

expiration of the lease—for a less amount. Nor do we see why the Tenant should be disinclined to do so at that rate.

In many cases, however, the Landlord has not received the full amount of the rent. In proportion, as it has been the case, the Tenant will be unwilling to receive, at a higher rate, a rent which he has never paid; while the Landlord will have received, at a low rate, a rent which he has never received. In all these cases, therefore, a proportional reduction must be made in order to satisfy the Tenant, and to make it possible for the Landlord to use an ordinary principle—to "split the difference" between the strict rights of the Landlord, and his actual receipts.

It would be easy to ascertain, in any case of intended commutation, the amount of the rent for the years preceding the 1st of May, 1858, by the date up to which the Commission proposed to remit arrears. Having ascertained that, the amount of the rent for the years preceding the 1st of May, 1858, by the date up to which the Commission proposed to remit arrears. Having ascertained that, the amount of the rent for the years preceding the 1st of May, 1858, by the date up to which the Commission proposed to remit arrears.

I will illustrate the proposal by three cases, of farms, rented at £50 a year each. In case (I), I will suppose that the full amount has never been paid; in case (II), that it has been paid in full; in case (III), that it has not been paid in full.

Eight years purchase of reserved rent (£50).....	£400 0 0
Eight years purchase of average receipts (£50).....	£400 0 0
Government price.....	£800 0 0

(II.)

Eight years purchase of reserved rent (£50).....	£400 0 0
Eight years purchase of average receipts (£50).....	£200 0 0
Government price.....	£600 0 0

(III.)

Eight years purchase of reserved rent (£50).....	£400 0 0
Eight years purchase of average receipts.....	0 0 0
Government price.....	£400 0 0

Of this sum I have already said, one-third would be paid in cash by the Tenant; the remaining two-thirds would be advanced by Government in Debentures. A payment of twenty-five years of 5 per cent, on the amount borrowed, would probably suffice to meet the annual interest of the Debentures, and to pay off the principal, if the terms of the Loan rendered it possible to invest the annual payment towards the sinking fund in the redemption of the Debentures, i.e. at 6 per cent interest. If not, the slight loss might be borne by the Treasury, in consideration of the public benefit which this commutation might be expected to effect.

If this were so, the result to the Tenant, in each of the three preceding cases, would be as follows:

When a rent of £50 had been paid in full, the Landlord would receive £800. The tenant would pay £360 13s. 4d. down, and an annuity, say for 25 years, of £24 2s. 8d.

When the reserved rent was £50, and £25 had been actually paid, the Landlord would receive £600, and the Tenant would pay £200 down and an annuity of £32.

When it had been paid, the Landlord would receive £400 and the Tenant would pay £133 6s. 8d. down, and an annuity of £21 6s. 8d.

I suggest the payment, by way of annuity, because I suppose this to be the most convenient to the Tenant. But, of course, arrangements might easily be made to enable those who preferred it to pay their money more promptly.

In any case, however, it must be distinctly understood—as is the basis of the whole arrangement—that the Tenant is to pay the principal and interest of the Debentures, as between the Government and the Debenture holders, rests exclusively on the public Treasury, and is in no degree whatever affected by the failure or neglect of the Government to recover the money from the Tenant.

As these sales will not be compulsory, it is not necessary to enter upon any question as to the nature and duration of the leases to which the terms of purchase should apply. It is sufficient to assume that, in any case of commutation, the Tenant and Landlord will alike be satisfied to abide by the Commission's recommendation, that arrears which accrue prior to the 1st of May, 1858, should be paid in full, and that all subsequent arrears should be paid up.

I have heard two objections raised to that part of the scheme which relates to Tenants who have not hitherto paid their rents. The first is, that they have a reasonable prospect of being able to pay the proposed commutation, in order to get rid of an obligation which they have never performed.

The second objection is, that the assignment to the Tenant of an unusually large—indeed, the other, that it is exceedingly small.

These objections, to a certain extent, answer each other. But the truth is, that any practical arrangement must be open to the objection, that the Tenant is to pay the principal and interest of the Debentures, as between the Government and the Debenture holders, rests exclusively on the public Treasury, and is in no degree whatever affected by the failure or neglect of the Government to recover the money from the Tenant.

