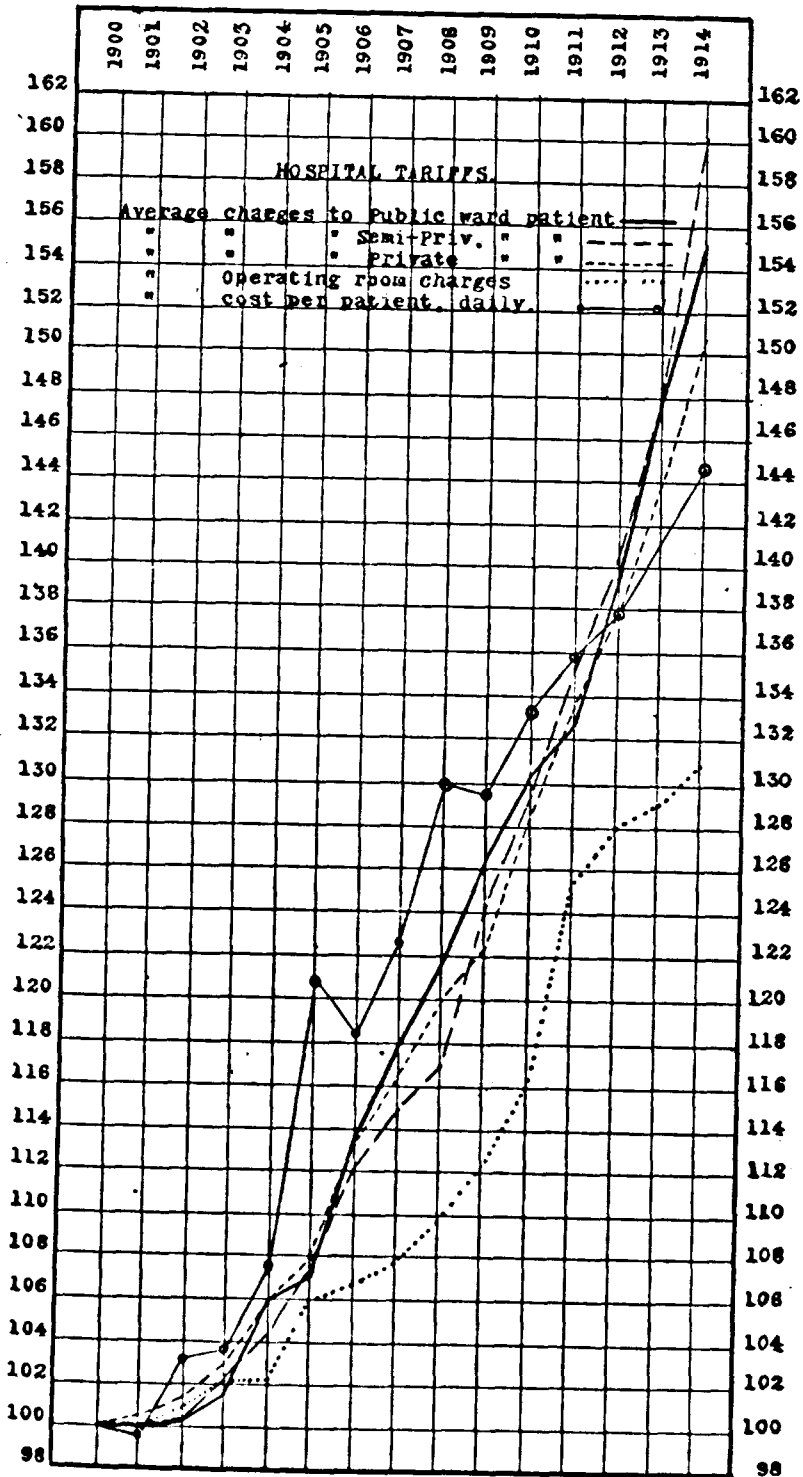
(4) Average Operating Room Charges.

	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913	1914
Maritime Provinces..	100.0	100.0	100.0	100.0	100.0	100.0	112.5	129.4	129.4	129.4	150.2	150.2	150.2	150.2	150.2
Quebec.....	100.0	100.0	100.0	100.0	100.0	100.0	107.1	107.1	107.1	107.1	116.2	116.2	119.2	123.4	133.4
Ontario.....	100.0	100.0	101.5	104.0	104.0	107.0	109.1	109.1	112.9	112.9	114.4	121.9	124.6	124.9	126.1
Prairie Provinces....	100.0	100.0	100.0	100.0	100.0	100.0	102.6	102.6	102.6	113.7	115.8	135.4	141.5	141.5	141.5
British Columbia....	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	107.9	110.5	119.1	119.1	120.4	120.4
Canada.....	100.0	100.0	100.9	102.2	102.2	103.9	106.7	107.7	109.7	112.3	115.9	125.2	128.1	129.1	130.9

(5) Average Cost per Patient, daily.

	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913	1914
Maritime Provinces..	100.0	103.9	110.5	105.1	113.4	117.3	116.2	123.2	131.6	131.6	132.7	133.4	138.4	136.6	.....
Quebec.....	100.0	101.8	104.4	109.3	106.9	117.0	123.6	127.4	131.5	132.0	135.9	140.4	139.2	145.6	.....
Ontario.....	100.0	96.8	100.4	104.0	111.2	129.8	122.3	124.9	135.0	138.1	139.8	143.9	145.0	160.8	.....
Prairie Provinces....	100.0	97.5	101.3	100.4	102.0	114.5	110.7	138.8	132.1	127.5	131.1	133.3	134.6	137.8	.....
British Columbia....	100.0	104.8	107.5	99.2	96.9	102.9	110.8	98.5	109.7	105.3	115.6	113.6	118.3	114.7	.....
Canada.....	100.0	99.5	103.2	103.6	107.5	120.8	118.4	122.6	129.9	129.5	133.3	135.8	137.8	144.7	.....

HOSPITAL TARIFFS AND COSTS, 1900-1914.



DEPARTMENT OF LABOUR EXHIBIT

HOSPITAL TARIFFS AND COSTS OF MAINTENANCE, 1900-1914.

Table I. Public Ward Patients.—Tariff Per Diem.

MARITIME PROVINCES.

Reference No.	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
1										
2					.44	.44	.44	.44	.44	.65
3				.50	.50	.50	.50	.75	.75	.75
4	.42	.42	.42	.42	.42	.42	.50	.50	.50	.50
5	.36	.36	.36	.36	.36	.36	.36	.36	.36	.36
7	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
10										.50

QUEBEC.

13	.50	.50	.50	.50	.50	.50	.50	.50	.50	.50
16	.50	.50	.50	.50	.50	.50	.50	.50	.50	.50
	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
18						.50	.50	.50	.50	.50
						1.00	1.00	1.00	1.00	1.00
20	.50	.50	.50	.50	.50	.50	.50	.50	.50	.50
21										.50
22	.50	.50	.50	.50	.50	.50	.50	.50	.50	.50
24										1.00
26						1.00	1.00	1.00	1.00	1.00
27						.25	.40	.40	.40	.40
28	.25	.25	.25	.25	.25	.25	.40	.40	.40	.40

ONTARIO.

30	.36	.36	.36	.36	.36	.36	.50	.50	.50	.50
31	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	49
32	.50	.50	.50	.50	.50	.50	.50	.50	.50	.70
33	2.00	2.00	2.00	2.50	2.50	2.50	2.50	3.00	3.00	3.00
34	.40	.40	.40	.40	.40	.40	.50	.50	.50	.50
35	.33	.33	.33	.33	.33	.33	.33	.33	.33	.35
36					.65	.65	.65	.65	.65	.65
37				.57	.70	.70	.70	.70	.70	.70
38								.50	.50	.50
39	.40	.40	.40	.40	.50	.70	.70	.70	.70	.70
40										
42				1.00	1.00	1.00	1.00	1.00	1.00	1.00
43										.40
44	.40	.40	.40	.40	.40	.40	.40	.40	.40	.70
45	.50	.50	.50	.50	.50	.50	.50	.50	.50	.50
46				.40	.40	.40	.40	.40	.40	.50
47	.40	.40	.40	.40	.40	.40	.40	.40	.40	.70
48	.50	.50	.50	.50	.50	.50	.50	.50	.50	.70
49	.50	.50	.50	.50	.75	.75	.75	.75	.75	.75

HOSPITAL TARIFFS AND COSTS OF MAINTENANCE.

Table I. Public Ward Patients.—Tariff Per Diem.

MARITIME PROVINCES.

Reference No.	1910	1911	1912	1913	1914	Remarks
	\$	\$	\$	\$	\$	
1						Patients "pay only what they can afford."
2	.65	.65	.65	.72	.72	
3	.75	.75	.75	.75	1.50	
4	.65	.65	.65	.65	.65	
5	.36	.36	.50	.50	.50	
7	1.00	1.00	1.00	1.00	1.00	
10	.50	.50	.50	.50	.50	

QUEBEC.

13	.50	.50	.50	.50	.50	More poor sick than paying patients.
16	.50-	.50-	.50-	.50-	.50-	
	1.00	1.00	1.00	1.00	1.00	20 per cent free.
18	.50	.50-	.50-	.50-	.50-	
	1.00	1.00	1.00	1.00	1.00	\$1.50 for out-of-town patients.
20	.50	.50	.50	.50-	.50-	
				1.00	1.00	
21	.50-	.50-	.50-	.50-	.50-	
	1.00	1.00	1.00	1.00	1.00	No. patients treated gratis from March 1909 to July 1914:—1,153=26,220 days. No. patients treated at reduced rates from March 1909 to July 1914:—797=16,835 days.
22	.50	.50	.50	.50	.50	
24	1.00	1.00	1.00	1.00	1.00	
26	1.00	1.00	1.00	1.00	1.00	
27	.50	.50	.50	.50	.50	
28	.40-	.40-	.40-	.40-	.40-	
	.50	.50	.50	.50	.50	

ONTARIO.

30	.50	.50	.70	.70	.70	Per week.
31	4.90	4.90	4.90	4.90	4.90	
32	.70	.70	.70	.70	.72	Per week.
33	3.00	4.00	4.00	4.00	7.00	
34	.70	.70	.70	.70	.70	Many free.
35	.35	.50	.50	.50	.50	
36	.65	.65	.65	.65	.80	Many free.
37	1.00	1.00	1.00	1.00	1.00	
38	.50	.50	.50	.70	.70	Many free.
39	.70	.70	.70	.80	.80	
40						Patients divided into free and pay patients; for former, municipality makes grant of \$3.50 per week for city cases; Government \$4.90 for outside.
42	1.00	1.00	1.00	1.00	1.00	
43	5.00	5.00	5.00	7.00	7.00	Per week.
44	.50	.50	.50	.50	.50	
45	.70	.70	.70	.70	.70	Many free.
46	.50	.50	.70	1.00	1.00	
47	.50	.50	.50	.50	.50	
48	.70	1.00	1.00	1.00	1.00	
49	.75	.75	1.00	1.00	1.00	

HOSPITAL TARIFFS AND COSTS.—Continued.

ONTARIO—Continued.

Reference No.	1910	1911	1912	1913	1914	
	\$	\$	\$	\$	\$	
50	1.00	1.00	1.25	1.25	1.25	
51	.70	.70	.70	1.00	1.00	
52	.50	.50	.50	.70	.70	
53	.70	.70	.70	.70	1.00	
55	.70	.70	1.00	1.00	1.00	
57	.70	.70	.80	.80	.80	
59	.70	.70	.70	.80	1.00	
60	.70	.70	.70	.70	.70	
61	2.00	2.00	2.00	2.00	2.00	Per week. Mostly free.
62	4.90	4.90	4.90	5.60	7.00	Per week.
63	.50	.50	.50	.50	.50	Two thirds of the patients pay nothing.
64	.70	.70	.70	.80	1.00	
65	.70	.70	.70	1.00	1.00	
66	.70	.70	.70	.70	.70	
68	.90	.90	.90	.90	.90	
69	4.90	4.90	4.90	4.90	4.90	Per week.
70	.75	.75	1.00	1.00	1.00	
71	.50	.50	.50	.50	.50	
72	.75	.75	1.00	.75	.75	
73	.70	.70	.70	1.00	1.00	
74	8.00	10.00	10.00	10.00	10.00	Per week.
75	.70	.70	1.00	1.00	1.00	
78	1.00	1.00	1.00	1.00	1.00	
79	.50	.50	.50	.70	.70	

MANITOBA.

80	1.00	1.00	1.00	1.00	1.50	
81	1.00	1.00	1.00	1.00	1.50	
82	1.50	1.50	1.50	1.50	1.50	
83	1.00	1.00	1.00	1.00	1.50	
85	1.00	1.00	1.00	1.00	1.50	
86	.50	.50	.50	.50	.50	

SASKATCHEWAN.

87	1.50	1.50	1.50	1.50	1.50	
88	1.50	1.50	1.50	1.50	2.00	
89	1.25	1.25	1.25	1.50	1.50	
90	1.50	1.00	1.00	1.50	1.50	
91	.....	1.00	1.00	1.50	1.50	
92	1.50	1.50	1.50	1.50	1.50	
93	1.50	1.50	1.50	1.50	1.50	
94	1.00	1.00	1.00	1.00-	1.00-	
				1.50	1.50-	
					1.75	
95	1.00	1.00	1.00	1.00	1.00	

ALBERTA.

96	1.00	1.00	1.00	1.00	1.00	
97	1.00	1.00	1.00	1.00	1.00	
98	10.00	10.00	12.50	12.50	12.50	Per week when possible, but many are non-paying.
99	1.50	1.50	1.50	1.50	1.50	
100	1.00	1.00	1.00	1.00	1.00	
102	1.00	1.00	1.50	1.50	1.50	
103	.....	.50-	.50-	1.00	1.00	
		1.00	1.00			
108	.90	1.00	1.00	1.00	1.00	
109	.....	1.00	1.25	1.50	2.00	

DEPARTMENT OF LABOUR EXHIBIT
HOSPITAL TARIFFS AND COSTS.—Continued.

BRITISH COLUMBIA.

Reference No.	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
110	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
111					1.12	1.12	1.12	1.12	1.12	1.12
112	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
114	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00
115						1.43	1.43	1.43	1.43	2.00
116	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
117	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70
118										2.00
119	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
120	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70
125	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
126	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
127								1.00	1.00	1.00
128				1.00	1.00	1.00	1.00	1.00	1.00	1.00
129								1.00	1.00	1.00
130					1.00	1.00	1.00	1.00	1.00	1.00
131	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

BRITISH COLUMBIA.

Reference No.	1910	1911	1912	1913	1914	Remarks
	\$	\$	\$	\$	\$	
110	2.00	2.00	2.00	2.00	2.00	
111	1.12	1.25	1.25	1.25	1.25	
112	1.00	1.00	1.00	1.00	1.00	
114	15.00	15.00	15.00	15.00	15.00	
115	2.00	2.00	2.00	2.00	2.00	Per week. Increase in 1909 necessitated by dis-proportion between fees and cost of hospital operation.
116	10.00	10.00	10.00	10.00	10.00	Per week.
117	1.70	1.70	1.70	1.70	1.70	
118	2.00	2.00	2.00	2.00	2.00	
119	1.00	1.00	1.00	1.00	1.00	
120	1.70	1.70	1.70	1.70	1.70	
125	12.00	12.00	12.00	12.00	12.00	Per week.
126	2.00	2.00	2.00	2.00	2.00	Flat rate for all patients
127	1.00	1.00	1.00	1.00	1.00	Free or paid for by municipalities at \$1.00 per day.
128	1.00	1.00	1.00	1.00	1.00	
129	1.00	1.00	1.00	1.00	1.00	
130	1.40	1.40	1.40	1.40	1.50	
131	1.00	1.00	1.00	1.00	1.00	

DEPARTMENT OF LABOUR EXHIBIT
HOSPITAL TARIFFS AND COSTS.—Continued.

ONTARIO.

Reference No.	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913	1914
30	.50	.50	.50	.50	.50	.50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
31†	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	8.00	8.00	8.00	8.00	8.00	8.00
32	.70	.70	.70	.70	.70	.70	.70	.70	.70	.00	1.00	1.00	1.00	1.00	1.00
33†	3.00	3.00	3.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.90	4.90	4.90	7.00
34†	4.50	4.50	4.50	4.50	4.50	5-7	5-7	5-7	5-7	7-10	7-10	7-10	7-10	7-10	7-10
35†	.50	.50	.50	.50	.50	.50	.50	.50	.50	.50	.50	.75	1.00	1.00	1.00
36					.71	.71	.71	.71	.71	.71	.71	.71	.71	.85	1.50
37				1.00	1.00	1.00	1.00	1.00	1.00	1.45	1.71	1.71	1.71	1.71	1.71
39	.40	.40	.40	.40	.50	.70	.70	.70	.70	.70	.70	.70	.70	1.00	1.00
41†											7.00	7.00	7.00	7.00	7.00
42				1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43
43†											7.00	7.00	7.00	7.00	8.00
44	.75	.75	.75	.75	.75	.75	.75	.75	.75	.75	1.00	1.00	1.00	1.00	1.00
45	-1.00	-1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.25	1.25	1.25	1.25	1.25
46	.70	.70	.70	.70	.70	.70	.70	.70	.70	.70	1.00	1.00	1.00	1.00	1.00
47	.75	.75	.75	.75	.75	.75	.75	.75	.75	.75	.75	.75	.75	1.00	1.00
48	.50	.50	.50	.50	.50	.50	.50	.70	.70	.70	.70	1.00	1.00	1.00	1.00
49	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.15	1.42	1.43	1.43	1.43	1.65	1.65	1.65
51	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.42	1.42	1.42
52	.75	.75	.75	.75	.75	.75	.75	.75	.75	.75	.75	.75	.75	.75	1.15
53†	6-8	6-8	6-8	6-8	6-8	6-8	6-8	6-8	6-8	7-9	7-9	7-9	7-9	7-9	8-12
54												1.43	1.43	1.43	1.43
55	1.00	1.00	1.00	1.25	1.25	1.50	1.50	1.50	1.50	1.50	1.75	1.75	1.75	1.75	1.75
57									1.15	1.15	1.15	1.15	1.15	1.50	1.50
58												1.45	1.45	1.45	1.45
59	.85	.85	.85	.95	1.00	1.00	1.00	1.00	1.25	1.25	1.25	1.25	1.50	1.50	1.50
60	1.00	1.00	1.00	1.00	1.42	1.42	1.42	1.70	1.85	2.14	2.14	2.28	2.28	2.28	2.28
61	.70	.70	.70	.70	.70	.70	.70	.70	.70	.70	.70	1.00	1.00	1.00	1.00
62†	5.00	5.00	5.95	5.95	7.00	7.00	7.00	7.00	8.25	8.75	8.75	10.50	10.50	10.50	10.50
64	1.00	1.00	1.00	1.00	1.00	1.25	1.25	1.25	1.25	1.25	1.50	1.50	1.50	1.50	1.50
65	.71	.71	.71	.71	.85	.85	.85	.85	1.14	1.14	1.28	1.28	1.28	1.42	1.42
66							.75	.75	.75	.75	1.00	1.00	1.00	1.00	1.00
68	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
69†	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	7.00	7.00
70	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.50	1.50	1.50	1.50	1.50	1.50	2.00
71				5.00	5.00	5-6	6.00	6.00	6.00	6.00	6.00	6.00	6.00	4.90	6.00
72	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00
73	1.00	1.00	1.00	1.00	1.15	1.15	1.15	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45
74†	-1.45	-1.45	-1.45	-1.45	1.70	1.70	1.70	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15
75	10.00	10.00	10.00	10.00	10.00	10.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
77†	.70	.70	.70	.70	.70	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.50	1.50	1.50
78	-1.00	-1.00	-1.00	-1.00	-1.00	-1.50	-1.50	-1.50	-1.50	-1.50	-1.50	-1.50	-2.50	-2.50	-2.50
79	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42
	.70	.70	.70	.70	.70	.70	.70	.70	.70	.70	.70	.70	.70	1.00	1.00

MANITOBA.

80	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	2.00
81	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	2.00
82											1.50	1.50	1.50	1.50	1.50
83						1.50	1.50	1.50	1.50	1.50	1.50	2.00	2.00	2.00	2.00
85	1.00	1.00	1.00	1.00	1.00	1.00	1.25	1.25	1.25	1.25	1.25	1.50	1.50	1.50	1.75
86	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	2.00	2.00	2.00	3.00	3.00	3.00
							1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

†Per week.

*Change in Government grant.

HOSPITAL TARIFFS AND COSTS.—Continued.

SASKATCHEWAN.

Reference No.	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913	1914
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
87	1.50	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
89	1.50	1.50	1.50	1.50	2.00	2.00
91	2.00	2.00	2.00	2.00
92	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
93	2.50	2.50	1.50	1.50	1.50
94	2.00	2.00	2.00	2.00	2.00	2.00
95	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	2.00	2.00

ALBERTA.

97	1.50	1.50	1.50	1.50	1.50	1.50	1.50	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
98†	.....	.....	.....	.....	.....	.....	.....	.....	.....	14.00	14.00	14.00	14.00	15.00	15.00
100	.75	.75	.75	.75	.75	.75	.75	1.00	1.00	1.50	1.50	1.50	1.50	1.50	1.75
102	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	1.50	1.50	2.50	2.50	2.50
103	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	1.00	1.00	1.50	1.50
108	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	1.25	1.50	1.50	1.50

BRITISH COLUMBIA.

