

LANDLORD AND TENANT.

By MARY POCKOCK.

PART I.

WHAT TO CONSIDER IN BUYING OR RENTING A HOUSE, LEASES, ETC.



ABOUT two years ago a lady calling on me told me she had just found a charming house that exactly suited her. She seemed quite delighted with it; she added that she had obtained it for ninety pounds a year, though it was quite worth a hundred and fifty; she had taken an assignment of the last two years of a lease. The house, she said, certainly wanted some repairs done, but that really they would not signify; she could not afford a higher rent, and liked a good house. It is needless to add that she had acted on her own judgment, and not asked advice of anyone before signing an agreement, and it was of no use to tell her afterwards that she had probably acted unwisely. The two years have now expired, and she is in much trouble, as she finds that those little repairs she did not think much of have increased, and with what the lease requires her to do, the dilapidations will cost her a hundred and forty pounds, which is equal to paying a hundred and sixty pounds per annum for the time she has occupied the house.

If anyone tells me that they have found a very cheap house, I always feel inclined to ask, "Why is it cheap?" There is probably some reason; it may be that a railway is unpleasantly close to the property, that the next house is a school where music is not neglected, that it can only be had for a very short time at the rent named, that it is the end of a lease and occupier will be liable for dilapidations, that the tenant may have to put in new drains before the house is habitable, or there may be something against the house itself; for in letting an unfurnished house there is no implied warranty that it is in a habitable condition, or that it is fit for the purpose for which it is let. A tenant is supposed to see to these matters for himself, and he can stipulate to have certain things done before he agrees to take a house. Of course if a landlord specially guarantees a house to be in proper condition it alters the case. My experience cost me twenty pounds, in this way: I took a house on lease, after having drains, roof, etc., looked to; but almost directly after taking possession a sharp frost showed that a large balcony was unsafe; the joists on which it was were rotten, but had been concealed from view by the plaster, which when injured by the frost exposed the weak part. It cost twenty pounds to put the new joists in and make good the balcony.

Houses are let on various terms; few landlords care to let one for a year only, for if it is in good decorative repair (paint, paper hangings, and ceilings), and there is only fair wear and tear, it will probably require as much doing to it for a fresh tenant, should it be empty at the end of the year, as if it had been occupied for three years. Houses are frequently let on (what are customarily called) three years' agreements, which are renewable from time to time; but unless there is a stipulation to the contrary, the landlord can, at the expiration of the three years or any other term

for which the house may be taken, raise the rent if he chooses; the tenant has of course the option of leaving or of paying the increased rent. The landlord is not obliged to do repairs (unless he agrees to) when a house is let in this way. If in good order when the tenant enters on possession, he does not expect to have to do anything to the house for the first three years.

It is a tenant's duty, whatever arrangement may be made about repairs and without any stipulation in the matter, to replace broken windows and doors, to clear the snow from the roof, and to keep the drains clean. There is an implied obligation for a tenant to use a house properly, and at the end of his tenancy to give a house up in the same condition as it was when he took it, fair wear and tear excepted. Fair wear covers damage done to decorations, etc., by living in a house; but not injuries arising from neglect or carelessness. The occupier is not answerable if the house is accidentally burnt down, but the rent does not stop if the house is razed to the ground, so it is a good plan when insuring furniture to add to the insurance (mentioning it when the policy is taken out) the amount of one year's rent to cover this liability. For if the house is rebuilt it should be ready for occupation by then.

Though a landlord may have agreed to do repairs, it does not follow that if he does not do them the tenant can leave, nor does it allow him to do the repairs and deduct the cost from the rent without special permission from the landlord.

Agreements are stamped; the tenant pays for the agreement and the stamp. The charge for the former varies; the stamp is half-a-crown for a house at twenty-five pounds a year; five shillings for one of fifty, and higher rents at the same rate. If a house is let for one year or for a term of years, then at the expiration of the one year, or of the term of years, the tenancy is at an end without notice to quit. A tenancy from year to year may be terminated by either landlord or tenant giving notice at the proper time, according to the agreement. If there is no agreement to the contrary, a notice must be given six months prior to the end of some year of tenancy on or before the quarter-day. Thus a tenant entering on a yearly tenancy at Christmas must give the notice to quit (any year) on or before Midsummer Day. If a person takes a house from a half-quarter and pays rent for a part of the quarter, then pays rent from quarter to quarter, the tenancy as regards notice to quit commences from the quarter after entering.