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The Hon. the Leader of the Opposition, the Hon. Mr. Warburton, and Mr. Courcy, when speaking of the meetings of which they had any actual knowledge, which had lately been held by the tenantry to take into consideration what course, as respects their landlords' claims upon them for rent, it would be most advisable for them to pursue, now that the failure both of the Land Commission scheme and the Delegation scheme has deprived them of every hope of relief from proprietary bondage, through the efforts of the Government—severally declared that the behaviour of the people at such meetings had been most orderly, peaceable and praiseworthy; that they themselves—and they believed all who were in any way looked up to as leading men in the ranks of the Liberals—had invariably, on all such occasions, and with reference also to all attributed meetings of the kind that had been spoken of to them, recommended perfect obedience to the laws of the land and full submission to all lawful authority. If advice of a contrary nature had been given to the people—and it was certain it had—it could not, in any case, be attributed to the Liberals. These hon. gentlemen each distinctly stated that, as far as their individual knowledge extended on this subject, the only persons who had counselled resistance to the laws were men who, at the meetings, had voted for the Government candidates, and were noted for their intemperate zeal in support of the Government and in opposition to the Liberals.

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The Hon. the Leader of the Government, Col. Gray—with reference to such meetings of the tenantry as those above alluded to—and evidently anticipating, or at least dreading, that the discontent now so prevalent among the people, occasioned by the miserable failure of every scheme projected by the Government for their relief from the proprietary yoke—relief which had been so confidently and boastfully promised them—would induce them to band themselves together to resist all coercive measures which may be employed by proprietors for the collection of rents—declared that the consequences to the Colony of such illegal combinations and resistance to the law, would be a suspension of the Constitution, the pouring of troops into the Island to enforce obedience to the laws at the point of the bayonet, and the sequestration of the public revenue—it might be for years—for the support and pay of the troops so employed. He shuddered to think what the consequences of such madness might be to the people. He, however, had been in the habit of taking his route at an hour's notice, and should blood-hound sense, he would leave the country. He would not remain to be a witness of it. Should the people unimpudently determine to resist the demands of landlords for rents to which they were legally entitled, they might rest assured that Her Majesty would, as she was bound to do by her coronation oath, uphold the majesty of the laws for the protection of the sacred rights of property by military force; the awful consequences would be such as he had faintly depicted. He, however, heartily prayed that, by due submission to the authority of the laws on the part of the tenantry, there might be averted from the land the bloodshed, with its attendant evils, which he was fully convinced, resistance by the tenantry to the legal demands of their landlords would draw down upon it.

The Hon. Leader of the Opposition observed, with reference to such contemplated resistance, on the part of the tenantry, to the legal demands of their landlords, that during the eight years that the Liberals were in power, no such resistance had occurred, nor was it even dreamt of or dreaded. The calling out of the troops for compelling submission to the laws on the behalf of proprietors, had never been had recourse to; much more to negotiate with the proprietors on terms more favorable for the tenantry than they would be able to do without such countenance and support.

Mr. Sinclair, when speaking of the Government scheme, bestowed upon it the appellation of "The Supplicating Scheme," and said it had proved a signal and decided failure. An actual valuation of farms was deemed impracticable by the Commission, and so, perhaps, it was, but by the Duke's scheme, if the sales of farms were to be regulated by it, a very near approach to an actual valuation of them could be made; the principle by which it was regulated was, perhaps, the fairest that could possibly be adopted, and the rate of commutation—as a fixed rate—was, he said, the most reasonable that could possibly be fixed.

Hon. Mr. Warburton observed that he had formerly said the Land Commission would prove a most gigantic humbug; and so it had; but great as that humbug was, the Delegation scheme had been a still greater humbug. In comment

they occupied five years ago. Had, and irritating, however, as their case was, he and his immediate political friends, had given them, and would continue to give them no advice but such as would, if observed and followed, tend not only to their present security, but to their future well-being; which they could only consult by uniform submission to the laws.