110	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50
111	.....	.....	.....	.....	1.64	1.64	1.64	1.64	1.64	1.64	1.64	2.50	2.50	2.50	2.50
112†	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	12.00	12.00	12.00	12.00
115	.....	.....	.....	.....	.....	1.71	1.71	1.71	1.71	2.50	2.50	2.50	2.50	2.50	2.50
116†	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50
120	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	2.00	2.00	2.00	2.00	2.00
121	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	1.50	1.50	1.50	1.50	2.00
123†	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	17.50	17.50	17.50	17.50
126	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
127†	.....	.....	.....	.....	.....	.....	.....	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00
	.....	.....	.....	.....	.....	.....	.....	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
128	.....	.....	.....	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.75	1.75	1.75	1.75	2.00
129	.....	.....	.....	.....	.....	.....	.....	.....	2.00	2.00	2.00	2.00	2.00	2.00	2.00
130	.....	.....	.....	.....	1.50	1.50	1.50	1.50	1.50	1.50	2.00	2.00	2.00	2.00	2.00
131	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45

†Per week.

DEPARTMENT OF LABOUR EXHIBIT
HOSPITAL TARIFFS AND COSTS.—Continued.

Table III. Private Ward Patients.—Tariff Per Diem.

MARITIME PROVINCES.

Reference No.	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913	1914
1	\$.50	\$.50	\$.50	\$.50	\$.50	\$.50	\$.50	\$.50	\$.50	\$.50	\$.50	\$.50	\$.50	\$.50	\$.50
2	-3.00	-3.00	-3.00	-3.00	-3.00	-3.00	-3.00	-3.00	-3.00	-3.00	-3.00	-3.00	-3.00	-3.00	-3.00
3	.....	.....	.....	.....	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43
4	1.00	1.00	1.00	1.00	1.00	1.00	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
5	.55	.55	.55	.55	.55	.55	.55	.55	.55	.55	.55	.55	.55	.55	.55
6	.....	.....	.....	.....	.....	.....	.....	.....	.....	1.70	1.70	1.70	1.70	1.70	1.70
7	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30
8†	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
10	.....	.....	.....	.....	.....	.....	.....	.....	.....	1.50	1.50	1.50	1.50	1.50	1.50
11	1.00	1.00	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	2.00	2.00	2.00	2.00
	-1.50	-1.50	.....	.....	.....	.....	.....	.....	.....	-2.00	-2.00	-2.14	-2.14	-2.14	-2.14
	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	-2.14	-2.28	-2.28	-2.28	-2.28

†Per week.

QUEBEC.

13	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
15	-2.50	-2.50	-2.50	-2.50	-2.50	-2.50	-2.50	-2.50	-2.50	-2.50	-2.50	-2.50	-2.50	-2.50	-2.50
16	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	3.00	3.00	3.00	3.00	3.00
17	-3.00	-3.00	-3.00	-3.00	-3.00	-3.00	-3.00	-3.00	-4.00	-4.00	-4.00	-4.00	-5.00	-5.00	-5.00
18	1.00	1.00	1.00	1.50	1.50	1.50	1.50	1.50	1.50	2.00	2.00	2.00	2.00	2.00	2.00
19	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
20	-2.50	-2.50	-2.50	-2.50	-2.50	-2.50	-2.50	-2.50	-2.50	-2.50	-2.50	-3.00	-3.00	-3.00	-3.00
21	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
22	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
23	.....	.....	.....	.....	.....	.....	.....	.....	.....	2.50	2.50	2.50	3.00	3.00	3.00
24	.....	.....	.....	.....	.....	.....	.....	.....	.....	3.50	3.50	3.50	4.00	4.00	4.00
25	.....	.....	.....	.....	.....	.....	.....	.....	.....	2.50	2.50	2.50	2.50	2.50	2.50
26	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
27	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
28	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
29	1.00	1.00	1.00	1.00	1.00	1.00	1.25	1.25	1.25	1.25	1.50	1.50	1.50	1.50	1.50
	17.35	17.35	17.35	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00
	26.00	26.00	26.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
	52.00	52.00	52.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	65.00	65.00	65.00

*Per month.

HOSPITAL TARIFFS AND COSTS.—Continued.

ONTARIO.

Reference No.	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913	1914
30	\$ 1.25	\$ 1.25	\$ 1.25	\$ 1.25	\$ 1.25	\$ 1.25	\$ 1.85	\$ 1.85	\$ 1.85	\$ 1.85	\$ 1.85	\$ 1.85	\$ 1.85	\$ 1.85	\$ 1.85
31†	-2.00	-2.00	2.00	-2.00	-2.00	-2.00	-2.50	-2.50	-2.50	-2.50	-3.00	-3.00	-3.00	-3.00	-3.00
32	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
33†	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.50	1.50	1.50	1.50	1.50	1.75
34†	5.00	5.00	5.00	5.00	5.00	5.00	5.00	6.00	6.00	6.00	8.75	8.75	8.75	8.75	8.75
35	-8.00	-8.00	8.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	14.00	14.00	14.00	14.00	20.00
36	5.00	5.00	5.00	5.00	5.00	8.00	8.00	8.00	8.00	10.00	10.00	10.00	10.00	10.00	10.00
37	10.00	10.00	10.00	10.00	10.00	15.00	15.00	15.00	15.00	18.00	18.00	18.00	18.00	18.00	18.00
38†	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.50	1.50	1.50	1.50	12.15
39	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.15	1.42	1.21
40†	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15
41†	1.43	1.71	1.71	1.71	1.71	1.71	1.71	1.71	1.71	1.71	2.85	2.85	2.85	2.85	2.85
42	10.50	10.50	10.50	10.50	10.50	10.50	10.50	10.50	10.50	10.50	10.50	10.50	10.50	12.50	12.50
43†	.75	.75	.75	.75	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.50
44	-1.50	-1.50	1.50	1.50	1.75	1.75	1.75	2.25	2.25	2.25	2.60	2.60	2.60	2.60	2.60
45†	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	25.00	15.00	15.00	15.00	15.00	15.00
46	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
47	-2.00	-2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.50	2.50	2.50	2.50	3.50
48	5-6	5-6	5-6	7.00	7.00	7.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
49	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00
50	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.50	3.00	3.00
51	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.50	1.50	1.50
52	-1.75	-1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	2.00	3.00	4.00
53†	1.00	1.00	1.00	1.00	1.00	1.25	1.25	1.25	1.25	1.25	1.50	1.50	1.50	1.50	1.50
54	-1.75	-1.75	1.75	1.75	1.75	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50
55	1.25	1.25	1.25	1.25	1.50	1.50	1.50	1.50	1.50	1.50	1.50	2.00	2.00	2.00	2.00
56	1.71	1.71	1.71	1.71	1.71	1.71	1.71	1.71	1.71	1.71	2.00	2.00	2.50	2.50	2.50
57	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
58	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.71	1.71	1.71	1.71	1.71
59	2.51	2.51	2.51	2.51	2.51	2.51	2.51	2.51	2.51	2.51	2.51	2.51	2.51	2.51	2.51
60	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.50	1.75	1.75
61	7-10	7-10	7-10	7-10	7-10	7-10	7-10	7-10	7-10	7-10	9-15	9-15	9-15	9-15	11-25
62	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
63†	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43
64	2.86	2.86	2.86	2.86	2.86	2.86	2.86	2.86	2.86	2.86	2.86	2.86	2.86	2.86	2.86
65	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75
66	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
67	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75
68	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25
69	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75
70	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25
71†	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
72	1.80	1.80	2.10	2.10	2.10	2.42	2.85	2.85	2.85	2.85	2.25	2.25	2.40	2.40	2.40
73	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	3.57	3.57	3.57
74	5-10	10.00	12.25	12.25	12.25	12.25	12.25	14.00	15.75	15.75	15.75	17.50	17.50	17.50	17.50
75	1.50	1.50	1.50	1.50	1.50	2.00	2.00	2.00	2.00	2.00	2.50	2.50	2.50	2.50	2.50
76	1.00	1.00	1.00	1.00	1.14	1.14	1.14	1.42	2.00	2.00	2.00	2.00	2.00	2.50	2.50
77	1.00	1.00	1.00	1.00	1.00	1.00	1.25	1.50	1.50	1.00	1.50	1.50	1.50	1.50	1.50
78	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75
79	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
80	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75
81	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25
82	7-14	7-14	7-14	7-14	7-14	7-14	7-14	7-14	7-14	7-14	7-14	7-14	7-16	8-16	8-16
83	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	3.00
84	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
85	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50
86	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
87	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75
88	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25
89	7-14	7-14	7-14	7-14	7-14	7-14	7-14	7-14	7-14	7-14	7-14	7-14	7-16	8-16	8-16
90	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	3.00
91	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
92	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50
93	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
94	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75
95	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25
96	7-14	7-14	7-14	7-14	7-14	7-14	7-14	7-14	7-14	7-14	7-14	7-14	7-16	8-16	8-16
97	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	3.00
98	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
99	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50
100	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50

†Per week.

DEPARTMENT OF LABOUR EXHIBIT
HOSPITAL TARIFFS AND COSTS.—Continued.

ONTARIO—Continued.

Reference No.	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913	1914
72	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.50	2.50	2.50
78	1.00	1.00	1.00	1.00	1.15	1.15	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45
74†	15-25	15-25	15-25	15-25	15-25	15-25	152-5	15-25	15-25	15-25	15-25	15-25	15-25	15-25	15-25
75	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	2.00	2.00	2.00
77†	-2.50	-2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	3.00	4.00	5.00
78	1.72	1.72	1.72	1.72	1.72	1.72	1.72	1.72	1.72	1.72	1.72	1.72	1.72	1.72	1.72
79	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85
	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.50	1.50
					2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	-2.50	-2.50

† Per week.

MANITOBA.

80	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	3.00
81	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50
82	-3.00	-3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
83						2.00	2.00	2.00	2.00	2.00	2.00	2.50	2.50	2.50	2.50
84					1.00	1.00	1.00	1.50	1.50	1.50	1.50	1.50	2.00	2.00	2.00
85	2.00	2.00	2.00	2.00	2.00	2.00	2.50	2.50	2.50	2.50	2.50	3.00	3.00	3.00	3.00
86	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	2.00
	-2.00	-2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	3.00

SASKATCHEWAN.

87						2.00	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	3.00
88										1.50	2.00	2.00	2.00	2.00	2.50
89										2.00	2.00	2.00	2.00	2.50	2.50
90								2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50
91												3.00	3.00	3.00	3.00
92			2.00	2.00	2.00	2.00	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50
93											3.00	3.00	3.00	3.00	3.00
94										2.50	3.00	3.00	3.00	3.00	3.50
95				2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	3.00	3.00

ALBERTA.

96										2.00	2.00	2.00	2.00	2.00	2.00
97	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.50	2.50	2.50	3.00	3.00	3.00	3.00	3.00
98†												18.00	18.00	18.00	18.00
99											2.00	2.00	2.00	2.00	2.00
100	1.50	1.50	1.50	1.50	1.50	1.50	1.50	2.00	2.00	2.00	2.50	2.50	2.50	3.00	3.50
102											2.50	2.50	4.00	4.00	4.00
103											3.00	3.00	3.00	3.00	5.00
106												2.00	2.00	2.00	2.00
108											1.25	1.50	2.00	2.00	2.00
109												2.00	2.50	2.50	2.50
											2.50	2.50	2.50	2.50	2.50

† Per week.

HOSPITAL TARIFFS AND COSTS.—Continued.

BRITISH COLUMBIA.

Reference No.	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913	1914
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
110	*3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	*8.00
111	.....	.....	.....	.....	2.14	2.14	2.14	2.14	2.14	2.14	2.14	2.85	2.85	2.85	2.85
112	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.50	2.50	2.50	2.50
	-2.50	-2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	3.00	3.00	3.00	3.00
114†	15-20	15-20	15-20	15-20	15-20	15-20	15-20	15-20	15-20	15-20	15-20	15-20	15-20	15-20	15-20
115	.....	.....	.....	.....	.....	2.14	2.14	2.14	2.14	3.00	3.00	3.00	3.00	3.00	3.00
116†	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	17.50	17.50	17.50
	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	21.00	21.00	21.00
117	.....	.....	.....	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15
118	.....	.....	.....	.....	.....	.....	.....	.....	.....	3.50	3.50	3.50	3.50	3.50	3.50
119	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42
	.....	.....	.....	.....	1.71	1.71	1.71	1.71	1.71	1.71	1.71	2.14	2.14	2.14	2.14
120	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15
125†	15-25	15-25	15-25	15-25	15-25	15-25	15-25	15-25	15-25	15-25	15-25	15-25	15-25	15-25	15-25
126	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
127†	.....	.....	.....	.....	.....	.....	.....	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00
128	.....	.....	.....	2.00	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50
	.....	.....	.....	.....	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50
129†	.....	.....	.....	.....	.....	.....	.....	.....	20-25	20-25	20-25	20-25	20-25	20-25	20-25
130	.....	.....	.....	.....	2.00	2.00	2.00	2.00	2.00	2.00	2.50	2.50	2.50	2.50	2.50
131	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15
	-2.85	-2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	3.60	3.60	4.30	4.30	4.30	4.30

* Maternity cases. † Per week.

Table IV. Operating Room Charges.*

MARITIME PROVINCES.

2					2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
					10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
3					2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
					5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
4	3.00	3.00	3.00	3.00	3.00	3.00	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50
							5.00	5.00	5.00	5.00	10.00	10.00	10.00	10.00	10.00
10	.....	.....	.....	.....	.....	.....	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
							2.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00

*Exclusive of Doctor's fee. Where two figures are given the smaller is for minor operations and the larger for major.

COST OF LIVING

HOSPITAL TARIFFS AND COSTS.—Continued.

MANITOBA.

Reference No.	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913	1914
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
80	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
81	.....	.....	.....	.....	.....	.....	5-10	5-10	5-10	5-10	5-10	5-10	5-10	51-0	5-10
82	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	3-8	3-8	3-8	3-8	3-8
83	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	3-5	3-5	3-5	3-5	3-5
85	.....	.....	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
86	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00

SASKATCHEWAN.

87	.....	.....	.....	.....	.....	5-10	5-10	5-10	5-10	5-10	5-10	5-10	5-10	5-10	5-10
88	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
89	.....	.....	.....	.....	.....	.....	.....	.....	.....	1-5	1-5	1-5	3-10	3-10	3-10
92	.....	.....	.....	2.50	2.50	2.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50
	.....	.....	.....	5.00	5.00	5.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
93	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	2.50	2.50	2.50	2.50	2.50
	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	5.00	5.00	5.00	5.00	5.00
94	.....	.....	.....	.....	.....	.....	.....	.....	.....	2-10	5-10	5-10	5-10	5-10	5-10
95	.....	.....	.....	3-5	3-5	3-5	3-5	3-5	3-5	3-5	3-5	3-5	3-5	3-5	3-5

ALBERTA.

96	.....	.....	.....	.....	.....	.....	.....	.....	.....	5.00	5.00	10.00	10.00	10.00	10.00
97	1-5	1-5	1-5	1-5	1-5	1-5	1-5	1-5	1-5	1-5	1-5	5-10	5-10	5-10	5-10
99	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	5.00	5.00	5.00	5.00
100	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	10.00	10.00	10.00	10.00	10.00	10.00
101	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
102	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
108	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
109	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....

† Major.

BRITISH COLUMBIA.

110	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
111	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
112	5-10	5-10	5-10	5-10	5-10	5-10	5-10	5-10	5-10	5-10	5-10	5-10	5-10	5-10	5-10
114	5-10	5-10	5-10	5-10	5-10	5-10	5-10	5-10	5-10	5-10	5-10	5-10	5-10	5-10	5-10
115	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
116	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
117	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
118	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
119	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
120	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
124	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
128	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
129	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
130	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
131	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50
	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00

* For first hour: \$2.50 for each 10 min. thereafter.

DEPARTMENT OF LABOUR EXHIBIT
HOSPITAL TARIFFS AND COSTS.—Continued.

Table V. Average Cost Per Patient Daily.

MARITIME PROVINCES.

Reference No.	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909
1	\$.31	\$.32	\$.32	\$.39	\$.39	\$.40	\$.41	\$.39	\$.39	\$.37
				1.08	1.08	1.08	1.08	1.18	1.18	1.20
4	1.25	1.10	1.12	1.12	1.12	1.10	1.14	1.23	1.35	1.37
5	.45	.54	.58	.50	.53	.53	.54	.53	.57	.58
6									1.50- 2.00	1.50- 2.00
7	1.04	1.13	1.14	1.14	1.24	1.36	1.38	1.45	1.57	1.47
11	.98	1.02	1.30	.96	1.29	1.39	1.23	1.50	1.68	1.80

QUEBEC.

12										
16	1.35	1.37	1.50	1.56	1.38	1.35	1.54	1.76	1.79	1.75
17	1.28	1.36	1.45	1.31	1.43	1.69	1.58	1.46	1.69	1.79
18								1.55	1.74	2.14
19	.90	.91	.88	1.10	1.13	1.20	1.50	1.43	1.50	1.40
20	1.47	1.56	1.60	1.61	1.61	1.74	1.75	1.79	1.96	1.94
21										1.44
22							1.69	1.55	1.84	1.76
25										
26						1.65	1.73	2.10	1.74	1.46
27										
28	.15	.15	.15	.17	.15	.20	.20	.22	.20	.20
29	.54	.53	.54	.55	.54	.55	.56	.57	.55	.57

HOSPITAL TARIFFS AND COSTS.—Continued.

Table V. Average Cost Per Patient Daily.

MARITIME PROVINCES.

Reference No.	1910	1911	1912	1913	1914	Remarks
1	\$.39	\$.39	\$.45	\$.40	.....	Wages increased 50% since 1900. Flour 21%, butter 32%, oatmeal 20%, beef 40%, barley 48%, beans 66%, codfish 44% cheese 14 % tea 30%. Hospital farm supplies of milk and vegetables since 1907 have made saving of 5 cents per patient daily.
3	1.22	1.25	1.28	1.30	1.30	Very little increase in wages. Great increase in prices of food supplies.
4	1.42	1.52	1.54	1.49	1.50	Food supplies, drugs, salaries and wages have all increased. Food supplies, have trebled, salaries have doubled.
5	.61	.62	.62	.62		
6	1.50- 2.00	1.50- 2.00	1.75- 2.00	1.50- 2.00	1.50- 2.00	Increase in cost of service (nurses) excessive. 190's excellent nurses commanded \$25-30 a month; in 1914, indifferent ones, \$30-50. Laundry charges, double. Charwomen and laundress, wages have increased 33¼%. Fruit and green vegetables more easily procurable and about same price. Increased cost of food apart from milk and meat comparatively trifling.
7	1.50	1.55	1.60	1.65	1.65	In 12 years food stuffs have advanced considerably though not particularly so the last few. Fuel has, salaries not to any appreciable extent. General standard of maintenance requirements higher.
11	1.64	1.51	1.61	1.61	1.61	

QUEBEC.

12	.....	.....	.....	.....	.....
16	1.90	2.14	2.12	2.20	.....
17	1.53	1.61	1.73	1.72	.....
18	1.84	1.95	1.86	1.86	.....
19	1.32	1.62	1.43	1.25	.....
20	1.98	2.06	2.07	2.08	.....
21	1.68	1.88	1.99*	2.22	.....	Increase in price of food stuffs, labour and surgical supplies.
22	1.88	1.60	1.63	1.76	.....	Change by absorption of another institution makes comparison with previous years impossible. Increased cost of food most serious feature. Wages in general have increased 10 to 20% but there has been no increase in salaries of nurses.
25	1.40	1.45	1.50	1.65	1.90	
26	1.72	1.59	1.50	1.60	.....
27	.....	.60	.62	.69	.69	"Cost of food, especially vegetables and meat, greatly increase 1."
28	.25	.25	.25	.27	.30	Increased cost caused by increased price of food, fuel and salaries.
29	.55	.61	.64	.66	.....

DEPARTMENT OF LABOUR EXHIBIT

HOSPITAL TARIFFS AND COSTS.—Continued.

ONTARIO.

Reference No.	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
30	.89	.92	.85	.96	1.03	1.02	1.05	1.02	1.16	1.28
32	.80	.72	.61	.75	.80	.94	1.03	.95	1.07	1.02
33	.56	.56	.56	.56	.56	.72	.75	.77	.80	.74
34	1.00	.77				.96				
35	.42	.43	.43	.44	.49	.53	.63	.65	.68	.70
37										
39	.78	.78	.80	.81	.80	.84	.83	.94	1.02	1.00
40								1.09	.96	1.08
42					1.21	2.26	1.28	.97	.89	.88
44	.60	.60	.66	.67	.75	.79	.84	.96	.93	.87
45	.83	.49	.57	.59	.59	.55	.70	.65	.70	.68
46	1.46	1.53	1.87	1.46	1.53	1.87	1.49	1.45	1.59	1.73
47	1.07	.96	1.13	1.06	1.03	1.21	1.15	1.21	1.53	1.50
48	.79	.86	.75	.93	.93	1.42	1.03	.98	1.13	1.04
49	.50	.51	.51	.55	.70	.76	.83	.68	.83	.87
51	1.25	1.27	1.30	1.34	1.37	1.40	1.44	1.45	1.50	2.00
52	.49	.47	.51	.51	.53	.53	.59	.67	.62	.63
57									1.26	1.72
59	.84	.88	1.20	1.50	1.24	1.22	1.10	1.13	1.42	1.39
60	1.84	1.84	1.84	1.84	1.78	1.78	1.84	1.85	1.85	1.85
61	.98	.98	.83	.86	.77	.86	.50	.99	.86	.64
64	.64	.64	.64	.60	.60	.81	.65	.85	.96	1.00
65	.71	.71	.71	.71	1.75	1.75	1.57	1.83	1.83	1.83
68	1.24					1.92	1.33	1.56	1.77	1.98
69				1.25	1.16	1.24	1.36	1.36	1.26	1.10
70	.54	.54	.65	.76	.80	.90	.91	.84	1.22	.83
71				1.20	1.16	1.05	1.07	1.29	1.16	1.16
72	.11	.20	.22	.20	.90	1.08	.85	.81	1.05	1.14
73	.71	.70	.75	.76	.78	1.00	1.00	1.07	1.12	1.41
75]	.66	.65	.66	.70	.75	.91	.85	.89	.99	1.03
76	.89	.75	.88	.94	1.03	1.14	1.37	1.31	1.37	1.63
79	1.23	1.10	1.08	1.05	1.10	1.82	1.15	1.12	1.21	1.32

HOSPITAL TARIFFS AND COSTS.—Continued.