Many owners of good houses will only let them on lease for the tenant to do all repairs. Leases can be granted for any time, but are generally for twenty-one years, determinable at the option of either landlord or tenant, or at the option of tenant only, at the end of seven or fourteen years.

The landlord is called the lessor, the tenant the lessee. A lease is, unless otherwise agreed, prepared by lessor's solicitor, but the lessee has to pay the expense of it. The cost of leases are regulated by the Law Society's scale according to premium (if any) and rent. The stamps cost the same as for agreements (unless for a very long lease). The lessor pays the expense of the counterpart (or copy). The lessee keeps the lease; but if there is no counterpart he is bound to produce it for the inspection of the landlord, or to let him take a copy of it if he wishes. The terms of leases vary very much, but generally they oblige a tenant to paint the outside of a house every

three years, and the inside every seven, the last year of tenancy being one in which painting, etc., have to be done. A lessee generally has to pay fire insurance; it is to his advantage that the premises be insured, for if he has agreed to repair he must reinstate if the house is burned by accidental fire. A house being burnt down does not exempt the lessee from paying the rent, which he must do just the same if he has no roof over his head. Other repairs are generally stipulated in the lease; it is on account of these that people are so often anxious to dispose of the last few years of their term. When a lease is taken houses are usually let for a little less; one often gets an order from an agent to view a house with, say, "Rent eighty pounds per annum on repairing lease, or ninety pounds per annum on agreement," which ten pounds annually is supposed to cover the cost of repairs for either party. I hardly think the definition agreement or lease is quite correct, but it is in use and generally understood.

Tenant's fixtures have sometimes to be taken with a house; but some fixtures put up by a tenant become part of a house, and cannot be removed. The law for tradesmen's fixtures and those of private persons is quite different. As, for instance, a nurseryman may remove the trees he has planted for his trade, but a private person has not the right to take away those he has planted in his garden. In some cases a house is held on lease at considerably less than its value; this is more particularly the case in neighbourhoods where property has improved, or the value may have risen from improvements made by occupier; in such cases the lease is usually sold, the money paid for it being called a premium. Thus A. takes a house for a long term at fifty pounds a year, and spends a hundred pounds on making a bath-room or on other improvements. When he has been in it a year or two he wants to dispose of the house, so sells his lease and fixtures to B. for a hundred and twenty pounds. B. will pay fifty pounds a year rent, just as A. did, and for the premium paid will get A.'s fixtures and have the benefit of his improvements to the house.

Property tax is paid by the tenant, but the landlord is bound to allow him to deduct it from the rent, and no agreement can be made to alter this. If there is no stipulation to the contrary, sewers rate, land tax, and tithe rent charge are paid by the landlord (some properties are not liable for these). Deductions should be made from the next rent due after payment, and receipts for the taxes produced.

A house taken for "a private dwelling house" cannot be used for a school or for any business purpose.

Though it is, I think, well for women who may become householders to know something of the obligation of landlord and tenant, I would by no means advise their acting without proper advice. An old proverb says that "a man who is his own lawyer has a fool for his client," and I think it would probably apply to a woman who was her own legal adviser; a very little care often saves a great deal of trouble. I heard the other day of a lady who was in great perplexity because she had taken a house to move into on the following quarter day, thinking that as she was a yearly tenant and paid her rent quarterly, she could leave at the completion of her year on giving three months' notice, whereas she was bound to give six months, and as her tenancy is only terminable at Christmas, she will probably

have two houses instead of one for twelve months. She would have avoided all inconvenience had she taken the trouble to carefully read through her agreement before she gave notice or took another house, for in it the terms on which she held the house were very clearly defined. The owner of a house expects proper references as to respectability and ability to pay the proposed rent from a would-be tenant before he accepts him.

Before leaving this branch of my subject I must say a few words relative to the purchase of houses.

