

pective tenants to purchase furniture at excessive prices, to pay special commissions, bonuses or rewards or to pay several months' rent in advance. The Board, therefore, issued an order, effective Nov. 30, 1944, under which no person letting accommodation may require a prospective tenant to pay more than one month's rent in advance, nor may he charge or receive any commission, bonus or reward. If furniture is rented or sold, the rental or selling price must be set by the local Rentals Appraiser. The Rental Administrator is given power to issue special directives if, in his opinion, any term imposed on a prospective tenant is unreasonable or unjust.

With the easing of pressure on the commercial rental ceiling, and as a first step in the decontrol of rentals, eviction control had been removed from commercial accommodation in the autumn of 1943. Following this an abnormal number of commercial tenants were required to vacate, to enter into long-term leases which imposed onerous terms, or to purchase property to avoid eviction. Accordingly, the Board restored security of tenure to commercial tenants as of Jan. 2, 1945.

Emergency Shelter.—The shortage of accommodation in the larger cities has been presenting a more and more serious problem and has become increasingly acute with the arrival of each spring and autumn moving season. In 1942, the Department of Munitions and Supply introduced a form of control in Halifax, which was subsequently extended to include all Atlantic ports. In December, 1944, conditions in certain areas had developed to such a point that the Government decided to give to the Wartime Prices and Trade Board broad powers to co-ordinate "all activities relating to the transfer of population into such areas and to the control and use of available shelter therein". These powers were to be applied only with the expressed approval of the municipality concerned. Early in 1945, Emergency Shelter Administrators were appointed for Ottawa, Toronto, Vancouver, Victoria, Hamilton and Hull, but in Montreal the local authorities decided not to take part in the scheme. One of the principal duties of an administrator is "to co-ordinate the activities of all organizations at present concerned with the housing problem with a view to promoting the utilization of available dwelling space to the best advantage". The existing Housing Registries have been placed under the jurisdiction of the Emergency Shelter Administrators.

Conclusion.—The Board's activities are only one part of the Government's general stabilization program. There are also the controls over purchasing power, through taxation and public borrowing, and the controls on wages and manpower. Figures can indicate only imperfectly the effectiveness of a general stabilization program of this sort. However, some indication of the effect of the Government's stabilization policy is given in Sections 1 and 2 of this Chapter, which describe the movements of wholesale prices and of the cost of living. The changes in the official cost-of-living index and its component parts can be traced since the beginning of the War and since the introduction of the over-all price ceiling in December, 1941. A comparison of the changes in wholesale prices and the cost of living in the present war with the corresponding changes during the War of 1914-18 also illustrate the effectiveness of the controls applied in the present conflict.

Section 1.—Wholesale Prices of Commodities

The broad movement in wholesale prices had been gradually upward for a period of sixteen years prior to the outbreak of war in 1914. From an average of 43·6 in 1897, the general wholesale index (1926 = 100) advanced without appreciable interruption to 64·4 in July, 1914. By the end of the War in November, 1918, this index