ONTARIO.

Reference No.	1910	1911	1912	1913	1914	Remarks.
	\$	\$	\$	\$	\$	
30	1.06	1.17	1.25	1.36		
32	1.01	1.06	1.03	1.25	1.30	Meat, butter, eggs and fuel very high; cost of repairs, electrical plumbing, painting, etc. also very high.
33	.82	.81	1.03	1.30		Food supplies and salaries contribute the greatest increase.
34	1.01	1.12	1.15	1.26		
35	.75	.75	.88	.88	.95	Food supplies and equipment have gone up. Also wages of maids, orderlies, engineers, etc.
37	1.50	1.56	1.61	1.46		Reduction in cost for 1913 due to increase in number of patients. Figures show an increase between 1909 and 1914 of 50% in price of meats, 20% in butter, 25% in eggs, slight increase in fuel, lemons 100% increase.
39	1.03	1.00	1.11	1.11	1.13	"Cost of provisions has increased, particularly meat, butter, eggs and sugar."
40	.99	1.04	1.01	1.13		Average increase of 40% in food costs, etc., from 1906-14; proportion of wages to total cost of maintenance about one-third.
42	1.19	1.10	1.14	.72	1.86	"High cost of first 3 years caused by cost of furnishing, etc., though victuals were cheaper. Wages for men increased from \$15 to \$30 with board, etc., for girls \$5 to \$12 during period 1903-14. Meat has increased 60%, Sugar 45% and other groceries proportionately. Dietary for each patient in 1904 cost 70 cents per day, now 95 cents.
44	.95	1.07	1.11	1.25		"Fuel, food supplies and wages have advanced 30 to 50%."
45	.65	.68	.87	.89		
46	1.45	1.28	1.50	1.95		Increased cost largely due to increase in price of food and labour. The low rate for 1911 is due to a great increase in the number of typhoid patients.
47	1.51	1.58	1.75	1.74	1.75	Salaries and wages have more than doubled in every class of work. Provisions about 50% higher in 1914 than in 1900. Drugs and surgical supplies have likewise increased 50%.
48	1.16	1.06	1.20	1.30	1.43	Increase due in greatest measure to cost of food, fuel and wages.
49	.91	.95	.99	.86	1.00	Increase due to increase in cost of food supplies, equipment and help.
51	1.60	1.63	1.72	1.60	1.70	
52	.69	.70	.67	.92		
57	.70	1.44	1.41	1.35	1.56	
59	1.21	1.38	1.44	1.68		Greatest increases have been in wages, meat, milk, butter and eggs. The cost per diem given does not include linen, which would be about 10 cents per day.
60	1.92	2.04	2.06	2.06		
61	1.47	1.15	.73	.68	1.40	
64	1.02	1.01	1.01	.85		
65	1.87	1.87	1.87	2.23	2.23	
68	1.97	1.86	1.98	1.61		
69	1.26	1.32	1.19	1.10		
70	1.14	1.16	1.21	1.55		
71	1.33	1.25	1.41	1.58		
72	1.06	.96	.80	.97	1.10	Food supplies, fuel and wages have gone up; the treatment and care of patients have also increased in efficiency.
73	1.39	1.35	1.37	1.50	1.51	Food supplies generally and fuel are higher, and wages accordingly, but it is impossible to state that the increased cost of maintenance is due to any one thing.
75	1.00	1.06	1.27	1.37		
76	1.52	1.58	1.98	1.97	1.97	
79	1.34	1.41	1.50	1.59		Salaries have increased 25%; meat, butter and eggs 50%.

HOSPITAL TARIFFS AND COSTS.—Continued.

MANITOBA.

Reference No.	1910	1911	1912	1913	1914	Remarks.
	\$	\$	\$	\$	\$	
80	1.31	1.34	1.31	1.48	1.60	Food supplies, drugs and salaries have all increased; new equipment such as X Ray apparatus has increased maintenance account. Have better fuel rates since installation of spur track from railway two years ago. Will also benefit to extent of 40 cents per ton by reduced freight rate.
83	1.69	1.47	1.40	1.35	1.50	Food and fuel greatly increased during past two or three years. Salaries and wages have somewhat increased.
85	1.64	1.87	2.48	2.47	.....
86	.72	.73	.65	.87	.....

SASKATCHEWAN.

87	2.01	1.98	2.14	2.16	.....	High cost of living does not seem to have made any difference. Salaries and fuel charges more than equal provision costs and these do not seem to have varied much. The number of patients seems to have had more effect, as it costs almost as much to run an empty small hospital as a full one.
88	2.17	2.20	2.70	2.63	.....	Increase in expenses caused largely by higher cost of food, fuel and drugs and higher salaries required to keep efficient nurses, etc. Also certain improvements installed have cost more on account of high cost of material and labour.
	1.98	1.38	1.27	1.83	.....	Expenses high first two years as only graduate nurses kept. Training school began 1910 with less salaries.
90	2.17	1.64	1.86	1.76	1.80	In 1911-12 tried reduction of public ward rate to \$1.00 but could not stand it. Salaries remain about same; fuel same; meat higher; other food supplies little increase.
94	1.83	1.88	2.25	2.39	.....	Increasing cost due (1) for supplies increasing slightly (2) Higher salaries and wages—latter due to high rent workmen have to pay. (3) Heavy item of fuel. (4) Ever increasing demand for new and better equipment in scientific apparatus. (5) Increasing demands of patients.

DEPARTMENT OF LABOUR EXHIBIT
HOSPITAL TARIFFS AND COSTS.—Continued.

ALBERTA.

Reference No.	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
96										1.00
97	1.49	1.49	1.50	1.52	1.52	1.49	1.57	1.63	1.71	1.71
98										2.00
99										
100	1.00	1.00	1.00	1.25	1.27	1.55	1.55	2.00	2.00	2.00
101							1.62	1.58	1.80	1.77
107										2.70
109										

BRITISH COLUMBIA.

111					1.63	2.58	1.93	1.51	2.54	2.03
112	1.25	1.25	1.25	1.25	1.25	1.25	1.40	1.40	1.40	1.40
115						2.18	4.37	2.91	1.89	1.99
116					1.78	1.65	1.58	1.52	1.55	1.65
117							4.13	3.47	4.84	2.70
120	1.32	1.90	2.02	1.80	1.88	1.93	1.90	2.07	2.05	2.20
126			.87	.39	.43	.57	.52	.33	.58	.77
127										2.00
128				1.58	1.86	1.52	1.97	1.67	1.84	1.77
130	2.40				1.60	1.54	1.20	1.63	1.82	1.85
131	1.64	1.63	1.89	1.85	1.90	1.70	1.64	1.64	1.83	1.90

HOSPITAL TARIFFS AND COSTS.—Continued.

ALBERTA.

Reference No.	1910	1911	1912	1913	1914	Remarks.
	\$	\$	\$	\$	\$	
96	1.00	1.00	.75	.75	.75	Since 1907, expenses have increased considerably owing principally to the fact that the hospital is better equipped.
97	1.73	1.75	1.75	1.77	1.77	
98	2.00	2.00	2.00	2.25	2.25	Drugs and equipment have advanced.
99	2.02	1.96	2.22	1.86	1.88	Decreased cost last two years attributable to increase in number of patients and better management, though higher salaries have been paid. Food and fuel have been about stationary; drugs have considerably increased.
100	2.00	2.00	2.09	2.09	2.10	Increase due to high price of food and dry goods but especially salaries and cost of labour and material for repairs.
101	1.68	1.60	1.80	1.88	1.98	Increase due to increased cost of hospital supplies. Wages and food very high.
107	2.59	3.83	2.43	2.17	3.33	In 1911 moved from temporary building into newly built hospital. Increase in 1914 due to renewal of insurance.
109	.....	2.00	2.10	2.20	2.40	Cost of supplies and salaries have increased.

BRITISH COLUMBIA.

111	1.85	2.38	2.67	2.45	2.22	Cost of supplies and equipment, together with salaries have increased considerably.
112	1.40	1.50	1.50	1.50	1.60	Food supplies, fuel, drugs and salaries have increased.
115	2.43	2.02	2.17	1.91	.....	This hospital was beyond railway communication until two years ago and was therefore handicapped by excessive freight rates.
116	1.78	1.82	1.88	2.07	1.95	The prior years 1900-4 not given.
117	4.52	4.88	3.72	2.95	3.95	In outlying mining district. Daily average cost varies greatly with number of patients. Food, fuel, salaries, equipment have not gone up to any marked degree.
120	2.30	2.36	2.23	2.08	.....	Running expenses are heavy and number of patients (miners) varies greatly. Cost of fuel, food and equipment has risen steadily.
126	1.10	.45	.70	.67	.61	
127	2.05	1.95	1.95	2.09	.....	Within past year or two various supplies have advanced in price, particularly meats, milk, bread, etc. Since war was declared there has been a pronounced advance in drugs, dressings rubber goods, etc. Wages have gone up.
128	1.74	1.75	1.98	2.11	.....
	1.95	2.07	2.77	2.78	.....	The increased cost in 1912 and 1913 is due to the increased cost of nursing and higher prices of commodities.
131	1.87	2.10	1.96	1.89	2.13	

NOTE ON INSURANCE RATES.

Whether the cost of insurance, fire and life, has risen during recent years cannot readily be ascertained. In Table I the amount at risk and the total premiums charged annually are given, with the percentages which the latter constitute of the former in each year. This, however, does not yield an accurate index of costs for the reason primarily that it does not allow for changes in the nature of the risks.

Fire Insurance.—A more detailed analysis of the ratio of fire insurance premiums to risks taken is given in Table II, which covers all fire insurance done in Canada by companies licensed under the Insurance Act. From this it would appear that rates in 1913 were the same as in 1900, though in the interval they had been considerably higher, whereas in earlier years they were lower. The objection to these figures is, of course, as above stated, that they are averages of all insurance returns and therefore reflect changes in the nature of the risks and not merely possible changes in premium rates. For example, if there has been an improvement in the classes of risks the rate per cent would be decreased even though the actual rates remained unchanged. There is the further objection that premiums do not always run for the same period of insurance, usually varying from one to three years. Moreover, the value to the owner of insurance on a risk in, say, 1900, may be different from the value of insurance on an identical risk in 1914, owing not to changes in the premium but to changes in the contract, that is, in the limitations and restrictions therein prescribed; in other words the insurance may have changed though the character of the risk remained unchanged.

Life Insurance.—In the case of life insurance the difficulties in making comparisons from year to year are still greater. The premium varies with the age of entry and with the class of insurance, the risk increasing with each year of age. In Table III the amount of premium per \$1,000 charged by certain companies for all-life non-participating policies is shown at intervals. It must again be pointed out, however, that the class of insurance is different to-day from what it was even ten years ago; on the whole more liberty is allowed in such conditions as occupation, residence, travel, cash value, loan value, etc.—all of which are valuable to the policyholder, but none of which can be definitely valued as elements in the contract. Moreover, the figures of the table may be criticized on the score that only a comparatively small portion of business is done on a non-profit plan. Speaking broadly there has been no radical change in life insurance rates since 1899 when an increase took place in the standard of the Government reserve. Since that date some declines have been reported as a result of increased competition. A well defined trend towards the more expensive kinds of insurance has also been observed. On the whole, life insurance rates tend to be unaffected by passing conditions, the reason being the long-term nature of the contracts, most of which extend over the whole of life or a considerable portion thereof. In any event life insurance rates are to a degree arbitrary, seeing that if they incline to be too high the overcharge comes back to the insurer in the shape of profits.

TABLE I.—INSURANCE RISKS AND PREMIUMS, 1900-1913.

Year	FIRE			LIFE		
	Amount at Risk	Premiums	Per Cent	Amount of Risk	Premiums	Per Cent
1900.....	\$ 992,332,360	\$ 8,331,948	.84	\$ 431,069,843	\$15,066,941	3.5
1901.....	1,038,687,619	9,650,348	.92	463,769,034	15,189,854	3.3
1902.....	1,075,263,168	10,577,084	.98	508,812,305	17,077,560	3.3
1903.....	1,140,453,716	11,384,762	.99	548,443,000	18,240,265	3.3
1904.....	1,215,013,931	13,169,882	1.08	587,880,790	19,969,324	3.4
1905.....	1,318,146,495	14,285,671	1.09	630,334,240	22,080,717	3.5
1906.....	1,443,902,244	14,687,963	1.02	656,260,900	22,364,456	3.4
1907.....	1,614,703,536	16,114,475	1.00	685,523,485	23,143,872	3.4
1908.....	1,700,708,263	17,027,275	1.00	719,516,014	24,697,939	3.4
1909.....	1,863,276,504	17,049,464	.91	780,356,980	26,506,295	3.4
1910.....	2,034,276,740	18,725,531	.92	856,113,059	29,771,903	3.5
1911.....	2,279,868,346	20,575,255	.95	950,220,771	31,619,626	3.3
1912.....	2,684,355,895	23,194,521	.87	1,070,309,669	35,709,516	3.3
1913.....	3,097,048,026	25,784,410	.83	1,154,477,891	38,591,100	3.3

TABLE II.—RATIO PER CENT OF TOTAL FIRE INSURANCE PREMIUMS TO TOTAL RISKS, 1890-1913

	1890	1891	1892	1893	1894	1895	1896	1897	1898	1899	1900	1901
Canadian Companies.....	1.22	1.25	1.24	1.25	1.34	1.22	1.31	1.32	1.36	1.27	1.26	1.45
British Companies.....	1.11	1.14	1.16	1.16	1.23	1.25	1.24	1.23	1.23	1.22	1.24	1.41
American Companies.....	1.07	1.14	1.16	1.18	1.22	1.21	1.24	1.27	1.27	1.22	1.27	1.44
All Companies.....	1.13	1.16	1.18	1.18	1.25	1.23	1.25	1.25	1.26	1.23	1.25	1.42

	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913
Canadian Companies.....	1.46	1.53	1.57	1.56	1.52	1.51	1.51	1.44	1.38	1.41	1.36	1.33
British Companies.....	1.46	1.49	1.59	1.60	1.52	1.48	1.48	1.38	1.33	1.33	1.26	1.21
American Companies.....	1.53	1.53	1.68	1.69	1.60	1.56	1.54	1.45	1.41	1.33	1.28	1.15
All Companies.....	1.47	1.50	1.60	1.60	1.53	1.50	1.50	1.41	1.36	1.35	1.29	1.25

TABLE III.—AMOUNT OF LIFE INSURANCE PREMIUMS PER \$1,000 CHARGED BY CERTAIN COMPANIES.

Year	Age 21	Age 35	Age 50
1892.....	\$14.55	\$21.28	\$38.66
1906.....	14.90	21.50	37.80
1913.....	13.77	19.91	34.99

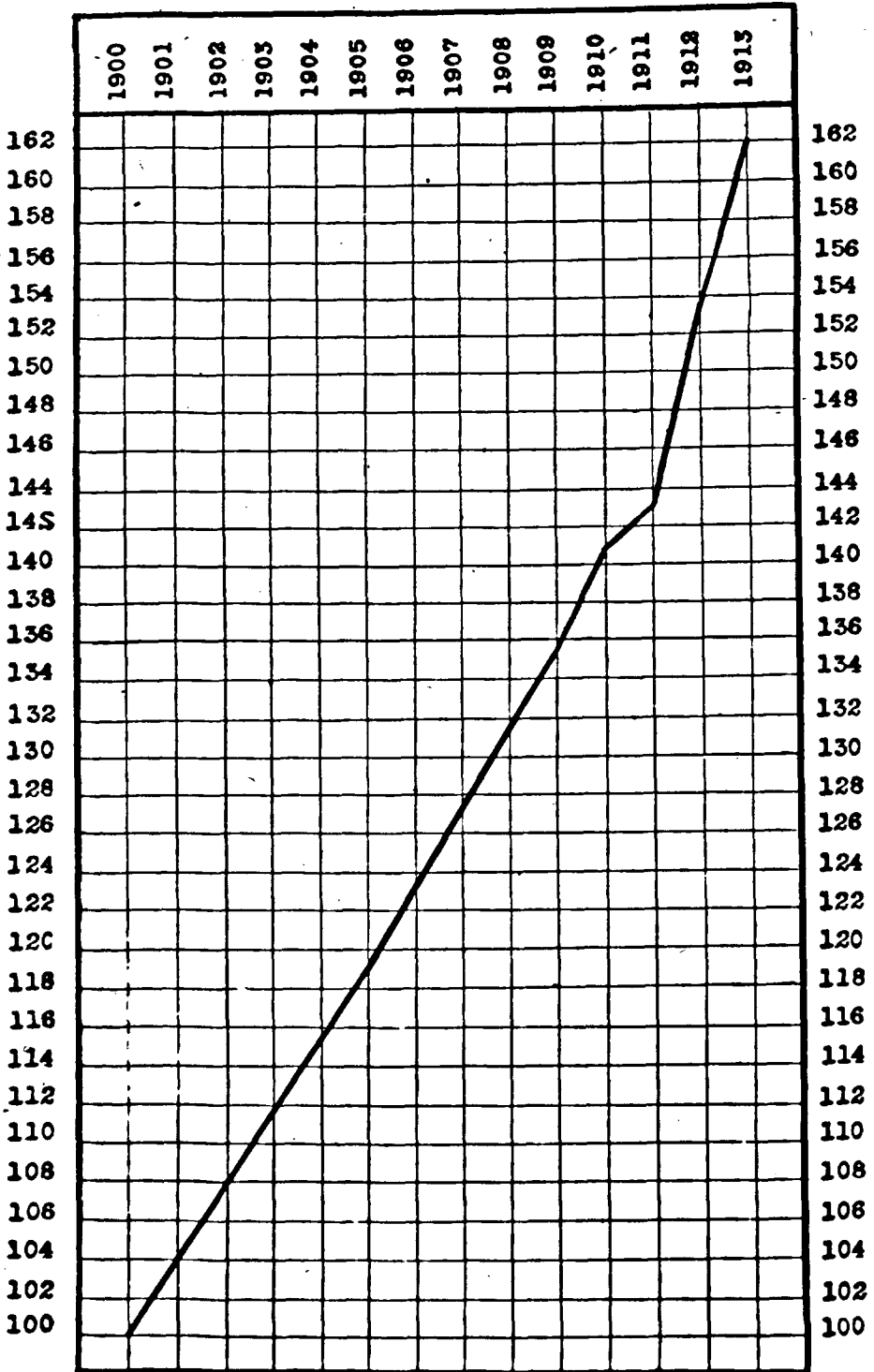
PART I, SECTION (3). RENTS.

CHAPTER I—RENTS IN CANADA, 1900-1913.

CHAPTER II—RENTS IN OTHER COUNTRIES, 1900-1913—(United Kingdom, United States, Australia, New Zealand, South Africa, France, Germany, Belgium, Norway, Argentina).

DEPARTMENT OF LABOUR EXHIBIT

THE COURSE OF HOUSE RENTS, CANADA, 1900—1913.
(Rents 1900 = 100).



SECTION (3)—RENTS.

CHAPTER I. RENTS, CANADA, 1900-1913.§

At least three-quarters of the salaried and wage-earning class in the modern community live in rented houses, while an equally large proportion of business premises are occupied by others than the owners.* Moreover, the incidence of family expenditure on rentals, always heavy, tends (in the light of practically every investigation into family incomes and budgets), to become relatively more burdensome the smaller the income.† Rent therefore occupies a very important place in any inquiry into the cost of living. Though under normal conditions rents move more slowly than prices (through force of custom, lack of standardization of properties, the comparatively long-time nature of the agreement involved, etc.) there is evidence that conditions have been otherwise in this respect in Canada of late, and that in not a few localities the rise in rents has equalled or exceeded the rise in the cost of foods and general commodities.