A freehold house is one on which there is no ground rent to pay, the house and the ground on which it stands belonging to the same person; freehold property is therefore worth more than leasehold. A leasehold house is one built on land that is rented for a certain sum for a period of generally ninety-nine years; at the end of that time the house becomes the property of the person who owns the land, so the value of leaseholds depends on the number of years the lease has to run; that is to say, how many years before the house will become the property of the ground landlord (owner of the land), and whether the ground rent is high or low. Tables are published which show the value and what percentage property pays at different prices. Those who have money and wish to occupy a house, frequently find the best investment they can make is to purchase for their own occupation; being sure of their tenant, they are sure of the interest for their money. It is usually very easy to leave for a stated time a portion, say, half the purchase-money of a house on mortgage at reasonable interest. A mortgage is depositing the deeds of a house with someone who in return lends a sum of money at interest for a specified time. A deed is executed of which the mortgagor (borrower) has to pay the expense. It is not necessary here to go into more particulars, as a mortgage has to be prepared by a solicitor.

Before a house is purchased the opinion of a competent surveyor should be taken on it, and then a solicitor investigates the title of the vendor.

Whether one intends to buy or to rent a house, there are a great many things to be thought of before a decision is come to. Locality is of much importance. Is the neighbourhood in which we are seeking a home healthy? or rather is it likely to suit our household? There is just now a sort of desire with everyone to live in a bracing situation; it is not quite sensible, for though beneficial to many, there are also many people who have better health in mild situations; it is much more

reasonable in this respect to consider the idiosyncrasies of the family, and be guided by them rather than by a fancy for a warm or a cold place. I know a health resort celebrated for its many octogenarians that has a decidedly relaxing climate during the greater part of the year; at the same time it does not suit everyone. The nature of the soil is also a great point with many people; good gravel soil is much esteemed, but unfortunately in many places where one knows it ought to be gravel, the gravel has been dug out and sold, and one cannot say much for the various things with which the holes have been filled. Granite, sandstone, rock, and well-drained stiff clay are all healthy to reside on. Some consider that in towns clay is more healthy than gravel, because nothing rises through it, and anything wrong in the drainage is more quickly seen than with gravel that moisture will sink into. But damp, soft clay, and marshy, sandy land are considered very unhealthy to build on. Houses built on a good foundation of concrete or cement are good.

For London and its neighbourhood there are some special maps published showing the geological strata of the different parts, and the height above the Thames, etc. We will suppose that we have made up our minds as to the locality in which we wish to find a residence, then we must consider if the neighbourhood is likely to improve, or will it go down? Are the rates high? These vary very much in different parishes, and have to be calculated with the rent, for frequently where rents are low rates are high, and where the rents are high the rates are low. If the place is new and unfinished, the class of houses they are building on adjoining land is very important. Some friends of mine bought a very nice house some five years ago in a town suburb that then promised to be very pretty. The plots of land between their house and the railway station were to be let for building on. A short time back I went down to visit them; it was early in the week, and I shall not soon forget my first impression as we left the station; it was one of washing, washing everywhere, garments of all descriptions hanging out to dry in back gardens that were divided by such low wooden fences that the place looked like one huge drying ground. The houses had sprung up with marvellous rapidity; but how different they looked from the pretty pictures we had seen of the "proposed elevations," with elegant carriages in the road in front, and nice trees in the garden behind. Then the terrible sameness about the rows and rows of small Queen Anne houses, all doubtless respectably

tenanted, but not providing the class of society wished for by my friends, who would be very glad to get rid of their house at a loss to themselves, but which they will not do easily, as it is much superior to those built more recently.

If there are members of the family who have to go into town daily, railway, omnibus, and cab fares are things of no small importance to those who are not rich.

Other things of importance are the state of the drains—a good supply of water with proper sanitary arrangements of cisterns. The state of the roofs and gutters, chimneys that do not smoke, good grates, and the dryness of the house. A dark chocolate damp-proof paint is used a great deal now where there is any dampness in the walls; though of course it may be used on dry walls too, I feel a little doubt when I see it. The aspect of a house is not to be forgotten; some like north and south, some east and west. I should not say that one was better than the other, as it is really a matter of individual preference.

Young housekeepers when they are looking for a house are often apt to be taken with one because there is a pretty drawing-room, forgetting the importance of kitchen, larder, coal cellar, etc. I know some new houses that are very pretty to look at, and have two extremely pretty sitting-rooms, but the kitchens are hardly large enough to turn round in; there is not a place where one could keep a spare hamper; there is no proper larder, only a cupboard in the kitchen, which, though it has outside ventilation, the kitchen stove makes so warm that it is impossible to keep provisions cool, and the back of the house being to the south, there is no place to put a safe, and the coal cellars will only take a ton of coals by putting them in carefully. These things cause so much discomfort to servants as well as mistresses that it is not well to take a house that is not sensibly planned.