The mention of the "Old Family Compact," by the Hon. the Leader of the Opposition,—by which epithet the hon. gentleman, however, took occasion to observe, he meant nothing offensive to any individual or family connexion—occasioned Mr. Brecken to remark that after the establishment of Responsible Government there had been an attempt made to establish a new family compact;—that compact had, however, fallen to pieces; and there was now happily no compact but that of the people. This declaration on the part of Mr. Brecken occasioned some members on the Opposition side of the House very significantly to exclaim, "Oh! oh!" We ourselves think it would have been much more creditable to the hon. member, on the score of good sense and good feeling, had he spoken in less sneering and scornful tones than those in which he indulged, when alluding to the leaders of that party to which the country is undoubtedly altogether indebted for the Constitutional Government which it now enjoys.

If the considerations, such as relationship and family connexion, which, under the rule of the Family Compact, regulated the appointment of offices, are now, or rather should be set aside; and no other recommendation than fitness to fill it is required on the part of candidates for appointments, it ought to be remembered that the charmed circle was broken and the bad precedents of former days ignored by the present leaders of the Liberal party; and generous minds, of whatever party, will freely concede to them the honor which is their due for having so opened up the path of honorable ambition to the talent of the country.

It is certainly the voice of the people which has placed in their dominant position the parties who now hold the reins of power; and it is, therefore, the voice or opinion of the people which ought to guide both the Legislature and the Government. The Parliament, not only of Great Britain, but of Prince Edward Island, is, properly speaking, the Government; and as such Government is constituted by the election of the people for no other end or purpose than the protection and promotion of their best interests, any decision of Parliament which are not regulated by a due consideration of those interests are breaches of the sacred trust confided to them by the people; and when the time comes for them to render up that trust they will be called upon to pay the penalty for its violation. It will be well, therefore—well, perhaps, both for the parliamentary representatives of the people of this Colony themselves, as well as for the people, if, in the deliberations which take place in our Legislative Halls, during the present Session, our "conscript fathers" take due care to be well informed concerning the general opinion and will of the people, relative to the great question of the land tenures, and that "they govern themselves accordingly."

The charges of insincerity and deception on the score of the Land Question, preferred by the Hon. the Leader of the Opposition against the Government, provoked much vehement declamation in reply, especially on the part of the Hon. the Leader of the Government, the Hon. Mr. Longworth, and Mr. Brecken; but their attempts to disprove them were as signal and decided a failure as their schemes for the settlement of the Land Question have been.

In due view of their failures, and of the storm of discontent and indignation, which their mismanagement of the great question which they boasted they would settle in eight months, has aroused throughout the Colony, they assert, with the greatest boldness, that they are effecting the salvation of the country; and positively declare themselves to be the most upright, the most intelligent, the best informed and the most patriotic of governments; they actually hold themselves up for public admiration as "gentlemen of the most disinterested motives, of the most generous public spirit, of the noblest mind, and of the most generous philanthropic feelings," and boast that they most deservedly enjoy the full confidence and respect of the people.

In reply to the boast of disinterestedness which was made by the Hon. the Leader of the Government and the Hon. Mr. Longworth, as manifested by their services as members of the Government being gratuitously rendered, neither of them holding any office of emolument, the Hon. the Leader of the Opposition observed, that, as respected the Hon. the Leader of the Government, he was not at all likely that, for the sake of any of the paltry salaries attached to government appointments in our little Colony, he would give up his liberty and ease and submit to the drudgery of attending obedience to the laws at the point of the bayonet, and the sequestration of the public revenue—it might be for years—for the support and pay of the troops so employed. He shuddered to think what the consequences of such madness might be to the people. He, however, had been in the habit of taking his route at an hour's notice, and should blood-hound sense, he would leave the country. He would not remain to be a witness of it. Should the people unimpudently determine to resist the demands of landlords for rents to which they were legally entitled, they might rest assured that Her Majesty would, as she was bound to do by her coronation oath, uphold the majesty of the laws for the protection of the sacred rights of property by military force; the awful consequences would be such as he had faintly depicted. He, however, heartily prayed that, by due submission to the authority of the laws on the part of the tenantry, there might be averted from the land the bloodshed, with its attendant evils, which he was fully convinced, resistance by the tenantry to the legal demands of their landlords would draw down upon it.

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