In the absence of comprehensive official statistics the problem of measuring the trend in rents is very difficult, largely because of the impossibility of standardizing rentable properties for purposes of quotation. Each store or dwelling has, as a rule, characteristics of construction and location which to a considerable extent determine its rental. Identical and immediately neighbouring properties will sometimes be found commanding different rents. Comprehensive investigation in a situation of this kind is indispensable for statistical accuracy; where only isolated and (comparatively) few facts are available, caution must be used in accepting conclusions; and this is the more necessary where direct comparison of such facts for different localities and different periods of time is desired. Even when the rent for the same property over a period of years is obtained, subsidiary data are essential for interpretation. This is particularly the case when the period has been one of rapid growth, as in most Canadian cities during the past fifteen years; for while an expansion of this kind is marked by a general increase in property valuations and in rents, the effect within limited areas may be quite the opposite, as, for example, when a first class residential district is changed into a boarding-house district by the invasion of the business section, or as when within the business section itself a different grouping of financial institutions occurs or a new shopping district is opened. In the property itself, moreover, an appreciation in the land value may have gone hand in hand with a depreciation in the value of the building.*

§The subject of housing in Canada and the changes in standards of the past fifteen years are briefly treated in Part II, Section (2), Chap. V.

*Comprehensive statistics on tenancy in Canada are lacking, the Census dealing with the subject only in connection with farm lands. It may be noted that the report of the Assessment Commissioner of Toronto for 1913-4 records 32,184 dwellings and stores occupied by owners and 37,231 (i.e. 54 per cent of the total) occupied by tenants. For the salaried and wage-earning class alone the proportion of the latter would undoubtedly be higher.

†By Engel's law. See Mayo-Smith, *Statistics and Economics*, Vol. II, p. 19.

*On the point of depreciation, the Massachusetts' Cost of Living Commission remarks: "A new house should rent for from 10 per cent to 12 per cent gross on its cost, including the cost of the land. At first, while the house needed no repairs, this would produce a net income of from 7 per cent, to be reduced a little later, when the repair problem appears, to something like 5½ per cent, or in some cases 6½ per cent. In the long run, about 40 per cent of the gross return must be deducted for taxes, repairs, depreciation, etc. A careful analysis of data collected shows that the average owner of rented houses nets from 6 per cent to 7 per cent on his investment, more often 6 per cent than 7 per cent."

Scope of the Present Inquiry.

The present inquiry represents an attempt to throw light on the general tendency of rents in Canadian cities since 1900. Four classes of property were taken as the basis of investigation, namely, (1) a typical store in a first-class business section, (2) a typical store in a second-class business section, (3) a typical down-town office, and (4) a typical six-roomed dwelling with sanitary conveniences in a working-class section. Under each of these headings, information was sought in each locality throughout the Dominion having a population of 10,000 or over, with regard to rents, in the years 1900, 1905, and 1913, respectively. Application was made in each city to three representative real estate agents in business throughout the period, each being requested to take the rates from books and to cover in each case the same property in the respective years, selecting one free from abnormal features or conditions pertaining to a restricted area or class of building. Altogether returns were obtained from one or more competent authorities in 48 localities. These are given in full in Table A published at the close of this chapter, Parts I, II, III and IV.

Supplementary to the final section of these statistics a return on house-rents based on data in the Department of Labour is published. In addition to the retail prices quoted in Section (1), Chapter II, as received from the correspondents of the Department of Labour, a monthly statement is obtained from the same source of the predominant rental paid by the working class in the several localities for a six-roomed dwelling (a) with sanitary conveniences, and (b) without sanitary conveniences. The records in this connection are fairly complete for some fifty-five localities from the end of the year 1909 until the present. While not regarded as statistically accurate, being based on individual opinion, care is taken to insure that the opinion is formed after due inquiry, and it is thought that the record, though insufficient to measure differences between locality and locality with accuracy, may be relied upon to reflect general tendencies from year to year. With the object of enlarging and checking the statistics obtained from agents as above described, the correspondents of the *Labour Gazette* were requested to obtain data for the years 1900 and 1905 from the same sources as those from which their current information is secured. Table B, Parts I and II, (pp. 402-5) contains the data secured in this way, the figures showing what is regarded as common or predominant rents paid by the working classes in the years 1900, 1905, 1912 and 1913, respectively.

Index Numbers of the Returns.

In order to ascertain the general result of these estimates two series of index numbers, a weighted and an unweighted, have been constructed for each of the six sections of the inquiry as above described: (1) As the cities in the list differ greatly in size, those of lesser rank considerably outnumbering the large centres, a simple average of the returns would appear to give undue prominence to the small localities. There are over a dozen towns in the table of approximately 10,000 population, each of which would be regarded in the calculation as of equal importance to Montreal, which has a population approaching half a million. The index numbers for the several localities.

therefore, were in the first instance weighted according to population as shown by the Census of 1911.* The results by provinces are given in Table I beginning over the page. (2) On the other hand it might be pointed out that as the inquiry did not include places of less than 10,000, the smaller towns should be given greater prominence than that based on population alone, seeing that they probably reflect conditions in a large number of the smaller communities scattered throughout the Dominion, which, though individually unimportant as to size, in the aggregate make up a large part of the population.† Especially is this necessary owing to the fact that the greatest rapidity of growth of late has been in the large centres, producing abnormalities not to be found elsewhere. A simple unweighted average of the returns has accordingly been added in Table II.

The General Result.

While, as already stated, the situation with regard to rentals is one that differs, sometimes very sharply, between city and city, some interesting general tendencies are revealed in the accompanying tables. It will be seen at once that down-town business properties show the most rapid advance of all. It is apparently safe to say as a generalization that the rent of stores in the first-class business sections of the larger Canadian cities has gone up by nearly three times, while store-rents in second-class sections have advanced nearly as much, and down-town office rents have doubled. At the same time house rents for the great mass of the people have advanced by 60 or 70 per cent. Comparing these figures with commodity prices, it would seem that they bear out, in so far as Canada is concerned, and so far as they go, the belief that rent of land has in recent years been gaining an increasing proportion of the dividend of world-wealth.

These conclusions must, of course, be taken with due regard to the data on which they are based. The advance in centrally-situated business properties has been most conspicuous in large centres of population like Montreal, Ottawa, Toronto, Hamilton, Winnipeg and Vancouver, where rents have in cases trebled and even quadrupled within the fourteen year period. The fact that the weighted index number, which gives these large centres an influence proportionate to their population, rises considerably higher than the unweighted number, which averages all 48 localities as of equal importance, confirms this. On the other hand the unweighted index number for a six-roomed workingman's dwelling is slightly higher than the weighted number, showing that in house rents the small cities have gone up about as fast as the large. Other things being equal, the western cities show the most considerable advance, and the Maritime Provinces and Quebec (outside of Montreal) the least, though it should be remembered that the exceptionally rapid growth of certain western municipalities, some of which were either small villages or practically non-existent in 1900, renders the record abnor-

*The weights are as follows: Sydney, 18; Westville, 4; Amherst, 9; Halifax, 46; Truro, 6; Charlottetown, 11; Moncton, 11; St. John, 42; Fredericton, 7; Quebec, 78; Three Rivers, 14; Sherbrooke, 16; Sorel, 8; St. Hyacinthe, 10; St. Johns, 6; Montreal, 466; Hull, 17; Ottawa, 86; Brockville, 9; Kingston, 18; Belleville, 10; Peterborough, 18; Orillia, 7; Toronto, 376; Niagara, 9; St. Catharines, 12; Hamilton, 81; Brantford, 23; Guelph, 15; Berlin, 15; Woodstock, 9; Stratford, 13; London, 46; St. Thomas, 14; Chatham, 10; Windsor, 17; Owen Sound, 12; Sault Ste. Marie, 10; Port Arthur, 11; Fort William, 16; Winnipeg, 135; Brandon, 14; Regina, 30; Moose Jaw, 14; Medicine Hat, 5; Calgary, 44; Edmonton, 25; Lethbridge, 2; Nelson, 4; New Westminster, 13; Vancouver, 100; Victoria, 32; Nanaimo, 8.

†See statement with regard to growth of urban population since 1901, Part II, Section (2), Chapter II.

TABLE I. COURSE OF PREDOMINANT RENTALS, CANADA, 1900, 1905, 1913.—WEIGHTED INDEX NUMBERS.
(Rents 1900=100)

(d)—TYPICAL STORE IN FIRST-CLASS BUSINESS SECTION.

LOCALITY.	1900	1905	1913
Nova Scotia.....	100.0	141.2	189.0
Prince Edward Island.....	100.0	116.6	125.0
New Brunswick.....	100.0	105.6	185.0
Quebec.....	100.0	138.7	480.8
Ontario.....	100.0	129.9	272.3
Manitoba.....	100.0	143.4	285.6
Saskatchewan.....	100.0	166.7	361.6
Alberta.....	100.0	231.7	338.4
British Columbia.....	100.0	154.0	469.1
Dominion of Canada.....	100.0	140.0	343.6

(b)—TYPICAL STORE IN SECOND-CLASS BUSINESS SECTION.

LOCALITY.	1900	1905	1913
Nova Scotia.....	100.0	119.1	160.1
Prince Edward Island.....	100.0	113.9	145.1
New Brunswick.....	100.0	104.5	185.1
Quebec.....	100.0	297.4	588.3
Ontario.....	100.0	116.1	240.9
Manitoba.....	100.0	177.6	271.4
Saskatchewan.....	100.0	164.3	302.4
Alberta.....	100.0	145.9	279.2
British Columbia.....	100.0	129.1	279.6
Dominion of Canada.....	100.0	174.6	340.6

(c)—TYPICAL DOWN-TOWN OFFICE.

LOCALITY	1900	1905	1913
Nova Scotia.....	100.0	122.7	155.1
Prince Edward Island.....	100.0	115.0	138.8
New Brunswick.....	100.0	105.1	185.4
Quebec.....	100.0	118.2	181.0
Ontario.....	100.0	117.5	220.1
Manitoba.....	100.0	169.1	295.6
Saskatchewan.....	100.0	179.7	348.8
Alberta.....	100.0	164.1	294.6
British Columbia.....	100.0	111.9	153.4
Dominion of Canada.....	100.0	124.6	212.0

TABLE I. COURSE OF PREDOMINANT RENTALS, CANADA, 1900, 1905, 1913.—WEIGHTED INDEX NUMBERS.—Concluded.
(Rents 1900=100)

(d)—TYPICAL SIX-ROOMED DWELLING IN WORKINGMEN'S SECTION—WITH SANITARY CONVENIENCES.

(Original statistics furnished by real estate agents.)

LOCALITY	1900	1905	1913
Nova Scotia.....	100.0	125.1	161.7
Prince Edward Island.....	100.0	117.9	138.5
New Brunswick.....	100.0	114.4	146.9
Quebec.....	100.0	111.9	130.5
Ontario.....	100.0	123.8	184.6
Manitoba.....	100.0	138.3	187.2
Saskatchewan.....	100.0	176.2	239.1
Alberta.....	100.0	136.2	182.0
British Columbia.....	100.0	114.9	152.4
Dominion of Canada.....	100.0	122.0	165.3

(e)—TYPICAL SIX-ROOMED DWELLING IN WORKINGMEN'S SECTION—WITH SANITARY CONVENIENCES.

(Original statistics furnished by correspondents of the *Labour Gazette*.)

LOCALITY.	1900	1905	1913
Nova Scotia.....	100.0	108.7	155.5
New Brunswick.....	100.0	113.7	148.0
Quebec.....	100.0	116.0	135.5
Ontario.....	100.0	116.3	177.1
Manitoba*.....	100.0	129.3	210.5
Saskatchewan†.....	100.0	100.0	250.0
British Columbia.....	100.0	115.2	169.8
Dominion of Canada.....	100.0	116.5	165.3

*Winnipeg only.

†Regina only.

(f)—TYPICAL SIX-ROOMED DWELLING IN WORKINGMEN'S SECTION—WITHOUT SANITARY CONVENIENCES.

(Original statistics furnished by correspondents of the *Labour Gazette*.)

LOCALITY.	1900	1905	1913
Nova Scotia.....	100.0	102.8	132.3
New Brunswick.....	100.0	114.6	140.0
Quebec.....	100.0	122.1	140.8
Ontario.....	100.0	120.6	175.5
Saskatchewan*.....	100.0	150.5	250.0
Alberta.....	100.0	113.2	196.3
British Columbia.....	100.0	121.0	171.9
Dominion of Canada.....	100.0	120.3	161.7

*Regina only.

TABLE II. COURSE OF PREDOMINANT RENTALS, CANADA, 1900, 1905, 1913. — UNWEIGHTED INDEX NUMBERS.

(Rents 1900=100.)

(a)—TYPICAL STORE IN FIRST-CLASS BUSINESS SECTION.

LOCALITY.	1900	1905	1913
Nova Scotia.....	100.0	127.7	171.9
Prince Edward Island.....	100.0	116.6	125.0
New Brunswick.....	100.0	112.2	166.6
Quebec.....	100.0	126.4	236.4
Ontario.....	100.0	127.3	212.9
Manitoba.....	100.0	132.9	217.4
Saskatchewan.....	100.0	165.6	371.8
Alberta.....	100.0	155.5	405.5
British Columbia.....	100.0	113.5	335.1
Dominion of Canada.....	100.0	129.4	281.0

(b)—TYPICAL STORE IN SECOND-CLASS BUSINESS SECTION.

LOCALITY.	1900	1905	1913
Nova Scotia.....	100.0	126.4	160.9
Prince Edward Island.....	100.0	113.9	145.1
New Brunswick.....	100.0	111.4	156.2
Quebec.....	100.0	156.5	259.7
Ontario.....	100.0	121.4	201.4
Manitoba.....	100.0	157.4	227.0
Saskatchewan.....	100.0	158.3	294.3
Alberta.....	100.0	139.6	327.5
British Columbia.....	100.0	103.9	254.2
Dominion of Canada.....	100.0	129.2	218.7

(c)—TYPICAL DOWN-TOWN OFFICE.

LOCALITY.	1900	1905	1913
Nova Scotia.....	100.0	120.8	146.9
Prince Edward Island.....	100.0	115.0	138.8
New Brunswick.....	100.0	110.8	165.8
Quebec.....	100.0	121.6	150.0
Ontario.....	100.0	121.6	167.4
Manitoba.....	100.0	144.5	227.1
Saskatchewan.....	100.0	182.5	362.5
Alberta.....	100.0	199.0	457.9
British Columbia.....	100.0	93.4	166.8
Dominion of Canada.....	100.0	129.5	203.8

TABLE II.—COURSE OF PREDOMINANT RENTALS, CANADA, 1900, 1905, 1913.—UNWEIGHTED INDEX NUMBERS.—Concluded.

(Rents 1900-100)

(d)—TYPICAL SIX-ROOMED DWELLING IN WORKINGMEN'S SECTION.—WITH SANITARY CONVENIENCES.
(Original statistics from Real Estate Agents.)

LOCALITY.	1900	1905	1913
Nova Scotia.....	100.0	124.3	157.4
Prince Edward Island.....	100.0	117.9	138.5
New Brunswick.....	100.0	117.3	149.3
Quebec.....	100.0	115.2	171.0
Ontario.....	100.0	117.4	163.6
Manitoba.....	100.0	136.2	178.1
Saskatchewan.....	100.0	175.0	237.5
Alberta.....	100.0	146.6	225.1
British Columbia.....	100.0	94.9	167.3
Dominion of Canada.....	100.0	121.0	170.4

(e)—TYPICAL SIX-ROOMED DWELLING IN WORKINGMEN'S SECTION.—WITHOUT SANITARY CONVENIENCES.
(Original statistics from correspondents of the *Labour Gazette*.)

LOCALITY.	1900	1905	1909	1910	1911	1912	1913
Nova Scotia.....	100.0	112.3	140.0	150.0	159.7	135.6	146.9
New Brunswick.....	100.0	116.2	128.5	150.0	160.0	148.5	153.3
Quebec.....	100.0	120.4	147.4	150.7	143.0	147.7	161.7
Ontario.....	100.0	124.0	140.4	136.0	148.7	150.3	158.6
Manitoba.....	100.0	150.0	.....	.....	.....	250.0	250.0
Alberta.....	100.0	108.3	158.3	158.3	122.0	153.5	165.0
Saskatchewan.....	100.0	150.0	.....	.....	.....	250.0	250.0
British Columbia.....	100.0	121.7	163.9	112.5	167.3	179.7	164.7
Dominion of Canada.....	100.0	120.4	144.5	138.6	145.8	154.6	160.7

(f)—TYPICAL SIX-ROOMED DWELLING IN WORKINGMEN'S QUARTER.—WITH SANITARY CONVENIENCES.
(Original statistics from correspondents of the *Labour Gazette*.)

LOCALITY.	1900	1905	1909	1910	1911	1912	1913
Nova Scotia.....	100.0	119.5	.....	138.4	132.6	150.2	155.0
New Brunswick.....	100.0	114.5	.....	121.2	124.9	128.2	144.4
Quebec.....	100.0	118.5	149.3	150.0	146.7	150.8	175.2
Ontario.....	100.0	123.1	125.8	127.9	141.6	149.7	155.4
Manitoba.....	100.0	130.3	136.4	136.4	136.4	181.8	212.1
Saskatchewan.....	100.0	100.0	100.0	194.4	194.4	222.2	250.6
Alberta.....	.....	.....	.....	.....	.....	.....	.....
British Columbia.....	100.0	110.4	163.0	148.7	157.2	168.8	151.4
Dominion of Canada.....	100.0	119.0	135.4	140.7	143.2	153.7	162.0

mal.* In only one town on the list, namely Nelson, are rents lower in 1913 than in 1900, the earlier figures reflecting a local land boom which subsided in subsequent years. More detailed analyses of the figures follow:

Store and Office Rents.—The increase in down-town rents above mentioned reflects the enormous increase in land valuations which has taken place in the business sections of the large Canadian cities since 1900, due to growth and consequent speculation. § Great as the rise in rents for this class of property has been, it has not in many cases equalled the rise in valuations, and represents a decrease in the per cent earning capacity of the property. † It may be pointed out, however, that rent-increases on properties of this class may not directly or immediately affect the cost of living (through increased prices of goods to offset the advance in rent costs) seeing that if based on population increases they represent a corresponding increase in the volume of business and earning capacity. Moreover, stores in such localities tend to be restricted to the sale of high class goods and luxuries or to small wares like haberdashery and drugs which depend to a large extent on chance sales and high rates of profit. Rent in such localities is based to a large extent on window space for purposes of display. It is significant that grocery stores have disappeared from many central streets in recent years. The rents of the second class of store, however, namely, in second-class down-town localities, represent advances in overhead charges that to a great extent are paid by the consumer. Here the high rate of increase shown by the weighted number (over 300 per cent) is due to the fact that the return from Montreal (the heaviest weight on the list) is for a section (St. Lawrence Main) which has advanced with extreme rapidity. Omitting this, or taking the unweighted number as guide, it is apparently safe to say that the ordinary shop-rent paid by the retailer engaged in supplying families (omitting the corner grocer of residential districts) has doubled since 1900, and that this represents a change which the dealer must recoup from his customers, except to the extent that increased volume of business may have enabled him to lessen running expenses. Similarly the typical down-town office of the professional man has approximately doubled its rent since 1900. This again is largely a reflection of the rapid advance in centrally located real estate in our larger centres, combined with the fact that office rents in small localities were very low a few years ago.

House-rents.—From the cost of living standpoint, the most important of the returns are those referring to housing accommodation. The rent which the

*Saskatoon, for example, was practically unoccupied in 1900, was a small village in 1905, but in 1911-13 had become a city.

§The abnormal proportions attained by land speculation in an era of rapid growth and development (particularly in the way of opening up new areas) like that through which Canada has passed since 1900, is, of course, a familiar spectacle. No direct measurement of its recent increase in volume is possible from existing statistics, but it may be noted that the number of real estate agents listed in the directories of the cities of Halifax, St. John, Montreal, Ottawa, Toronto, London, Winnipeg, Regina, Calgary, Edmonton, Vancouver and Victoria, increased from 500 in 1904 to 4,250 in 1913, or over eight times. Speaking generally, land speculation in cities has been keenest in central business properties and in vacant building lots, and less in built-on residential properties. In the case of the latter, the value of the house is an important element; in downtown properties this is less the case, even when the buildings are of an expensive character. The extent to which the amount of vacant building lots for residences has been increased by the subdividing of nearby farm property is, of course, well known.

The relation of land speculation and the growth of cities to rents is difficult to establish. Even where the population is able to find an outlet in the outskirts of the cities, the expense and inconvenience of transportation often operates in the same manner as an increase in rents. In some localities this process by encroaching upon areas devoted to market gardening has caused a marked lessening in the supply of produce from nearby sources.

†See section on assessments, Chapter I of Part II, Section (2). See also Section (2), Chapter IV above, on municipal tax-rates.

average mechanic now pays for a typical six-roomed house is shown as 60 to 70 per cent higher than it was in 1900. It is worthy of note that though the individual returns obtained from the two sources above mentioned on this point, namely real estate agents and correspondents to the *Labour Gazette*, differ in certain localities, the general tendency which they reveal over the whole Dominion works out at exactly the same. This is in the case of houses with sanitary conveniences. Houses without sanitary conveniences have not advanced quite so rapidly, this being due to the fact that such dwellings are in process of disappearance in the larger centres. There has been no doubt a gradual improvement in the conveniences demanded in rented dwellings, and perhaps some allowance for this, as well as for the circumstances of rapid growth in the West already mentioned, should be made, though in the larger centres increased congestion and overcrowding has appeared, and the working population now lives in flats to an extent previously unknown.*

As to the circumstances accompanying and explaining the rise in house-rents, frequent mention has been made of the following:

1. The enhanced cost of building due to
 - a. The rise in prices of materials.
 - b. The rise in the wages of building mechanics.
 - c. The increasing stringency of building and sanitary regulations.
2. Increasing taxation due to the extensive scale of local improvements.
3. The demand for additional conveniences.
4. The enhanced demand due to increase in population.
5. Speculation in vacant suburban properties.