When a house is taken through an order to view received from a house agent, it is only right to inform him of the fact; the landlord pays the agent's commission, so it makes no difference to a tenant whether he finds what will suit him through the medium of an agent or not, the rent will be the same as if he deals directly with the owner of the house. If a surveyor is employed by a would-be tenant to look over and report on a residence, the fee varies according to the size of the house. It can generally be agreed on beforehand.

Where there is land attached to a house, leases vary considerably, and in many counties there are special customs relative to them.

(To be continued.)

IN DARKNESS AND SILENCE.



HERE has recently passed away a woman of sixty years old, remarkable not on account of great gifts well applied, but of great deprivations cheerfully endured and wonderfully overcome. We mean Laura Bridgman, an American, who, almost from birth, was deaf, dumb, and blind, and with scarcely any power of taste or smell, but who, by the devotion and skill of her instructors and her own responsiveness thereto, has become an object of interest and edification to the whole civilised world.

When Laura was born in New Hampshire in 1829, the welcome arrival in a comfortable yeoman's homestead, she seems to have been much like other children. Her mother described her as a pretty, sprightly child with bright blue eyes. From the first, however, she was puny, and suffered from fits. For a while she appeared to grow stronger, but before she was two years old she had an illness (scarlet fever) which nearly cost her her life, and from which she recovered with the loss of her chief senses, and with none remaining intact save that of touch.

An account of her at this time says: "She followed her mother and felt her hands and arms as she was occupied about the house, and her disposition to imitate led her to repeat everything herself. She even learned to sew

a little and to knit . . . But she could be told to go to a place only by being pushed, or to come to one by a sign of drawing her. Patting her gently on the head signified approbation; on the back disapprobation. . . She had a sign to express her idea of each member of the family, as drawing her fingers down each side of her face to allude to the whiskers of one, twirling her hand around, in imitation of the motion of a spinning-wheel, for another, and so on."

Laura was eight years old when Dr. Howe, of the Perkins Institution for the Blind, Boston, having heard of her very peculiar case, visited her parents with the express object of inducing them to give their daughter into his charge. His hope was, that if he succeeded in alleviating this extreme case of deprivation,

thought till my heart is grey with it, and there's no plan that I can find but this. Won't you help us?"

Kathleen's coaxing tones might have persuaded a stone image; Dr. Netley felt himself yielding against his will. She saw it directly, and clapped her hands.

"Oh, then, it's kind you are! I knew you'd hear reason. What sense is there in killing us to save our gentility? and that's what you'd do if you said no to me. Let me try, doctor, that's all I ask, and I'll never forget your goodness!"

The colour had come back to her

cheeks and lips, her lovely Irish eyes were full of fun and gladness and gratitude. Dr. Netley found his consent taken for granted before he had spoken a word. He had always until now seen her anxious and sad, and this new and charming aspect took him so much by surprise that he was disarmed unawares.

"I have not promised," was all the protest he could make as he rose to go.

"There's no need; it's not you that will disappoint us," Kathleen answered. "Good-night. I'm not afraid now."

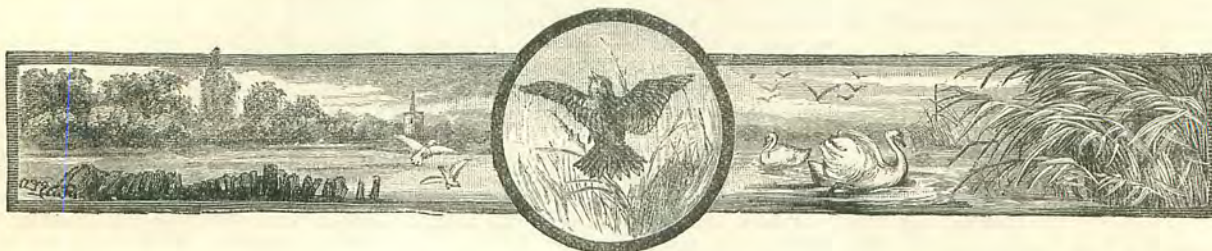
"Good-night," he said, feeling every objection to her scheme more than ever, yet unable to spoil her gladness. "I must think it over. Good-night, little ones."

