

controlled, significant price increases are not anticipated. In some cases, price advances will occur, though in most of these instances increases could not have been avoided even if control had been maintained."

Rentals and Shelter.—The shortage of housing accommodation became more acute in 1946, in spite of the large volume of new construction during the year. In these circumstances it was necessary to maintain control of rents and associated eviction controls and throughout 1946 the regulations respecting housing accommodation remained substantially unchanged. Several important steps toward the decontrol of commercial accommodation were taken early in 1947.

Commercial Accommodation.—Throughout 1946, eviction control on commercial accommodation was administered in accordance with a code issued in November, 1945, to permit those changes in leasehold arrangements that were needed to promote greater employment and enterprise. There was only one revision during the year in the regulations respecting commercial accommodation. In August, 1946, provision was made for five-year leases for commercial accommodation (which leases had been exempted from rent control in December, 1945), to contain provision for termination before the end of the five years on notice by the tenant.

In 1947, commercial accommodation was affected by changes in both maximum rental regulations and eviction controls. In March, a measure of financial relief was extended to landlords of commercial accommodation by authorizing a 25 p.c. increase in maximum rentals provided a two-year extension of the lease was agreed upon by landlord and tenant. If the tenant, however, did not accept the proffered lease within thirty days, he might be dispossessed under provincial law and the accommodation then became free of rent control. If the two-year extension was arranged, the lease was binding for the full term upon the landlord but might be terminated by the tenant upon thirty days notice. Space let under this special two-year lease is released from rent and eviction control upon the expiration of the lease.

A further amendment released from maximum rental regulations any three-year lease made on or after Mar. 1, 1947, by a landlord and the tenant in possession. However, such a lease could not contain provision for prior termination by the landlord.

Changes made in eviction controls at this time also affected sub-tenants who previously had enjoyed the same security of tenure as those tenants who held possession under lease with a landlord. After March, 1947, a landlord was permitted to recover possession of commercial accommodation in accordance with provincial law if the lessee-tenant was no longer in possession of the accommodation.

Finally, all commercial accommodation that was untenanted on Mar. 1, 1947, or later became untenanted, was exempted from the application of rent and eviction controls. This included new buildings as well as those not previously rented.

Housing Accommodation.—There were no fundamental changes in the regulations respecting housing accommodation in 1946. Eviction controls on shared accommodation were relaxed slightly in August, 1946, by removing the restriction that prohibited notices to vacate terminating in the winter months.

In March, 1947, there were a number of other revisions in eviction controls affecting housing accommodation. Steps were taken to provide relief to those landlords who had incurred particular hardships as a result of the freezing of leases in July, 1945. The regulations in question had suspended the right of a landlord