With regard to the increase in building costs, by reference to Section (1), Chapter I, it will be seen that since 1900 lumber at wholesale has gone up 55 per cent, bricks over 80 per cent, and paint 15 per cent. At the same time the wages of labour in the building trades, as shown in the next following section, have advanced approximately 50 per cent. It should be borne in mind, however, that cost of construction has a bearing on house-rents only when there is a local demand for additional housing accommodation. Where population is stagnant or declining, an advance in building costs alone is not likely to be reflected in house-rents. But when, as in many Canadian cities during the past decade, there has been a rapid growth in population (following upon industrial expansion and heavy immigration) and a stimulated demand for dwellings,—so much so that at times conditions of acute scarcity, especially of the four to eight-room type of dwelling, has prevailed—rents will be directly influenced by the cost of building. The rise in materials and labour will then accrue directly to the landlord, and become an earning element apart altogether from his original outlay. Even at such times, however, other and even more powerful factors than the cost of reproduction will tend to enhance rents, namely the speculative ground value, which in times of expansion is peculiarly liable to inflation on the basis, largely psychological, of discounting the future. Thus during 1913 rents have fallen in certain localities as a result of the check to speculation, though building materials and labour, and the prices at which contractors are undertaking new work, are as high as ever.

*See Census statistics quoted, Part II, Section (2), Chapter V.

Notes on Local Conditions.

As already pointed out, the figures do not render close comparisons possible as between place and place: they have been collected by several hands, and they are from a limited number of sources. Moreover, statistical comparisons are difficult in a country so large and varied as Canada, where the climate ranges from the rigors of Northern Ontario and the prairies to the mildness of the Pacific slope, with corresponding differences in the housing requirements of the people. The unequal economic development also creates differences that are difficult to gauge by statistics: in new towns,—of which several examples are included in the tables—the housing accommodation is usually of a higher standard than in an old-established city.

With a view to assisting in the comparison of local conditions the sub-joined descriptive notes based for the most part on comments by the persons supplying the figures are given.* Some rough general conclusions may be arrived at from these notes taken in conjunction with the figures. It would seem that the Dominion falls broadly into five sections from the standpoint of the present general level of working class rents: (1) The Maritime Provinces, where a typical house-rent would appear to be \$15 a month; (2) Quebec (outside of Montreal) where the typical rent may be set down as slightly less, say, \$14 a month; (3) Montreal and Ontario, where it rises to about \$18; (4) the Prairie Provinces, where it reaches \$27.50; and (5) British Columbia where it falls to \$23 or \$24. Taking the individual cities, the following table may be regarded as a personal judgment of comparative conditions at the close of 1913 (Toronto being made equal 100):—

City.	Index	City.	Index	City.	Index	City.	Index
Sydney.....	85	St. Hyacinthe.....	55	Brantford.....	80	Winnipeg.....	120
Westville.....	60	St. Johns (Que.).....	45	Guelph.....	65	Brandon.....	105
Amherst.....	75	Montreal.....	95	Berlin.....	75	Regina.....	130
Halifax.....	80	Hull.....	75	Woodstock.....	35	Moosejaw.....	130
Truro.....	70	Ottawa.....	85	Stratford.....	75	Saskatoon.....	130
Charlottetown.....	40	Brockville.....	55	London.....	80	Medicine Hat.....	135
Moncton.....	70	Kingston.....	65	St. Thomas.....	75	Calgary.....	110
St. John.....	50	Belleville.....	70	Chatham.....	75	Edmonton.....	140
Fredericton.....	50	Peterborough.....	85	Windsor.....	85	Lethbridge.....	90
Newcastle.....	45	Orillia.....	55	Owen Sound.....	85	Nelson.....	85
Quebec.....	80	Toronto.....	100	Sault Ste Marie.....	85	Vancouver.....	95
Three Rivers.....	55	Niagara Falls.....	90	Port Arthur and Fort William.....	100	Victoria.....	105
Sherbrooke.....	80	St. Catharines.....	70				
Sorel.....	45	Hamilton.....	95				

*Supplementary to these notes, which deal chiefly with housing conditions, but throw light on other aspects of the situation as well, see the table of municipal tax rates, Section (2), Chapter IV preceding, and the table of assessments appearing in Chapter I of Part II, Section (2).

NOVA SCOTIA.

Amherst.—The town has about doubled in population and has added many industries during the past fifteen years. There has been a rearrangement of the business and residential sections. Taxes have increased considerably. Rents have gone up by about one-third. Houses are in 1913 more plentiful than during the last three years, especially those of the poorer class. Some landlords are reducing rents on account of business depression.

Halifax.—Though the increase in population has not been rapid, the amount of building has been insufficient, and housing has been scarce during the past few years. The situation is rendered acute by the demolition of an entire residential district to make room for railway terminals and industrial expansion. Rents have advanced 40 to 50 per cent in ten years. Houses now building will relieve the difficulty somewhat, but are too high in price for mechanics. There is need of housing at moderate rentals for workmen, of whom the majority are now paying excessive rents.

Truro.—Houses are much scarcer than ten years ago. The expansion of the business section has led to changes in the residential districts. Rents have gone up about 65 per cent during the past fifteen years. Houses which in 1900 rented at \$8.00 now bring \$15 to \$16, but in the interval have been improved by the addition of sanitary and heating accommodation. The main cause of the local increase in rents is inadequacy in the supply of dwellings with modern conveniences for which there has been a great enlargement in the demand.

Sydney.—A large fire occurred in 1902, and many houses have been remodelled or rebuilt since. The supply has been insufficient, especially in the case of workmen's houses; a larger number of business men's houses appears to have been built. Houses erected for the working class during the past year have been less expensive, tending to lower rents. The increase in rents since 1902 amounts to about 25 per cent. There is not much building under way at present.

Westville, Stellarton, New Glasgow and Trenton.—These towns are situated within a radius of five miles and are served by electric tramway, making it possible for business people to live in any one of the towns and work in any other. Many workmen, therefore, own their own homes. In Westville and Stellarton the coal companies own a large number of houses which they rent to employees at \$2.00 to \$7.00 per month, a rate which has remained constant for many years. Those at \$7.00 are comfortable six-roomed houses, but without sanitary conveniences. During the past few years large numbers of "modern" houses have been erected, renting from \$14 to \$25 a month, and in good demand at that price. The erection of workmen's houses kept pace with requirements until the opening of the Eastern Car Company's works at Trenton in 1912, when all kinds of buildings had to be used for dwellings and hundreds of new houses were put up. The depression has lessened demand and little building is being done this year. During the last two years rents (store rents particularly) rose rapidly on account of the industrial expansion. The rise during the past decade has been about 40 per cent, but returns on money invested have not kept pace, as the cost of land and of building materials has gone up correspondingly.

PRINCE EDWARD ISLAND.

Charlottetown.—At present it is impossible to get a small cottage or tenement, but rents remain steady, there having been little or no increase during the past ten years. The population of the city has been stationary. Lumber and building materials, however, have increased, insurance is higher, and taxes 50 per cent higher.

NEW BRUNSWICK.

Fredericton.—The housing problem is acute. Building has not kept pace with requirements, and for the past year hardly an unoccupied house could be found. Rentals have steadily advanced and are now 75 per cent higher than in 1900. The value of tenement property has correspondingly increased, and is still going up. Building, it is stated, costs double in comparison with ten years ago, and rentals are based accordingly. Few care to build under present conditions, and landlords take full advantage of the situation. A large block of workmen's houses is needed.

Moncton.—A large proportion of local wage earners own their homes, which are as a rule built of wood. There are practically no unoccupied houses at present; in 1900 there were many. A five-roomed house, with water, in the latter year, rented at \$5 to \$8 per month, and a nine-roomed cottage having all sanitary conveniences at from \$12 to \$14. No material change occurred till 1907, when the new Government railway shops were erected

and the building of the National Transcontinental Railway began, causing an increased demand for houses, and advancing rents. House construction since then has been at the rate of 50 yearly, but the supply is still insufficient to meet demands. Five-roomed houses are now \$12 to \$14, and nine-roomed \$18 to \$22. Construction of late years has been limited to the latter class.

Newcastle.—House rents about doubled in the period 1900-13, while business rents went up about 25 per cent. A five-roomed house without conveniences, formerly \$4 to \$6, now rents at \$8 to \$10; house with conveniences, formerly \$7, now \$12.50.

St. John.—Since 1900, a better class of houses has been erected, but up-to-date tenements for working people have become scarce, and some are compelled to live in apartments that are not sanitary. Since the extension of the street railway many dwellings have been erected in the suburbs. Rents have increased 50 to 60 per cent, and in some cases 100 per cent. Flats formerly rented for \$7 to \$8 now bring \$9, \$10 and \$12, and even \$13 to \$15. About two years ago the Board of Health compelled the installation of sanitary conveniences, and rents immediately advanced, but tenants were unable to better themselves. The prospective opening of a sugar refinery at Courtenay Bay will make the housing problem still harder to cope with. High rates of taxation militate against mechanics or labouring men owning their homes. Real estate agents' figures show an increase of 100 per cent in 1st and 2nd class business properties and offices, and of 40 per cent in workingmen's houses since 1900.

QUEBEC.

Hull.—The demand for houses has been greater than the supply for the past six or seven years. After the great fire of 1900, ground rents were increased about 50 per cent, and this eventually caused low house rents. From 1904 to 1907 depression existed and rents were very low, with the supply of houses greater than the demand. After 1907, rents increased materially in Ottawa; this drove the people back to Hull and raised the rents there. The increase in the decade has been about 50 per cent, and the tendency is still upward.

Montreal.—Housing conditions have degenerated and there is a decided lack of workingmen's dwellings with proper conveniences at low rentals. Rents have increased 50 per cent in the last seven years, leading to "doubling up" of families in the same apartment or house, overcrowding and ill health. Present rentals for workmen range from \$7 to \$18, averaging \$10. City assessments have increased considerably since 1900.

Quebec City.—Rents up to 1900 averaged \$1.50 per room for a three to six-roomed house. The tendency has been upward owing to inadequate supply. Municipal taxes have increased. In 1912 the basis of assessment was changed from rental to real values, but no decrease in rents occurred. A rent of \$3 per room is now the average, an advance since 1900 of 100 per cent. From \$9 to \$10 is paid for a three-roomed tenement, and \$16 to \$18 for six rooms. In good localities a rent of \$20 is paid for a six-roomed house.

Sherbrooke.—Rents have increased 50 to 75 per cent in the last decade. A house formerly \$12 now rents at \$21. Houses in residential sections are scarce. Some tenements are now going up for workmen. The increase in population from 13,000 to 20,000 is due to the establishment of additional manufacturing plants. The chief growth has been in the South and West quarters, where workmen live close to their work. A scheme to assist workmen and clerks to build or own their homes would be of help. Workingmen's houses, stores and dwellings have improved 100 per cent in convenience since 1908.

Sorel.—Since 1900 rents have been on the increase in the South and Richelieu districts. Houses formerly \$6 are now \$7 to \$8; formerly \$10 are now \$11 to \$12, in well-to-do sections. The growth of the city has been slow.

St. Hyacinthe.—Since 1900 there has been a steady upward trend in rents amounting to 40 to 50 per cent according to locality. In spite of the recent depression the new rates have remained steady. Dwellings were very scarce in 1903, 1906-7, and 1909-10 owing to new industries starting, such as The Ames-Holden Co., The Canadian Organ Co., The Grothé Cigar Co., The Duhamel Chair Co., The Langevin Biscuit Co., etc. Building has been on a large scale in the past ten years, but not sufficiently to supply the demand except in 1911 and 1912. A portion of the city burnt in 1903 is not yet fully rebuilt. The tendency to higher rents is diminishing owing to the financial depression.

St. Jean.—Rents have doubled since 1900. Population increased from 4,000 in 1900 to 7,500 in 1913. The houses constructed during the past ten years are more sanitary. The increased price of material and labour is said to have helped to advance rents.

Three Rivers.—Since the great fire in 1908 rentals have been higher, but the houses are better. An increase of 66 $\frac{2}{3}$ per cent has occurred in business rentals. A typical six-roomed workman's house with conveniences has increased materially since 1909.

ONTARIO.

Belleville.—Rents have nearly doubled since 1904, an \$8 to \$10 house of that year renting at \$15 to \$18 in 1913. There have been some slight decreases lately. A year or two ago a considerable demand was created by the movement of Grand Trunk Railway employees here, but there is no scarcity at present. Data supplied by the City Assessor show an increase since 1900 of 90 per cent in first-class business rentals, 60 per cent in second-class, 50 per cent in down-town offices, and 100 per cent in workingmen's six-roomed houses. Rents were considered too low in 1900; even at present the return is low at the prevailing cost of building.

Berlin.—Rents have doubled in the past decade. Houses formerly renting at \$6 to \$7 are now \$12 to \$16. For three years past it has been difficult to secure a house at a rent within the workingman's means, except by "doubling up." The town is noted for the number of workingmen who own their homes. The supply of houses for renting is chronically short of the demand. Instances have occurred of workmen leaving because unable to secure a suitable house, foreigners taking their places in the factories, and living twenty to forty persons to a house where only six or eight Canadians would find accommodation. A proposition to build one hundred houses a year by a housing company, for sale at a six per cent return on investment, fell through. Houses now being built are too dear—\$16 to \$22 per month. Nearly all houses in Berlin are of brick, few of frame. There is no exclusive residential section.

Brantford.—Rents increased 30 per cent in the decade, owing to inadequate supply, advances in cost of building material and labour, city improvements, and the general increase in cost that takes place in times of either apparent or real "prosperity." The quality of houses built recently for workingmen has improved, and sanitary conveniences are now more general. Factories not grouped in any one section of the city, and house building therefore fairly equal in all directions. The increase in the number of houses was normal up to 1910, when scarcity caused a building boom which reached the top in 1912. There are no vacant stores at present. Further increases are looked for unless more building occurs.

Brockville.—Rents are up 40 to 50 per cent. A six-roomed house ten years ago rented for \$9 to \$10; now for \$14. The tendency is upward. Houses have been scarce for four or five years. Improvement of houses by new plumbing, sanitary conveniences, etc., is one cause of the increase in rents. There has also been an increase of two mills in the 1914 tax rate. Permanent pavements, better street lighting and other local improvements also tend to increases. A number of up-to-date dwellings are being erected.

Chatham.—Rents have increased 15 per cent for houses with conveniences and 10 per cent for those without. There is a keen demand for the former, which cost about \$1,500 with all sanitary improvements. There is a movement towards steam-heated flats; fifteen years ago not more than a dozen families were so housed. Urgent need exists for ten to twelve dollars a month houses, as wages do not warrant higher rents, but capital is averse to building tenements owing to high taxation. A real estate boom last year caused continual moving of tenants and many bought homes. There is no workingman's quarter. Only within the last few years have large factories been established. There are few foreigners. The city covers a comparatively large area.

Cobalt.—Workingmen live in two or three small subdivisions of the town, also at North Cobalt and Haileybury, which are connected by electric railway. Houses with modern conveniences are scarce in all three towns. Miners live on the outskirts of the town, chiefly in shells of houses of three to five rooms without conveniences. Some mining companies are housing their employees in well-built dwellings on the property, rented at moderate rates.

Guelph.—There has been a general rise in rents during the decade, amounting to about 25 per cent. At no time has the housing problem been acute. During the past five years there has been a demand from workingmen for houses at \$10 to \$12, which is their limit, but a new building by-law makes it difficult to erect six-roomed houses with modern conveniences to rent for less than \$18 to \$20. Consequently there has been a tendency for the labouring class to move to outlying portions of the city and to build cheap houses without sanitary conveniences. In the past few years Guelph progressed greatly as a manufacturing centre. It is now feeling the financial stringency, though considerable building is still going on. Rents are now stationary.

Hamilton.—The housing question has been serious for working people during the past few years owing to the many new industries locating here and the great expansion of older concerns. The working population has largely increased without corresponding increase in the number of houses. Workingmen's rents have almost doubled in the past ten years. The sharp advance in real estate has made it impossible for workingmen to buy houses, and they have been forced out to the cheaper outlying districts with street railway communication. Apartment houses a few years ago were unknown; they are now going up in large numbers, but the rentals are still too high for workingmen. Owing to the prevailing trade depression many mechanics have left town and there are now more houses available, though no noticeable reduction has occurred in rents.

Kingston.—Workingmen's houses formerly \$6 to \$12 are now \$12 to \$15. In the residential part of the city rents run \$15 to \$30. An experiment in erecting rows of houses at \$12 to \$15 failed, half standing empty, though three-roomed one-storey cottages in the same locality renting at \$8 to \$10 are well filled and more are being put up. A cause cited for the increase is the heavier taxation for local improvements, such as concrete sidewalks, gas, water and street paving, "white-way" lighting, etc. On one street rents are a third higher on the south side than on the north. The south and west sides of the city are building up, and factories are being built in the lower end of the city; houses must follow. Taking into consideration the number of empty houses and the number being erected, the advance of house rents is difficult to explain.

London.—Rents have increased 50 per cent in the last ten years and are still going up, following taxes and assessments. An outstanding feature of the last four years is the scarcity of workmen's houses of six to eight rooms to rent at \$10 to \$15 a month. The dwellings being erected now have modern conveniences, and rent at from \$17 to \$25, a rent which is a heavy burden for workmen of moderate earnings. Building has no more than kept pace with the demand and empty houses are scarce. A company is building workmen's houses at rentals of \$9 to \$14 in Chelsea Green, a suburb; these are mostly rented by the McClary Manufacturing Company's employees. The McCormick Biscuit Company are to build one hundred new workmen's houses in connection with their new factory—to be sold to employees. The city in 1913 annexed a large district on the line of the interswitching Grand Trunk and Canadian Pacific Railways, with a fixed tax rate of fifteen mills for fifteen years. Already several manufacturing concerns have built there, and workmen's homes are being erected near by.

Niagara Falls.—A continuous increase, amounting to about 50 per cent in twelve years, has occurred in rents. The city's industrial development has been rapid and the increased rents are attributed to the influx of workingmen. Workingmen now demand a better type of house and modern improvements, whereas formerly inferior houses were easily rentable. Building has been active during the whole period and the supply of houses fairly equal to demand. There has been no "house famine." Many new suburban districts are now well built up and are growing rapidly. Business sections are steadily expanding, and encroaching somewhat on residential streets. Transportation facilities have followed the movement to newer subdivisions. A one-storey cottage of five rooms with improvements, near the factory district, rents for \$17.

Orillia.—Population increased 2,000 between 1909 and 1913, during which time 500 houses were erected. The supply, however, is still somewhat scarce, and rents have increased 35-40 per cent. New houses are of good class, with a tendency to crowd closer on smaller lots, particularly in the older sections, as a result of the rapid advance in land values. Financial stringency affected industry early in 1913, but forty or fifty houses then under way were completed, relieving the scarcity. In 1914 a downward tendency of rents was noted.

Owen Sound.—Up to three years ago a decided scarcity of houses prevailed, but the removal of the Canadian Pacific Railway to Port McNicoll, with some factory slackness, have now left at least 75 houses vacant. These are either high priced or are in other ways undesirable. From 1900 to 1911 rents rose 20 to 25 per cent, but the tendency is downward now, and some houses are offered on the scale of 1900. The town has a high proportion of brick, cement and stone houses, with few frame or rough-cast, and none of the latter being built.

Ottawa.—Rents have increased 30 per cent in the past ten years. Land values, assessments, tax rates, cost of building (labour and material) have all advanced about 35 per cent. A steady increase in population demands more housing accommodation. The extension of the business districts has in some sections largely advanced prices of residential property. Rents of business property to-day even at the higher rate bring only four per cent on the investment as against six or seven per cent a few years ago. Values and rents are thought likely to remain steady. A large number of apartments have been built or rearranged from other buildings. A tendency to overcrowding in "foreigners'" districts is noted.

Peterborough.—House rents within a mile of the centre of the city have increased 50 per cent, in the outskirts 25 per cent. In the business section the rise is not so great. There are plenty of good houses with sanitary conveniences and furnace, but a lack of six-roomed houses without conveniences. The city has grown most rapidly to the south owing to the establishment of factories and the opportunity for cheaper land and lower taxes. It is in this section that workingmen are building houses. The east side lacks transportation and rents are lower. In the north—the older section—rents are not so high, but the houses are not modern. In the west, growth is slow, lots much higher priced, and the houses of a better class. No scarcity of houses has prevailed for the past three years. Before that it was difficult to find one empty.

Port Arthur and Fort William.—The rise in rents during the last ten years has amounted to from 35 to 50 per cent. Houses have been very scarce at intervals. Cottage building the last two years has fairly equalized the supply, though the demand has not been over-run. Rents, therefore, are firm. Some change from residential to business or industrial uses is expected in the near future in certain sections. At present the residential section is constantly growing, especially between the two cities, where two hundred cottages have been built and a school opened. The features noticeable: (1) a large increase in land values due to speculation and high rates of interest on loans for building purposes; (2) an extension of transportation facilities whereby workingmen are enabled to get out to less costly districts. Ten years ago, land being cheap, nearly every one owned his shack or house. Six years ago six-roomed houses without sanitary conveniences rented at \$10; to-day they command \$15 to \$20.

Sault Ste. Marie.—Rents up to 1905 were about the same as in 1900, but a boom in real estate in 1911, 1912 and 1913 caused advances all around. Conditions are stationary at present.