"I hope you will have a very, very, very good-night," whispered Una, "because you have made Kathleen so happy. You'll find somebody for her directly, won't you, doctor dear?"

Her tones were almost as coaxing as Kathleen's.

"I'll see; but I really cannot promise, Una."

(To be continued.)



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PART II.

LETING OR RENTING FURNISHED HOUSES—HOW TO MAKE AN INVENTORY.

WERE I wishing to let my own house, or to rent someone else's furnished, I should call on all the local agents, and give them full particulars as to accommodation, etc., with the time for which I wanted a tenant, and the rent I thought I ought to get; or if I wanted a house, I should state size, situation, time for which I would take it, and rent I would give. When a tenant is introduced by an agent there is never any charge made to him, but a commission, usually five per cent. on the rent, is paid by the householder; this commission (if the negotiation is carried through) is paid for the introduction, though the arrangements may be completed between the landlord and tenant entirely without assistance from the agent.

Where orders are received from several agents, should number one give an order to view a particular house, it is best not to take an order for the same house from agent number two, should it be offered; it frequently causes questions as to who let the house, when several agents have it on their books and give orders to view to the same person.

Householders should be very careful to give the same particulars to the different house agents. It is not at all an uncommon thing to find a house on one agent's books at a higher rent than on another's, from want of care. Much unnecessary trouble is also saved by people giving accurate descriptions; it is often marvellous the way in which gardens grow and furniture becomes handsome on paper. A short time ago I went to look at a house a little way out of town; I was told it was five minutes' walk from the station (that being of importance to me), and that there were six good bedrooms. The house was in a line with the station; I walked at a good pace, and it took me exactly eighteen minutes to reach it. It contained two good bedrooms, two small dressing-rooms with a two feet six inch bedstead in each, and two attics. A little more exactness in the description would have saved me a useless journey, and I am sure many people have had similar experiences.

These things are mistakes, for proposed

tenants only feel vexed when a place is not as good as they expected, and are much less likely to regard it favourably when they are undeceived. When putting a house on agents' books, keep a list of names and addresses of those who enter it on their books, and as soon as an agreement is signed for letting, send notices to that effect to them, stating through whose introduction it is let. Good country houses are generally on the books of one or two London agents and upholsterers. Another way of obtaining or disposing of a house is to advertise in the local or London newspapers; those selected must depend on the class of property that is to be disposed of or is required. A glance at the advertising columns of the various papers will show anyone which has most advertisements of or for the description of house they have to let or they require. I think that for those who do not mind the trouble it is better for them to advertise for themselves than allow an agent to do so; if permission is given for the agent to do it, the expenses have to be paid in addition to the commission for letting. Yet another way is to answer other people's advertisements; this way is of more use if you require a house than if you want to dispose of your own.

In writing, be careful to state what you require or have to offer concisely and clearly. If you are offering your house, try to see it with other people's eyes; there is generally with us all a great tendency to see our own belongings through rose-coloured glasses, and to take a proportionately disparaging view of other people's.

I have often been struck by the wretched look of furnished houses, arising simply from the fact of their being unoccupied, and to having none of the small things about that make a place look homelike; this is particularly the case with houses that are simply furnished for the purpose of letting.

When a house is let furnished the owner pays all rates and taxes, excepting only the water rate, which, if the tenancy is for any length of time, is sometimes agreed to be paid by the tenant, but, unless so stated in the agreement, must be paid by landlord. In determining the rent to be asked for a house—

that is to say, the rent which it will pay one to let one's house—there are several things to be considered; an ordinary house let for a short time should, nicely furnished and in good decorative repair, fetch about double the original rent and taxes; though then one has to consider the family of the proposed tenant, if there are children, or if they will have dogs in the house; in fact, what the wear and tear of the furniture is likely to be.

I have often known houses let without the least damage being done, where careful people had had them, while with others it has seemed impossible that so much harm could have been done in the time. If a house is to be let for any length of time, the best plan is to add up the rent and taxes, and the annual interest of money value of furniture, and add to this a fair amount for depreciation, with or without a profit, and name the total as a yearly rental.