St. Catharines.—Population increased by 8,000 during the past ten years, but the supply of houses has latterly kept pace with the demand. Rents, however, increased by at least 20 per cent. Many new streets have been opened.

Stratford.—A considerable increase in rents has occurred since 1900; houses formerly \$8 are now \$12, formerly \$14 now \$20. The last three years has seen a growing scarcity, met to a certain extent by the erection of workingmen's houses to sell at \$1,500 to \$2,000 in easy installments. The supply of houses at \$10 to \$15 is below the demand. Manufacturers have gone into house building to keep labour convenient to factory, and there is a noticeable movement of population towards such districts. The general tendency is towards the improvement of houses, but considerable crowding (former lawns used as building sites) is noticed owing to the increased local improvement taxes. A new regulation requires a uniform distance from street line and 35 feet minimum frontage. Real estate agents say business rentals tend to increase.

St. Thomas.—Rents increased 30 per cent on the average, but 40 per cent in some cases. Houses with modern conveniences have been scarce the past three years. There is a steady demand for this class. Supply and demand have been about equal, 1906 to 1910. Previously houses were plentiful, but the demand then was not so insistent for modern conveniences. Business and industrial expansion has encroached upon residential sections. Development in the south has been due to industries established there during recent years, viz., Pere Marquette Shops, Brush and Broom Factory, Packing Company, Dehydrating Company, and Stave Company. A section formerly owned by the Michigan Central Railway Company has been subdivided and is selling to railway employees. Homes are chiefly of pressed brick, costing \$1,800 to \$4,000. Real estate is gradually increasing in value.

Toronto.—The advance in rents has been rapid for the last five or six years. Houses eight or nine years ago renting at \$12 to \$15 now command \$20 to \$22, seven or eight-roomed houses with modern conveniences bring \$26 to \$30. Housing for some time past has been a serious problem. The medical health officer estimates a shortage of 10,000 houses. In the city hall district, 1,275 families live in four-room, 348 in three-room, 227 in two-room, 139 in one-room houses, and 61 in basements. The scarcity most pressingly affects the working classes, inducing "doubling up" to save rent and resulting in lodging house and tenement house problems. Districts formerly residential are now manufacturing, and many fine houses have become lodging houses. A large number of apartment houses of modern type have been built of late. Annexation of new territory to the city has furnished an outlet from older parts. The extension of transportation facilities (strongly opposed by apartment house owners and builders) has materially helped to relieve down-town congestion.

Windsor.—A great increase in rents since 1900 is reported. Houses formerly \$5 are now \$15 to \$20; formerly \$10 to \$12 now \$20 to \$30. No house to-day is obtainable at less than \$15. Scarcity has prevailed for three years. Most of the houses being erected are put up by real estate dealers for sale (only about one per cent for renting). The quality, therefore,

is only fair,—principally frame with cement block foundation,—profit being the chief consideration.

Woodstock.—The increase in rents amounts to about 20 per cent. The growth of the town has been so gradual that no housing problem exists, notwithstanding a considerable demand for the past two or three years. There has been some improvement in the quality of houses, the average being very good.

MANITOBA.

Brandon.—Houses were uniformly plentiful except in the years 1906 and 1912. Many apartment blocks have been built recently. Most business men and workmen are owners of their homes—even 90 per cent of foreigners own their home, a shanty or cottage with 100 to 200 feet of garden. Speculative building is all in the direction of smaller houses; five to six-roomed bungalows or cottages, costing less for upkeep, heating, etc., rent for the same as a larger house (\$20-\$25 a month) and are in greater demand.

Winnipeg.—Rents are up 75 per cent in some localities. The erection of 70 apartment blocks in 1912 abated the scarcity existing throughout the previous decade, but rentals have not come down. In 1905, when the scarcity caused by the increase in population was acute, rents advanced rapidly. A social survey in 1912 showed the average rent in the "foreign" district as \$3.71 per room per house. Overcrowding was found prevalent, many families living and sleeping in one room. The high cost of building and of lots make it almost impossible for workingmen to own their homes. The City Planning Commission has exhibited plans of four semi-detached model houses, and has drawn up comprehensive plans for extensions in order to avoid the mistakes of older cities. Real estate agents say it is difficult on account of the change in business locations to give fair comparisons; for instance, Portage avenue was a third-class business section in 1900, but is now the best in the city. From 1900-13, Winnipeg's population almost quadrupled—1900, 50,000; 1905, 78,300; 1913, 184,700; and great changes have occurred in the character of building and of civic services.

SASKATCHEWAN.

Moose Jaw.—In 1900 the population was 1,500, the people living in houses grouped around the C.P.R. depot. In 1904, population was 3,500; water, electric light and sewerage systems were installed, and rents advanced \$5 to \$10 a month. After 1906 a steady growth set in with fairly sufficient building. In 1908 new residential sections were opened up, and building became very active, continuing so in 1911, 1912 and the early part of 1913. The class of houses improved. Up to 1912 the rise in rents continued, \$30 per month being the present fair rent of a six-roomed modern house. Rents are now steady and the supply of houses sufficient. The present population is 27,000, with about 6,000 houses.

Prince Albert.—In 1911 and 1912 the abnormal increase in population forced the housing problem upon municipal consideration. Prior to this there had been sufficient accommodation, and the houses generally were owned by their occupants. Rents were very low compared with the present. With the increased demand in 1911, rents advanced greatly. Apartment blocks, terraces, etc., were rushed up and speedily occupied. High land values have compelled owners to maintain high rents, though there has been a downward tendency of late. People of small means have been forced out to cheaper sites.

Regina.—Rents have about doubled in ten years, but the class of house is now better. Local improvements, such as water, light, paved roads and sidewalks, have become available during the past five years. A scarcity of houses was noticeable the last six years. The growth of the city has caused the business section to encroach on the residential. Rents have not increased during the past year, and are expected to remain stationary.

Saskatoon.—A heavy influx of people in 1900 to 1911 caused the demand for houses to exceed the supply, and land values to rise sharply. Since then increasing taxation and financial stress have sent rents down more quickly than property values, though the latter have fallen considerably. Owing to excessive rents during the period mentioned the number of boarding houses increased very rapidly. The marketing of 25-foot lots tended towards congestion, and slum conditions developed amongst the foreigners. Conditions are better now.

ALBERTA.

Calgary.—From 1900 to 1905, six-roomed houses rented at \$20 to \$25, and cottages of four and five rooms at from \$15 to \$20. After 1905, population increased very rapidly and the demand for workingmen's houses sent rents up 35 to 40 per cent. Central two-roomed

flats rented for \$25; in suburbs for \$15 to \$20. Rents reached the top in 1911 and 1912. 1913 showed a slight decrease and less demand. In 1914, six-roomed modern houses range from \$20 to \$35 according to location. There is a large number of empty houses and little building in progress. The growth of the city has compelled workmen to move out to unimproved districts where taxes are less and rents lower.

Edmonton.—The rapid growth of the city has been a factor in increasing rents, which are 75 per cent higher than ten years ago. Comparison of rents at present time and ten years ago is difficult. In ten years, population increased from 7,000 to 72,000, and the demand for medium sized modern houses has been greater than the supply. In 1911, houses became very scarce; this was relieved in 1912 by the erection of some 1,400 houses. The residential districts have been constantly changing, and business blocks are now to be found on lots formerly considered desirable residential property.

Lethbridge.—The demand for good houses has fallen off and there are many empty. The progress of the town was slow up to five years ago when a sewerage system was installed. The people then left their old houses and occupied new ones which commanded \$5 to \$7 per month more in the case of a six to eight-roomed house. The settlement of farmers in the district helped somewhat to build up the town. At present the chief building going on is in North Lethbridge near the coal mines. Reductions in rents have occurred during the past six months.

Medicine Hat.—Medicine Hat was a village in 1900, with 1,100 population, and the houses were without sanitary conveniences. A five-roomed cottage then rented for \$10; now with sanitary conveniences it commands \$25 per month. The sewerage system was installed five or six years ago.

BRITISH COLUMBIA.

Nanaimo.—Rents are up 50 per cent in the last ten years. Up to 1908, dwellings were plentiful and cheap, but an inflow of population filled all available houses and rents increased. In 1910 and 1911 houses were scarce. Workingmen, however, began to buy lots and build, bringing demand and supply closer. At present there is no scarcity of houses to let. There has been a marked change for the better in the style of houses. Rents are somewhat lower now than in 1913. Most of the business men are the owners of their premises. The sewerage system is not yet complete and sanitary conveniences in houses are only in course of installation.

Prince Rupert.—Good houses are always difficult to obtain and are readily rented. The only "empties" are small houses put up in the pioneer stage and without modern conveniences. Accommodation is being provided by the erection of apartment and rooming houses. Cottages or houses have practically all been built for owners, few for speculation.

Vancouver.—Rents have risen 40 per cent in the last ten years. During that time there have been two depressions, the first dating from the end of 1907, and continuing for two years with gradual improvement; the second commencing, so far as rents are concerned, in 1912, and now serious. During the first depression, rents dropped 10 to 15 per cent, with much house and business property to let. During the last 18 months, the decrease has been 20 per cent on office, business and house property. During the period between these two depressions house and business property was in demand and building was insufficient to meet requirements. The growth of the city and the rise in land values has pushed the residential section further out. Only rooming and apartment houses are now within walking distance of business centres. The latter class of house has increased during the last five years very rapidly owing to the large numbers of young unmarried people and the growth of the hotel habit.

Victoria.—During 1905 to 1913, house rents increased 30 per cent. In 1908 to 1912 great scarcity of houses prevailed. Real estate boomed, houses changing ownership in some cases two or three times in a month at increasing prices. Tenants were obliged to pay \$30 to \$35 for houses formerly \$18 to \$20. They then sublet rooms, etc., to make up their increased rent. During the latter half of 1913, financial depression caused a marked decline in the demand for houses, rents declining \$5 or more on \$30 houses. At the end of the year 200 to 300 houses were vacant, chiefly in the older part of the town or on the outskirts. Six or seven years ago there were no apartment houses; there are now about 30 in the best sections of the city, with rents \$40 to \$60 for four to five-roomed suites. Two or three years ago these apartment buildings were fully occupied; now nearly all have vacancies. The growth of the city advanced the price of central lots. Most houses built during the last five years are within a two to four mile radius of the business section, all being of the better class, detached, on a lot of 30 to 60 feet frontage. Mechanics own their homes to a considerable extent in Victoria.

TABLE A. RENTS, CANADA, 1900, 1905, 1913.

(Returns from Real Estate Agents.)

PART I.—RENT OF TYPICAL STORE IN FIRST-CLASS BUSINESS SECTION.

CITY	STREET.	Year or Month.		
		1900	1905	1913
		\$	\$	\$
NOVA SCOTIA:—				
Amherst.....	Victoria(1).....	700.00	775.00	860.00
	".....	300.00	300.00	600.00
	".....	300.00	360.00	500.00
Halifax.....	Barrington.....	600.00	900.00	1,200.00
New Glasgow.....	Provost.....	25.00	30.00	45.00
Sydney.....	Charlotte.....	600.00	900.00	1,200.00
Truro.....	Prince.....	360.00	390.00	420.00
PRINCE EDWARD ISLAND:—				
Charlottetown.....	Richmond(2).....	900.00	900.00	900.00
	Upper Queen.....	200.00	275.00	300.00
	Upper Hillsboro.....	96.00	108.00	120.00
NEW BRUNSWICK:—				
Fredericton.....	Queen.....	600.00	700.00	900.00
Moncton.....	Main.....	50.00	60.00	75.00
St. John.....	Prince William.....	300.00	300.00	600.00
QUEBEC:—				
Hull.....	Main.....	30.00	40.00	80.00
	".....	25.00	35.00	75.00
	".....	30.00	40.00	75.00
Montreal.....	St. Catherine West, near University.....	1,500.00	2,000.00	7,000.00
	".....	1,200.00	1,800.00	7,000.00
Sherbrooke.....	Wellington.....	600.00	600.00	1,000.00
Sorel.....	Augusta.....	10.00	24.00	30.00-35.00
	King.....	25.00	30.00	35.00
	".....	15.00	22.00	30.00
St. Hyacinthe.....	St. Antoine.....	900.00	950.00	1,000.00
St. Johns.....	Richelieu.....	300.00	400.00	600.00
Three Rivers.....	Forges.....	600.00	600.00	1,000.00
	Notre-Dame.....	800.00	800.00	1,200.00

(1) With heat.

(2) Water rates included.

RENT OF TYPICAL STORE IN FIRST CLASS BUSINESS SECTION.—Continued.

CITY.	STREET.	Year or Month.		
		1900	1905	1913
		\$	\$	\$
ONTARIO:—				
Belleville.....	Front.....	100.00	140.00	190.00
Berlin.....	King.....	375.00†	395.00†	625.00†
	".....	600.0	700.00	800.00
	".....	600.00	750.00	1,000.00
Brantford.....	Colborne.....	600.00	750.00	1,600.00
	".....	600.00	720.00	970.00
	".....	25.00	40.00	70.00
Brockville.....	Main.....	600.00	750.00	1,000.00
Chatham.....	King.....	20.00	20.00	35.00
	".....	600.00	1,200.00	1,200.00
	".....	1,000.00	1,000.00	1,000.00
Guelph.....	Wyndham.....	600.00†	700.00†	1,100.00†
Hamilton.....	James.....	100.00	100.00	300.00
Kingston.....	Princess.....	400.00	600.00	1,000.00
	".....	1,000.00	1,000.00	1,000.00
London.....	Dundas.....	1,000.00	1,200.00	1,600.00
	".....	1,000.00	1,200.00	2,100.00
Niagara Falls.....	Erie.....	40.00	45.00	50.00
	Queen.....	50.00	60.00	70.00
Orillia.....	Mississippi.....	240.00	360.00	600.00
	Mississippi.....	300.00	450.00	650.00
Ottawa.....	Sparks.....	600.00	900.00	3,000.00
	".....	75.00	.....	250.00
Owen Sound.....	Poulett.....	* 50.00	60.00	75.00
	".....	** 350.00	675.00	900.00
	".....	‡ 750.00	750.00	900.00
	".....	†† 750.00	750.00	1,000.00
	".....	1,100.00	1,100.00	1,500.00
Peterborough.....	George St.....	1,000.00	1,100.00	1,300.00
	".....	1,000.00	2,000.00	2,200.00
	".....	350.00	350.00	500.00
Sault Ste. Marie.....		100.00	100.00	135.00
St. Catharines.....	St. Paul.....	10.00	15.00	35.00
St. Thomas.....	Talbot.....	40.00	40.00	60.00
	".....	500.00	550.00	550.00
Stratford.....	Ontario.....	420.00- 540.00	540.00- 660.00	720.00- 900.00
	Downie.....	600.00	600.00	1,000.00- 1,000.00
	Ontario and Downie, Central.....	{ 500.00- 700.00	.....	{ 900.00- 1,100.00

† Tenant paying taxes.

* Grocery Store. ** Boot and Shoe Store. † Hardware Store. †† Dry Goods Store, tenants paying taxes.

DEPARTMENT OF LABOUR EXHIBIT

RENT OF TYPICAL STORE IN FIRST-CLASS BUSINESS SECTION.—Continued.

CITY.	STREET.	Year or Month.		
		1900	1905	1913
ONTARIO:—Continued.		\$	\$	\$
Toronto.....	Yonge, near Shuter.....	1,750.00	2,500.00	*5,000.00
	Yonge.....	1,000.00	1,250.00	2,500.00
Windsor.....	Ouellette.....	15.00	30.00	70.00
Woodstock.....	Dundas.....	800.00	900.00	1,000.00
MANITOBA:—				
Brandon.....	9th and Rosser.....	75.00	90.00	100.00
Winnipeg.....	Portage.....	** 300.00	500.00	1,166.67
	Main.....	200.00	300.00	450.00
	Main, Bell, Portage and McDermot	1,650.00	2,000.00	4,800.00
SASKATCHEWAN:—				
Moosajaw.....	Main.....	50.00	100.00	300.00
	".....	100.00	125.00	200.00
Regina.....	Scarth.....	40.00	75.00	125.00
	Scarth.....	100.00	150.00	375.00
ALBERTA:—				
Calgary.....	Main.....	150.00	200.00	350.00
Edmonton.....	Jasper Ave.....	†† 75.00	150.00	300.00
	".....	‡‡ 50.00	100.00	250.00
	".....	{ 75.00—	{ 150.00—	{ 300.00—
	".....	100.00	200.00	400.00
Lethbridge.....	3rd Avenue South.....	20.00	30.00	125.00
Medicine Hat.....	Toronto.....	50.00	75.00	175.00
	Main.....	50.00	75.00	175.00
	Toronto.....	60.00	70.00	175.00
BRITISH COLUMBIA:—				
Nelson.....	Baker.....	100.00	50.00	110.00
New Westminster.....				
Vancouver.....	Hastings.....	† 130.00	† 130.00	† 500.00
	".....	‡ 155.00	‡ 200.00	‡ 700.00
	Hastings West.....	† 75.00	† 160.00	† 500.00
	".....	‡ 100.00	‡ 150.00	‡ 550.00
	".....	100.00	250.00	500.00
Victoria.....	Government.....	45.00	50.00	250.00
	Government.....	75.00	100.00	200.00
	Fort.....	45.00	55.00	150.00

*Tenant paying taxes (\$900 in 1913.)

**This district has changed from 3rd to 1st class section.

††30 x 75. ‡‡25 x 50.

†Inside. ‡Corner.

PART II.—RENT OF TYPICAL STORE IN SECOND-CLASS BUSINESS SECTION.

CITY	STREET.	Year or Month.		
		1900	1905	1913
NOVA SCOTIA:—				
Amherst.....	Victoria.....	20.00	20.00	20.00
	Church.....	180.00	250.00	350.00-
	Church.....	150.00	180.00	400.00
				250.00
Halifax.....	Granville.....	600.00	600.00	900.00
New Glasgow.....	Archimides.....	15.00	20.00	25.00
Sydney.....	George.....	300.00	500.00	600.00
Truro.....	Outram.....	20.00	22.50	25.00
PRINCE EDWARD ISLAND:—				
Charlottetown.....	Upper St. George.....	200.00	250.00	300.00
	St. George, Central.....	150.00	175.00	225.00
		96.00	96.00	130.00
NEW BRUNSWICK:—				
Fredericton.....	York.....	400.00	450.00	500.00
Moncton.....	St. George.....	30.00	35.00	50.00
Newcastle.....	Henry.....	150.00	175.00	200.00
St. John.....	Main.....	150.00	150.00	300.00
QUEBEC:—				
Hull.....	Main.....	15.00	25.00	40.00
	".....	15.00	25.00	50.00
	".....	15.00	20.00	30.00
Montreal.....	St. Catherine East, near St. Lawrence.	440.00	1450.00	2900.00
Sherbrooke.....	King.....	10.00-15.00	10.00-15.00	20.00-35.00
Sorel.....	Augusta.....	6.00	12.00	22.00
	".....	15.00	18.00	25.00
	Charlotte.....	10.00	15.00	20.00
St. Hyacinthe.....	Cascades.....	500.00	600.00	700.00
St. Johns.....	St. James.....	150.00	200.00	200.00
Three Rivers.....	Forges.....	300.00	300.00	500.00
	Notre-Dame.....	400.00	400.00	600.00

DEPARTMENT OF LABOUR EXHIBIT

RENT OF TYPICAL STORE IN SECOND-CLASS BUSINESS SECTION.—Continued.

CITY	STREET.	Year or Month.		
		1900	1905	1913
		\$	\$	\$
ONTARIO:—				
Belleville.....	Campbell Bridge.....	100.00	125.00	160.00
Berlin.....	Queen.....	200.00	*225.00	516.00
			250.00	300.00
Brantford.....	Market.....	480.00	660.00	960.00
	West End Colborne.....	13.00-15.00	13.00-15.00	25.00-30.00
	Dalhousie.....	20.00	30.00	40.00
Brockville.....	Main.....	200.00	300.00	450.00
Chatham.....	Thames.....	15.00	15.00	20.00
	King.....	300.00	500.00	500.00
	St. Clair.....	450.00	450.00	450.00
Guelph.....	Quebec.....	*180.00	*270.00	*360.00
Hamilton.....	James.....	35.00	35.00	75.00
Kingston.....	Princess, above Montréal.....	240.00	240.00	350.00
London.....	King.....	20.00	25.00	30.00
	Dundas and Richmond.....	300.00	300.00	600.00
Niagara Falls.....	Park.....	20.00	22.50	25.00
	Erie avenue between Park & Bridge	30.00	40.00	55.00
Orillia.....	Peter.....	180.00	300.00	504.00
	".....	200.00	300.00	480.00
Ottawa.....	Bank.....	180.00	200.00	780.00
Owen Sound.....	Tenth.....	300.00	450.00	565.00
Perth.....	Hunter.....	200.00	200.00	300.00
	Water.....	250.00	275.00	300.00
	".....	200.00	250.00	300.00
Sault Ste. Marie.....		40.00	35.00	50.00
St. Catharines.....	Ontario.....	10.00	15.00	35.00
St. Thomas.....	Talbot.....	20.00	20.00	30.00
	Redan and Balaclava.....	228.00	228.00	264.00
Stratford.....	Downie, Wellington and West end of Ontario.....	240.00- 480.00	300.00- 540.00	360.00- 600.00
	Ontario.....	400.00		850.00
	Ontario, Downie and Wellington...	350.00	400.00	700-900
Toronto.....	Younge, near McGill.....	360.00	390.00	1,140.00
	Queen.....	600.00	750.00	1,000.00
Windsor.....	Pitt.....	10.00	15.00	30.00
Woodstock.....	Dundas.....	500.00	600.00	700.00

*Tenant paying taxes.

RENT OF TYPICAL STORE IN SECOND-CLASS BUSINESS SECTION.—Continued.

CITY.	STREET.	Year or Month.		
		1900	1905	1913
		\$	\$	\$
MANITOBA:—				
Brandon.....	6th St. and Rosser Ave.....	75.00	100.00	125.00
Winnipeg.....	Notre Dame.....	20.00	25.00	40.00
	Main St. South.....	50.00	85.00	175.00
	Main St. South between Graham and St. Mary's.....	480.00	1,200.00	1,500.00
SASKATCHEWAN:—				
Moosejaw.....	.....	40.00	60.00	150.00
	High.....	75.00	100.00	125.00
Regina.....	South Railway.....	30.00	60.00	100.00
	Broad.....	.....	115.00	150.00
	10th Avenue.....	50.00	75.00	150.00
ALBERTA:—				
Calgary.....	1st St. East.....	100.00	125.00	150.00
Edmonton.....	Nauraye Ave.....	25.00	50.00	125.00
	.....	.....	25.00-50.00	75.00-150.00
Lethbridge.....	13th St. North.....	- †	30.00	40.00
	1st Avenue, South.....	15.00	15.00	25.00
Medicine Hat.....	North Railway.....	25.00	35.00	150.00
	Third Avenue.....	25.00	30.00	70.00
BRITISH COLUMBIA:—				
Nelson.....	Vernon.....	** 50.00	30.00	30.00
New Westminster.....	.....	.....	.....	.....
Vancouver.....	Cordova.....	60.00	60.00	150.00
	West.....	‡ 75.00-	‡ 125.00-	‡ 150.00-
	.....	* 100.00	* 180.00	* 250.00
Victoria.....	Pender.....	.....	60.00	150.00
	Douglas.....	25.00	25.00	200.00
	Blanchard.....	25.00	30.00	75.00
	Johnson.....	45.00	55.00	150.00

†No second-class business section.

‡Inside store. *Corner.

**Boom in progress.

DEPARTMENT OF LABOUR EXHIBIT

PART III.—RENT OF TYPICAL DOWN-TOWN OFFICE.

CITY.	STREET.	Year or Month.		
		1900	1905	1913
NOVA SCOTIA:—				
Amherst.....	Victoria.....	32.00	37.50	45.00
	.....	5.00-8.00	5.00-8.00	10.00
Halifax.....	.....	300.00	360.00	480.00
New Glasgow.....	Provost.....	8.00	10.00	12.00
Sydney.....	Charlotte.....	250.00	350.00	400.00
Truro.....	Wain.....	15.00	16.00	17.50
PRINCE EDWARD ISLAND:—				
Charlottetown.....	Richmond.....	80.00	80.00	80.00
	Upper Queen.....	120.00	140.00	180.00
	Grafton.....	75.00	90.00	100.00
NEW BRUNSWICK:—				
Fredericton.....	Queen.....	200.00	225.00	275.00
Moncton.....	Main.....	25.00	30.00	40.00
St. John.....	Princess.....	150.00	150.00	300.00
QUEBEC:—				
Hull.....	.....	12.00	15.00	18.00
	.....	10.00	12.00	15.00
Montreal.....	St. James, Merchant's Bank Bld'g..	216.00	250.00	360.00
	.....	750.00	900.00	1,415.00
Sherbrooke.....	Wellington.....	150.00	150.00	250.00
	.....	15.00-25.00	15.00-25.00	20.00-45.00
St. Hyacinthe.....	St. Denis.....	200.00	300.00	500.00
St. Johns.....	.....	100.00	150.00	200.00
Sorel.....	.....	8.00	10.00	15.00
	.....	10.00	12.00	15.00-20.00
	.....	10.00	13.00	18.00
Three Rivers.....	.....	60.00-	60.00-	120.00-
	.....	75.00	75.00	180.00

RENT OF TYPICAL DOWN-TOWN OFFICE.—Continued.

CITY	STREET.	Year or Month.		
		1900	1905	1913
		\$	\$	\$
ONTARIO:—				
Belleville.....		100.00	125.00	150.00
Berlin.....		100.00		180.00
	King.....	120.00	140.00	175.00
	".....	220.00	250.00	300.00
	".....	150.00	175.00	200.00
Brantford.....	Near Market Square.....	300.00	360.00	540.00
	Central in City.....	180.00	240.00	360.00
		240.00	300.00	400.00
		12.00	15.00	20.00
Brockville.....		200.00	240.00	300.00
Chatham.....	King.....	10.00	10.00	15.00
	2nd Floor, Cor King and 5th St.....	180.00	192.00	216.00
		15.00	15.00	15.00
Guelph.....	Douglas.....	130.00	144.00	175.00
Hamilton.....	James.....	25.00	25.00	50.00
Kingston.....	Clarence.....	350.00		350.00
		15.00		18.00
London.....	Richmond.....	40.00	45.00	50.00
		180.00	180.00	240.00
Niagara Falls.....		12.50	15.00	18.00
	McCline Block.....	14.00	17.00	22.00
Orillia.....		40.00	60.00	90.00
		60.00	75.00	100.00
Ottawa.....	Sparks and Elgin (Trust Building)..	400.00	500.00	700.00
Peterborough.....	Water.....	175.00	200.00	250.00
		100.00	150.00	200.00
Sault Ste. Marie.....		50.00	50.00	75.00
St. Catharines.....		5.00	7.50	10.00
St. Thomas.....		12.00	16.00	20.00
	Talbot.....	180.00	180.00	216.00
Stratford.....		120.00	180.00	240.00
		150.00	240.00	360.00
	Downie.....	200.00		400.00
	Downie (Market place).....	150.00		350.00
Toronto.....	King and Toronto.....	* .50	* .75	* 1.50
		* .60	* .90	* 2.00
Windsor.....		10.00	12.00	15.00
Woodstock.....	Near centre of city.....	14.00	16.00	18.00

*Per square foot per year.

DEPARTMENT OF LABOUR EXHIBIT

RENT OF TYPICAL DOWN-TOWN OFFICE.—Continued.

CITY.	STREET.	Year or Month.		
		1900	1905	1913
MANITOBA:—				
Brandon.....	Central, 2-roomed suite.....	17.50	20.00	25.00
Winnipeg.....	Portage and Garry (Garry Block)...	75.00	150.00	300.00
	Main St. (McIntyre Block).....	546.00	1,116.00	1,609.00
SASKATCHEWAN:—				
Moosejaw.....	Main St. (upstairs).....	15.00 50.00- 75.00	30.00 100.00- 125.00	60.00 200.00- 300.00
Prince Albert.....				
Regina.....	Scarth.....	20.00	30.00	60.00
	Scarth St, 2nd floor 35' x 40'.....	50.00	100.00	175.00
ALBERTA:—				
Calgary.....	McDougall Block.....		25.00	25.00
Edmonton.....	Jasper Ave.....	5.00-10.00	20.00-25.00	35.00-40.00
	".....	8.00	15.00	35.00
	".....	10.00-20.00	20.00-35.00	40.00-75.00
Lethbridge.....	Main.....	5.00	180.00 15.00	210.00 25.00
Medicine Hat.....	Main.....	20.00	35.00	150.00
	Main.....	15.00	25.00	125.00
BRITISH COLUMBIA:—				
Nelson.....	Baker and Ward.....	50.00	25.00	50.00
New Westminster.....				
Vancouver.....	Hastings West.....	20.00 * .75	22.50 * 1.00	22.50 * 1.50
Victoria.....	N. W. Corner, Yale and Douglas, (upstairs).....	55.00 15.00	55.00 20.00	200.00 30.00
	Government.....	25.00	30.00	75.00

*Per square foot per year in first class office building upstairs.

PART IV.—RENT OF TYPICAL SIX-ROOMED DWELLING, WITH SANITARY CONVENIENCES, IN WORKINGMEN'S SECTION.

CITY.	Month or Year.		
	1900	1905	1913
NOVA SCOTIA:—			
Amherst.....	\$ 9.00 12.00-15.00 9.00	\$ 11.00 15.00	\$ 10.00 18.00-20.00 12.00
Halifax (I).....	144.00	180.00	240.00
Sydney.....	150.00	200.00	250.00
Truro.....	12.00	15.00	18.00
Westville.....	8.00	10.00	14.00
PRINCE EDWARD ISLAND:—			
Charlottetown.....	78.00 72.00 84.00	96.00 84.00 96.00	120.00 96.00 108.00
NEW BRUNSWICK:—			
Fredericton.....	100.00	120.00	144.00
Moncton.....	10.00	12.00	16.00
Newcastle.....	*4.00 *6.00 7.00	*6.00 *8.00 10.00	*8.00 *10.00 12.50
St. John.....	100.00	112.00 9.00- 11.00	144.00 10.00- 12.00
QUEBEC:—			
Hull.....	10.00 8.00	13.00 12.00 12.00	17.00 15.00 15.00
Montreal.....	12.00-14.00	13.00-16.00	14.00-18.00
Sherbrooke.....	5.00-10.00	5.00-10.00	10.00-20.00
Sorel.....	7.00 6.00 6.00	9.00 7.00 6.00	10.00 8.00 8.00
St. Hyacinthe.....	6.00- 6.50	6.00- 6.50	11.00- 13.00
St-Jean.....	60.00	84.00	120.00
Three Rivers.....	100.00	100.00	120.00- 180.00

(I)—Tendency regarding this class of dwelling is to run higher than figures given for 1913, due to great scarcity of dwellings. \$30. per month has been quoted in extreme cases.

*Without sanitary conveniences.

DEPARTMENT OF LABOUR EXHIBIT

RENT OF TYPICAL SIX-ROOMED DWELLING WITH SANITARY CONVENIENCES IN
WORKINGMEN'S SECTION.—Continued.

CITY.	Month or Year.		
	1900	1905	1913
ONTARIO:—	\$	\$	\$
Belleville.....	8.00	12.00	16.00
Brantford.....	120.00 120.00 150.00 8.00	144.00 150.00 175.00 10.00	204.00 180.00 240.00 15.00
Brockville.....	10.00	11.50	13.00
Chatham.....	12.50 180.00 15.00	12.50 216.00 15.00	16.00 240.00 15.00
Guelph.....	11.00	13.00	15.00
Hamilton.....	15.00	15.00	25.00
Kingston.....	7.50 7.50 10.00	10.00 10.00	15.00 16.00 14.00
London.....	14.00 180.00	15.00 180.00	16.00 216.00 240.00
Niagara Falls.....	15.00 14.00	17.00 16.00	20.00 20.00
Orillia.....	6.00	7.00 120.00 144.00	12.00 132.00 168.00
Ottawa.....	150.00	170.00	225.00
Owen Sound.....	15.00	15.00	20.00
Peterborough.....	12.00 15.00 12.00	12.00 20.00 13.00	16.00-18.00 25.00 16.00
Port Arthur and Fort William.....		*10.00	†15.00-20.00
Sault Ste. Marie.....	15.00	15.00	20.00
St. Catharines.....	5.00	6.00	15.00
St. Thomas.....	13.00 12.00	15.00 13.00	18.00 15.00
Stratford.....	12.00 16.00 15.00 12.00-15.00	13.00 18.00 15.00	14.00 22.00 20.00-30.00 15.00-25.00
Toronto.....	114.00 12.00	168.00 15.00	300.00 20.00
Windsor.....	10.00	15.00	20.00
Woodstock.....	6.00	7.00	8.00

* 1908.

† Without Conveniences.

RENT OF TYPICAL SIX-ROOMED DWELLING WITH SANITARY CONVENIENCES,
IN WORKINGMEN'S SECTION.—Continued.

CITY.	Month or Year.		
	1900	1905	1913
MANITOBA:—	\$	\$	\$
Brandon.....	15.00	20.00	25.00
Winnipeg.....	‡12.00-15.00 18.00 15.00	20.00 25.00 18.00	30.00 35.00 20.00
SASKATCHEWAN:—			
Moosejaw.....		25.00 30.00	30.00 35.00
Regina.....	20.00 10.00	30.00 20.00	35.00 30.00
ALBERTA:—			
Calgary.....	25.00	30.00	30.00
Edmonton.....	*15.00 14.00 *15.00	20.00 28.00 20.00	35.00 35.00 30.00-50.00
Lethbridge.....		15.00 240.00 15.00	18.00 300.00 25.00
Medicine Hat.....	*10.00 *15.00 *10.00	*20.00 *20.00 *15.00	25.00-40.00 25.00-40.00 25.00-35.00
BRITISH COLUMBIA:—			
Nelson.....	20.00	10.00	20.00
Vancouver.....	‡12.50 15.00	‡12.50 20.00	‡25.00 25.00
Victoria.....	10.00 15.00 12.50	13.00 17.00 15.00	25.00 25.00 30.00

‡Without modern conveniences.

*Without sanitary conveniences.

†Central property assessed high for taxes having a future value for business purposes.

DEPARTMENT OF LABOUR EXHIBIT

TABLE B. RENTS, CANADA, 1900, 1905, 1912, 1913.

(Returns from Correspondents of the *Labour Gazette*.)PART I.—SIX-ROOMED DWELLING IN WORKINGMEN'S DISTRICT—WITH
SANITARY CONVENIENCES.

CITY.	Month or year.			
	1900	1905	1912	1913
	\$	\$	\$	\$
NOVA SCOTIA:—				
Amherst.....	10.00	14.00	18.00	18.00
Halifax.....	13.00	13.00	15.00	20.00
Sydney.....				
Truro.....	10.00-12.00	12.00-15.00		15.00
Westville.....	9.00	10.00	14.00	14.00
PRINCE EDWARD ISLAND:—				
Charlottetown.....			8.50	6.00-8.00
NEW BRUNSWICK:—				
Fredericton.....	9.00	10.00	11.00	12.00
Moncton.....	10.00	12.00	15.00	15.00
Newcastle.....				12.50
St. John.....	8.00	9.00	9.00	12.00
QUEBEC:—				
Hull.....			15.00	17.00
Montreal.....	12.00-14.00	13.00-16.00	16.00	14.00-18.00
Quebec.....	8.00-10.00	12.00-15.00	16.00-18.00	16.00-18.00
Sherbrooke.....			12.00-15.00	12.00-16.00
Sorel.....	7.50	8.00		13.00
St. Hyacinthe.....	6.00-6.50	6.00-6.50	9.00-10.00	11.00-13.00
St. Johns.....	6.00-8.00	8.00-10.00	10.00-12.00	14.00-16.00
Three Rivers.....	7.50	9.00	10.00	12.00
ONTARIO:—				
Belleville.....	10.00	12.00-15.00		12.00-15.00
Berlin.....			15.00	16.00
Brantford.....	10.00	14.00	13.00-15.00	13.00-15.00
Brockville.....	5.00	10.00	12.00	13.00
Chatham.....	12.00	12.00	15.00-18.00	15.00-18.00
Cobalt.....			25.00	25.00
Guelph.....	9.00	10.00	13.00	13.00
Hamilton.....	10.00	10.00	18.00	18.00
Kingston.....			13.00	13.00

COST OF LIVING

WITH SANITARY CONVENIENCES.—Continued.

CITY.	Month or year.			
	1900	1905	1912	1913
ONTARIO:—Cont.				
	\$	\$	\$	\$
London.....	9.00-13.00	10.00-15.00	12.00-16.00	13.00-10.06
Niagara Falls.....			10.00-15.00	12.00-18.00
Orillia.....		10.00-12.00	12.50-15.00	11.00-14.00
Ottawa.....	12.00		15.00	22.00
Owen Sound.....			12.00-13.00	12.00
Peterborough.....	10.00	12.00	14.00	15.00
Port Arthur and Fort William.....			18.00-25.00	20.00-25.00
Sault Ste. Marie.....			25.00	18.00
St. Catharines.....			14.00	16.00
St. Thomas.....	10.00-12.00	10.00-12.00	12.00-14.00	14.00-22.00
Stratford.....	8.00-12.00	12.00-14.00	14.00-18.00	14.00-18.00
Toronto.....	12.00-14.00	14.00-16.00	23.00-26.00	23.00-27.00
Windsor.....	10.00	15.00	15.00	20.00
Woodstock.....	10.00	11.00	12.00	12.00
MANITOBA:—				
Brandon.....			25.00-30.00	20.00-30.00
Winnipeg.....	15.00-18.00	18.00-25.00	30.00	35.00
SASKATCHEWAN:—				
Moosejaw.....			30.00	30.00
Edmonton.....		25.00	35.00	35.00
Prince Albert.....			35.00	30.00-35.00
Regina.....	18.00	18.00	40.00	45.00
Saskatoon.....			45.00	35.00
ALBERTA:—				
Calgary.....			25.00-30.00	35.00-50.00
Edmonton.....		25.00	35.00	35.00
Lethbridge.....			20.00	16.00-25.00
Medicine Hat.....			25.00	25.00
BRITISH COLUMBIA:—				
Nanaimo.....			15.00-20.00	15.00-20.00
Nelson.....	20.00	15.00	20.00-25.00	20.00
New Westminster.....	15.00	20.00	25.00	22.00
Vancouver.....	12.00-15.00	14.00-16.00	25.00-30.00	20.00-25.00
Victoria.....	12.00-15.00	15.00-18.00	25.00-27.00	25.00-27.00

DEPARTMENT OF LABOUR EXHIBIT

PART II.—SIX-ROOMED DWELLING IN WORKINGMEN'S DISTRICT, WITHOUT
SANITARY CONVENIENCES.

CITY.	Month or year.			
	1900	1905	1912	1913
NOVA SCOTIA:—				
Amherst.....	\$ 6.00	\$ 8.00	\$ 9.00	\$ 9.00
Halifax.....	9.00-11.00	9.00-11.00	10.00	12.00-15.00
Sydney.....	6.00-10.00		9.00	9.00-12.00
Truro.....	6.00-8.00	8.00-10.00		11.00
Westville.....	5.00	5.00	9.00	9.00
PRINCE EDWARD ISLAND:—				
Charlottetown.....			5.00	5.00-7.00
NEW BRUNSWICK:—				
Fredericton.....	5.00	6.00	8.00	8.00
Moncton.....	7.00	8.00	12.00	12.00
Newcastle.....				8.00-10.00
St. John.....	7.00	8.00	8.00	9.00
QUEBEC:—				
Hull.....			10.00	15.00
Montreal.....	8.00-10.00	10.00-12.00	12.00-13.00	12.00-13.00
Quebec.....				
Sherbrooke.....			8.00-11.00	10.00-14.00
Sorel.....	5.00	6.00	8.00	6.00
St. Hyacinthe.....	5.00	5.00	7.00-8.00	9.00-10.00
St. Johns.....	4.00-6.00	6.00-8.00	8.00-9.00	8.00-12.00
Three Rivers.....	5.00	6.00	6.00	8.00
ONTARIO:—				
Belleville.....	8.00	9.00-12.00	9.00	10.00-12.00
Berlin.....			12.00	14.00
Brantford.....	8.00	10.00	11.00	11.00
Brockville.....	8.00	7.00	9.00	10.00
Chatham.....	7.00-10.00	7.00-10.00	10.00-12.00	10.00-12.00
Cobalt.....			15.00	15.00
Guelph.....	6.00	7.50	10.00	10.00
Hamilton.....	8.00	8.00	14.00	14.00
Kingston.....	4.00-6.00	6.00-8.00	10.00-12.00	10.00-12.00

WITHOUT SANITARY CONVENIENCES.—Continued.

CITY.	Month or year.			
	1900	1905	1912	1913
	\$	\$	\$	\$
London.....	6.00-9.00	8.00-12.00	9.00-12.00	9.00-12.00
Niagara Falls.....			8.00-10.00	10.00-12.00
Orillia.....	6.00-8.00	8.00-10.00	10.00-12.00	8.00-12.00
Owen Sound.....			10.00	8.00
Peterborough.....	8.00	9.00-12.00	9.00	10.00-12.00
Port Arthur and Fort William.....			15.00	15.00-20.00
Sault Ste. Marie.....			22.00	16.00
St. Catharines.....			14.00	14.00
St. Thomas.....	8.00	8.00	8.00-10.00	8.00-12.00
Stratford.....	6.00-8.00	8.00-10.00	8.00-12.00	8.00-12.00
Toronto.....	10.00-12.00	12.00-14.00	20.00	20.00-21.00
Windsor.....	5.00	10.00	12.00	15.00
Woodstock.....	7.00	7.00	8.00	8.00
MANITOBA:—				
Brandon.....			15.00-20.00	15.00-20.00
Winnipeg.....			18.00	20.00
SASKATCHEWAN:—				
Moosejaw.....			20.00	20.00
Prince Albert.....			20.00	15.00-20.00
Regina.....	10.00	15.00	25.00	25.00
Saskatoon.....			35.00	25.00
ALBERTA:—				
Calgary.....				15.00-25.00
Edmonton.....	12.00	15.00	25.00	30.00
Lethbridge.....	10.00-18.00	10.00-18.00	10.00-14.00	10.00-12.00
Medicine Hat.....		12.00	20.00	20.00
BRITISH COLUMBIA:—				
Nanaimo.....	8.00-12.00	8.00-15.00	12.00-20.00	12.00-20.00
Nelson.....	15.00	10.00	15.00	15.00
New Westminster.....	6.50	10.00	18.00	18.00
Vancouver.....	10.00-12.00	12.00-14.00	20.00	17.00-20.00
Victoria.....				

CHAPTER II. RENTS IN OTHER COUNTRIES, 1900-1913.

Official statistics of rents in other countries are limited. Some notes on recent conditions in the United Kingdom, the United States, Australia, New Zealand, and South Africa, and, in a briefer way, in France, Germany, Belgium, Norway and Argentina follow.

Historically, the notes show that Australia, New Zealand and South Africa have experienced more or less rapid advances, the rise since 1900 being set down at 40 per cent in the first mentioned and at 20 per cent in the second—both considerably less than the Canadian advance. The United States has also seen a rise in rents, but a generalization is impossible. In Great Britain, on the other hand, conditions have been stationary, and in France only a slight rise has apparently taken place.

As to the relative present level of rents, the comparative studies of the United Kingdom Board of Trade in 1905-1909§ showed that, taking the United Kingdom as 100, the other countries stood as follows: France, 98; Germany, 123; Belgium, 74, and the United States, 209. More recently the South African Economic Commission published the following table of comparisons in this respect:—

INDEX NUMBERS OF WORKING-CLASS RENTS.

Johannesburg	100
South Africa	80
United States of America	47
Australia	46
New Zealand	46
Canada	45
Germany	28
England	23
France	22
Belgium	17

The United Kingdom.

The special investigation of the United Kingdom Board of Trade in 1912,* which covered 88 important localities, shows that between 1905 and 1912 rents were on the whole practically stationary. The simple average of per cent changes in the eighty-eight towns shows an increase of 1.8 per cent. If instead of taking the simple mean of all the changes, due regard is had to the population of the towns, a decrease of 0.3 per cent is shown. An increase was recorded in forty-five towns, a decrease in twenty-six towns and no change in seventeen towns. The extreme changes were, an advance of 18 per cent at Coventry and a decline of 10 per cent at Burton-on-Trent.

In London rents fell by about 4 per cent. London, however, is still much higher than any town in the United Kingdom as the following table shows:

§See footnote p. 141.

*Cost of Living of the Working Classes (Cd. 6955). (See footnote p. 141). The records of rents were obtained from house agents. The change in each case is in the rent charged for the same house.

MEAN OF PREDOMINANT WEEKLY RENTALS, UNITED KINGDOM, 1912.

Number of Rooms.	87 Provincial Towns.		London		Excess of London Rents. Per Cent.
	s.	d.	s.	d.	
Three Rooms.....	4	4½	7	3	66
Four Rooms.....	5	1½	8	9	71
Five Rooms.....	6	0	10	9	79
Six Rooms.....	7	4½	12	6	69

Outside of London, "of the dwellings most commonly occupied by the working classes one type is prevalent, with few exceptions, in all the towns of England and Wales. This is a small self-contained four or five roomed cottage containing a front parlor, a kitchen, a scullery, and two or three bedrooms." In Scotland, the typical residence of the working class family is "a flat of two or three rooms in a stonebuilt tenement-block, two, three or four stories high." Ireland is in general similar to England, "the self-contained cottage, containing two, three, four or five rooms, being the rule."

An analysis of changes in the average assessment of London houses assessed at less than £40 per annum, by Mrs. Frances Wood, B.Sc.,* shows a slight upward movement. A most pronounced rise is shown in rates. The opinion is expressed that with a falling demand for houses of late, landlords have probably had to bear the increase in rates themselves without making any corresponding increase in rents. On the whole, rentals in London according to Mrs. Wood's investigation would appear to be firm or possibly slightly upward in tendency since 1900—a conclusion, it will be noted, which is at variance with that of the Board of Trade.

The United States.

Statistics for the whole of the United States over a period of years are not available. At least two States, however, Massachusetts and Minnesota have instituted inquiries.

The following is from the report of the Massachusetts Commission on "The Cost of Living," 1910:

"The general fact that rents have increased in the last ten or fifteen years is readily determined. The average percentage of increase cannot be stated definitely. In the light of the information gathered in this investigation, the approximate extent of the increase in the case of working people's dwellings and tenements might perhaps be indicated as about 12 per cent. Opinions obtained from a large number of competent observers of real estate conditions may be classified as follows:—

	Per cent.
Higher, no per cent stated	53.23
5 to 10 per cent higher	3.23
10 to 15 per cent higher	4.83
20 to 25 per cent higher	8.06
33 per cent higher	3.23
About the same	24.19
Lower	3.23

*"The Course of Wages, 1900-1912." (*Journal of the Royal Statistical Society*, December, 1913).

"While it is unquestionably true that in some cases rents are practically the same as they were fifteen years ago, or even lower, the great preponderance of evidence shows that throughout the State there has, on the average, been a decided increase. A distinction must be made, however, between new buildings and those built before the rise in prices. The rents in new buildings seem to a large degree to be based on the increased cost of construction. Rents in old buildings have increased somewhat, but not to the extent of those in more recent structures."

The United Kingdom Board of Trade Investigation in the United States* in 1909 contains the following:

"Although the predominant type of working-class dwelling in both the United States and in England and Wales is that accommodating the single family, the exceptions to this prevailing rule are far more numerous in the former country, and the scale upon which the tenement house provision made in the greater part of the City of New York departs from the more common practice is without counterpart in England and Wales. . . .

"While the classes of dwellings in the occupation of the working classes in the United States are thus considerably more composite than in England and Wales, the difference in the material of which they are constructed is still greater, frame or timber houses being the more usual type in the former country. . . .

"As regards the size of rooms, comparison has been found to be impossible, though the measurements ascertained by the investigators seemed to indicate that, except in New York, where rooms are apt to be exceptionally small, the more general dimensions of rooms in the American towns were somewhat greater than those usual in English towns. . . .

"In the following table the predominant rents for dwellings of three, four, five and six rooms in the United States are set out in comparison with those for England and Wales:—

PREDOMINANT RENTS OF WORKING-CLASS DWELLINGS IN ENGLAND AND WALES AND IN THE UNITED STATES.

Number of Rooms per Dwelling.	Predominant Range of Weekly Rents.		Ratio of Mean Predominant Rent in the United States. England & Wales taken as 100.
	England and Wales.	United States.	
Three Rooms.....	3s. 9d. to 4s. 6d.	6s. 9d. to 9s. 7d.	198
Four Rooms.....	4d. 6s. " 5s. 6d.	8s. 6d. " 12s.	207
Five Rooms.....	5s. 6d. " 6s. 6d.	11s. 6d. " 14s. 11d.	220
Six Rooms.....	6s. 6d. " 7s. 9d.	13s. " 17s. 4d.	213
Arithmetic Mean.....			209

"A further basis of comparison of rents as between the two countries is afforded by taking the mean of the various predominant ranges and comparing the average rent per room for the whole series. By this method the weekly rent per room in the United States is found to be 2s. 7½d., as compared with 1s. 3d. in England and Wales, equivalent to a ratio of 210:100.

"An alternative comparison may be made by re-working all the index numbers for the rents of the American towns to the basis used for the towns of England and Wales, viz., rents in the Middle Zone of London, that is, a very extended area, the inner boundaries of which are about two miles from the centre of London and the outer limits about four miles from that centre. This has been done in the following table:—

*See footnote p. 141.

RENTS.—INDEX NUMBERS IN DESCENDING ORDER. LONDON (MIDDLE ZONE)=100.

TOWN.	Index Number	TOWN.	Index Number	TOWN.	Index Numbers
New York.....	160	Philadelphia.....	127	Cleveland.....	102
St. Louis.....	159	Minneapolis-St. Paul.....	123	Paterson.....	99
Pittsburg.....	151	Atlanta.....	122	Providence.....	96
Memphis.....	150	New Orleans.....	115	Detroit.....	94
Cincinnati.....	145	Savannah.....	114	Augusta.....	93
Brockton.....	136	Chicago.....	114	Fall River.....	90
Boston.....	132	Louisville.....	113	Baltimore.....	85
Birmingham.....	130	Milwaukee.....	108	Lowell.....	84
Newark.....	128	Lawrence.....	106	Muncie.....	71

“The mean index number on the above basis (of the rents of the Middle Zone of London) for all the towns investigated in England and Wales is 56.2; for the above American towns 116.6. The ratio of the American to the English mean is thus 207:100, about the same as the mean ratio of the predominant rents for each class of dwelling and as that obtained by comparing the general average per room as given above.

“The explanation of the higher rentals in the American towns investigated must be looked for in various directions, but principally in the higher cost of building as expressed by labour and materials, in the more generous allowance of ground space per dwelling, except in congested areas, in the more modern character of a greater proportion of the fittings and conveniences of the dwelling, as illustrated by the more frequent provision of bathrooms, in a higher general level of material prosperity that is able effectively to demand such increasing variety and completeness of accommodation, and in the shorter life that is expected from the individual dwellings.”

Australia.

Rents have advanced rapidly in Australia, where the disproportion between urban and rural population is marked. The following table shows the extent of the rise in the capital cities of each state since 1901:—*

COURSE OF HOUSE RENTS IN METROPOLITAN TOWNS, AUSTRALIA.

(Rents 1901 equal 100.)

Year.	Sydney.	Melbourne.	Brisbane.	Adelaide.	Perth.	Hobart.	Weighted Average (6 Cities).
1901.....	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1902.....	100.0	101.4	100.6	100.0	99.3	100.2	100.5
1903.....	100.3	101.9	103.6	100.0	100.1	100.8	101.0
1904.....	100.6	104.2	103.9	100.0	99.6	101.0	101.9
1905.....	103.3	105.1	106.1	111.5	92.3	101.8	103.8
1906.....	103.8	106.6	107.2	120.8	89.3	102.7	105.1
1907.....	106.0	109.6	117.7	128.9	85.5	106.1	108.3
1908.....	107.5	112.9	126.0	138.5	84.7	109.0	111.3
1909.....	111.1	114.8	135.3	149.3	83.3	112.3	114.9
1910.....	114.9	125.0	143.2	161.8	86.9	119.2	121.9
1911.....	126.2	132.2	156.6	176.6	101.2	120.6	132.4
1912.....	136.7	138.5	164.5	184.2	109.4	124.2	140.8

*Six classes of houses are represented in these statistics, namely, houses having under four rooms, four rooms, five rooms, six rooms, seven rooms and over seven rooms. The index numbers are based on the "average" house rent in each of the cities, the average being obtained by multiplying the average predominant rent for each class of house by a number ("weight") representing the relative number of houses of that class in the particular town as shown by the 1911 Australian census. The sum of the products thus obtained divided by the sum of the "weights" gives the weighted average for all houses. The result is a generalization which, of course, does not reveal the fact that the increase for some classes of houses has been greater than for others. See Report No. 2 Labour and Industrial Branch, Commonwealth Bureau of Census and Statistics, "Trade Unionism, Unemployment, Wages, Prices and Cost of Living in Australia, 1891 to 1912, pages 51 and 52.

Supplementary statistics for 1913 based on returns from thirty cities show that there has been a further advance amounting to about 4 per cent, being greatest in Victoria (over 5 per cent) while in South Australia a decline of $4\frac{1}{2}$ per cent has taken place.‡

A table of predominant house rents in Australia follows:—

CURRENT WEEKLY HOUSE RENTS IN METROPOLITAN CITIES, AUSTRALIA, 1912.

Town	Average Predominant Weekly Rents for Houses having:						Weighted Average for all Houses.
	Under 4 Rooms.	4 Rooms.	5 Rooms.	6 Rooms.	7 Rooms.	Over 7 Rooms.	
	s d	s d	s d	s d	s d	s d	s d
Sydney.....	11 7	15 2	18 0	21 9	26 2	31 11	19 7
Melbourne.....	8 11	11 8	14 7	18 2	21 6	25 8	15 10
Brisbane.....	6 1	8 1	10 4	13 9	16 10	22 10	12 7
Adelaide.....	9 7	14 0	18 6	22 1	25 8	29 5	18 1
Perth.....	8 9	11 7	14 5	17 4	21 3	27 4	13 9
Hobart.....	7 4	9 10	12 0	14 5	17 6	20 8	12 11
Weighted average of above and 24 other cities.....	7 2	9 6	12 1	14 10	18 3	23 8	12 5

New Zealand.

The Commission of 1912 on the Cost of Living estimated that there has been an advance of 20 per cent in working class rents during the past fifteen years.† In Auckland, where the most rapid increase in population has taken place, rents have increased 45 per cent. Increased ground values are held responsible for 25 per cent of the advance, and for the rest, the increased cost of building, the more exacting requirements of local authorities, increased rates, increased cost of new roads, and the general demand for more conveniences. An important witness before the Commission said that at Auckland in 1902 workmen's cottages of four rooms were let at 9s. per week, of six rooms at 14s. or 15s. per week, but that such houses are scarce now and about 20 to 25 per cent dearer than ten years ago.

A table of predominant rentals from the New Zealand Official Year Book for 1913* follows:—

‡See Labour Bulletin, Labour and Industrial Branch, Commonwealth Bureau of Census and Statistics, February, 1914, page 253.

†Report of Commission on the Cost of Living in New Zealand, p. XX.

*Page 761.

PREDOMINANT WEEKLY RENTALS, NEW ZEALAND, 1912.

CITY.	Population.	Four Rooms.	Six Rooms.	Eight Rooms.
		£ s d	£ s d	£ s d
Auckland.....	47,783	0 10 9.94	0 16 2.80	1 2 4.08
Christchurch.....	55,008	0 10 5.97	0 15 5.22	1 0 8.82
Dunedin.....	48,988	0 10 6.01	0 15 11.21	1 4 0.22
Wellington.....	66,338	0 14 4.26	1 0 11.58	1 9 3.96

South Africa.

From the Report of the Economic Commission, January, 1914, the following table of average monthly rents of different working class dwellings in South Africa is taken, no historical data being available:—

AVERAGE MONTHLY RENTS OF WORKING-CLASS HOUSES IN 4 TOWNS IN SOUTH AFRICA.

	Capetown.	Kimberley.	Durban.	Johannesburg.
Index No.	43	92	60	100
	£ s d	£ s d	£ s d	£ s d
THREE-ROOMED HOUSE:—				
Average per House.....	1 17 6	3 0 0	2 15 0	4 10 0
Average per Room.....	0 12 6	1 0 0	0 18 4	1 10 0
FOUR-ROOMED HOUSE:—				
Average per House.....	2 7 6	4 10 0	3 15 0	6 0 0
Average per Room.....	0 11 10½	1 2 6	0 18 9	1 10 0
FIVE-ROOMED HOUSE:—				
Average per House.....	3 10 0	5 10 0	4 5 0	7 10 0
Average per Room.....	0 14 0	1 2 0	0 17 0	1 10 0
Additions for Rates when not included in Rent per Room, per Month.....		0 6 0		
Average per Room with Rates added....	0 12 9½	1 7 6	0 18 0½	1 10 0

The Report of the Commission contains the following interesting notes on rentals:

“The predominant cost of working-class housing in England is about 5s. 6d. per room per month, including the kitchen, which is there used as a living room. The cost in Johannesburg, including the cost of the same local services, and including the kitchen which is seldom so suitable for a living room as in England, is about 24s. per room per month. Consequently, if the cost in Johannesburg is put at 100, that in England becomes 23. It is estimated that a reasonable mean figure for South Africa towns is 80. . . .

“Rough calculations based on the Australian report of 1913 show that rent in Australia per room would come out at about 46, which is also the figure for New Zealand calculated from the New Zealand Year-book. On the average, Canadian working-class rents come to about 10s. 10d. a room per month, according to the figures given in the Canadian Labour Gazette for July, 1913. Consequently the index number for Canada would be about 45. . . .

"The ratio of expenditure on food to expenditure on rent varies greatly from place to place. In Johannesburg it is roughly 2 to 1, but in some places in South Africa it seems to be somewhat more. According to the reports of the English Board of Trade already referred to, in America it is 3 to 1, in England and Germany about 4 to 1, and in France and Belgium about 5 to 1. In Australia, New Zealand and Canada it is estimated as 3 to 1. Habits and customs, wages and the cost of housing, all play their part in determining the proportion. . . .

"Rent is the chief factor in the high cost of living in South Africa. Rents for white working-class dwellings are high throughout the country, and correspond to about half of the family expenditure on food. The evidence laid before your Commissioners is also to the effect that in no town of the Union is house property a good investment, and this was emphasized by the statement that at the present time it is advisable to buy rather than to build, for the original cost of erection is seldom reached when the property is sold.

"It is therefore clear that high rents are the result of some cause which prevails throughout South Africa, and that while local causes, such as uncertainty about the future, heavy municipal rates or high cost of land, may locally have some effect, they cannot be the main cause of this exceptional state of things. Railway rates on building material, though also entering into the question, have only a limited effect, for it is clear that the position exists at the coast as well as inland. . . . In the opinion of your Commissioners a leading cause of high rents is the division of the South African community into two distinct racial strata with widely differing standards of living and purchasing power. The class of house considered is provided only for the whites, and as the latter are comparatively limited in number, the supply is subject to all the uncertainty of a small market, and the cost of building for this reason is also high. This, together with the high rate of interest prevailing, largely determines rents, cost of importing material being of course another item. . . .

"This condition of things is not confined to the Union of South Africa. From the recent report from Southern Rhodesia on the cost of living, your Commissioners make the following extract: 'Complaint against the rent charge is universal. On the subject of rents generally there is the strongest feeling, the average rent paid in Rhodesia being rather more than £6 a month for a three-roomed cottage.'"

France.

Working class rentals in Paris went up about 8 per cent between 1900 and 1910. The estimate is based in part on the value of house property for revenue purposes and in part on records of rents actually paid by the occupiers of a selected number of identical dwellings (in number 2,526).

The following table of predominant rents in France is from the United Kingdom Report of 1909.†

PREDOMINANT RANGE OF WEEKLY RENTS FOR FRANCE.

	Two Rooms.	Three Rooms.	Four Rooms.
Paris.....	3s. 1d. to 6s. 2d.	4s. 7d. to 7s. 5d.	6s. 2d. to 7s. 8d.
Rest of France.....	2s. 4d. to 2s. 10d.	2s. 11d. to 4s. 2d.	3s. 6d. to 4s. 4d.

The report states:

"There are two types of working-class housing which appear to be prevalent. The first of these, which is predominant in about one-half of the towns, is a flat in a house let out in several separate dwellings. Thus in Paris the working classes are housed chiefly in tenement houses of five, six or seven storeys in height; in Marseilles houses of the modern type have five storeys, with two to six tenements on each floor; in Brest the predominant type of house has four or five storeys, with an average of 5.4 dwellings; and in St. Etienne there is an average number of 5.5 tenements to each house. Other towns in which large tenement houses of various sizes predominate are Lyons, Grenoble, Limoges, Nantes, Havre, Rouen and Rennes. The second type, found in about one-third of the towns, is a small house or cottage, standing generally in rows but often detached, and consisting of one or two storeys and of one to four rooms; these are sometimes two-tenement houses and sometimes one-family houses."

†See footnote p. 141.

Germany.

In 1908 predominant rents in Germany were as follows:—†

PREDOMINANT RANGE OF RENTS, GERMANY.

	For Two Rooms.	For Three Rooms.
Berlin.....	5s. 0d. to 6s. 0d.	7s. 0d. to 9s. 3d.
Other German Towns.....	2s. 8d. to 3s. 6d.	3s. 6d. to 4s. 9d.

As to the character of housing in Germany the United Kingdom Board of Trade states: "The prevalent type of working-class dwelling in Germany is a flat in a large house containing a minimum of six or seven tenements. This may fairly be described as the common type of housing accommodation for all classes in Germany, and it is a characteristic feature of German towns that, whilst there are purely working-class districts, yet the working classes are generally scattered throughout the whole of a town, occupying either the upper floors of houses whose lower floors may be occupied by middle-class tenants, or else housed in buildings which lie concealed behind the better-class houses visible from the street. There are some exceptions, but as a general rule the large house with a considerable number of tenements is becoming more and more predominant."

Belgium.

From the U. K. Board of Trade investigation published in 1910† are taken the following:

PREDOMINANT RENTS OF WORKING-CLASS DWELLINGS IN BELGIUM.

Number of Rooms per Dwelling.	Number of Towns to which the figures relate.	Predominant Range of Weekly Rents.
Two Rooms.....	12	1s. 9d. to 2s. 3d.
Three Rooms.....	11	2s. 2s. to 2d. 10d.
Four Rooms.....	12	2s. 8d. to 3s. 6d.

The types of housing found in the Belgian towns investigated present on the whole great uniformity, and approximate somewhat closely to those which prevail in English industrial towns; that is to say, the small house occupied by one or two families is the predominant type, whilst tenement houses play only a very small part, and even where they exist are rarely of large size. Tenement houses appear to be of importance only in Antwerp, where there are a number which are considerable in size, in some parts of Greater Brussels, in the centre of Liège, to a small extent at Charleroi, at Tournai, and particularly at Verviers.

Norway.

Statistics relating to Christiania show a rise of 5 per cent in rentals between 1901 and 1912. The house rent paid annually by a typical working class family in 1912 is placed at \$75.

Argentina.

The average rent for workingmen's rooms in 16 parishes of Buenos Aires increased between 1904 and 1912 by 86.1 per cent.*

†See footnote p. 141.

*Page 402, Boletín De Departamento Nacional Del Trabajo, No. 21. November 30, 1912.