I calculate depreciation in this way: suppose that I am going to let my house to a small family for twelve months; I say to myself, if they use my furniture for a year, and I have a new drawing-room carpet it may be, or it may be curtains, or dining-room furniture re-leathered, at the expiration of the time, the furniture will with that addition be worth as much as it is now; I add the price of proposed new article as "depreciation," and make my rent up thus—

Rent, taxes, and house repairs	£130
Interest on present value of furniture, at five per cent.	45
Depreciation	15

£190

Which shows me that if I get 190 guineas a year for my house I shall not be out of pocket by letting it furnished; the difference between pounds and guineas pays the agents' commission. Having my house on lease, I am bound to add something to the yearly rental to cover repairs. Of course there is no profit this way, but it is what may be done if a house is let simply as a matter of convenience. There may be the expense of making an inventory, drawing an agreement, going through inventory, to add (for a house where the inventory was not long the whole would

be about £3 5s. 6d. for landlord, £2 4s. 6d. for tenant). If the house is let for profit, that must be added to the calculation. These figures will not of course apply to places affected by the seasons.

Then the rent must be arrived at differently, as a house is worth various sums, according to the time of year. When a house is let furnished, it is necessary to be extremely careful about references, for as the tenant brings very little with him, there is not the same security as in an unfurnished place. There should be a properly drawn up and stamped agreement; if let through an agent, he is generally allowed to draw it; the usual charge for this is a guinea to the landlord and the same to the tenant, to whom a duplicate is supplied; both agreements are stamped, the stamps are paid for in addition. The stamp for an ordinary house for less than twelve months is two shillings and sixpence. If the agent receives the rent, he usually deducts his commission for the whole of the tenancy from the first payment. Rent is paid in advance for furnished houses; sometimes for the whole time, sometimes quarterly, sometimes monthly, according to arrangement. An agreement should specify length of tenancy, if with option to continue for a longer time, what notice to be given, when rent is to be paid, a promise on tenant's part not to underlet or use the house otherwise than as a private house, to make good any damage, ordinary wear and tear and damage by fire excepted, to leave furniture, etc., in rooms as in inventory, and to leave blankets, counterpanes, and other specified things clean.

For the letting of furnished houses the law is different to that for unfurnished. The contract in the first is for goods and chattels as well as house, so there is an implied condition that the house is reasonably fit for comfortable habitation from the day on which the tenancy begins, to the day on which it ends. If the house is unfit to live in on account of any defect in itself, such as bad drainage; if the furniture is unfit for use, or the place uninhabitable from dirt or vermin, the tenant is entitled to throw up the house as soon as the defect is discovered, and to take proceedings for breach of contract. It will be seen from this that it behoves anyone letting their house to see that it is in a proper sanitary condition, and also thoroughly clean, and he has the right to receive it back in equally good order. Plate and linen are not included in the furniture of a house, and are only left by special agreement; extra rent is usually charged when they are left for use, but it is usual to leave a cruet stand, toast rack, plated or other coffee and tea pot, fit for dining-room use; I think too that it is well to leave dust sheets and hearth cloths for use, as a protection for one's furniture. Brooms and brushes are not necessarily left out, but as it is better to have one's brooms worn out than the carpets unswept, I should advise their being left for a tenant's use; they certainly are not convenient things for people to take about with their luggage, so when I let my house I had them mentioned in the inventory, and on my return home, though my brooms had been worn out, I found others in their place.

When a house is shown, any cupboard or small room that the landlord intends to lock up for his own use should be pointed out. An inventory must be made of the contents of a furnished house, but before it is commenced it is advisable to put away in some place that has been reserved for locking up all cracked or damaged crockery that can be conveniently spared, and to make up any sets of glass, china, etc., that may be required, also to look through kitchen crockery, that being a thing that is constantly wanting to be renewed.

If an agent makes an inventory, the usual charge is a guinea a-day for doing it, but it can be made by any person who is careful, and

will remember that everything must be mentioned.

The contents of a house are described and named as though perfect. It is best to take a good-sized book for the purpose, so that a wide margin can be left; then the articles are all written down in black ink, and when the inventory is gone through the imperfections are noted in the margin. It is a good plan to write them in red ink; they are more easily remarked in going through at the termination of the tenancy.

In making an inventory, begin at the top of the house, and whether you commence with the back or the front room, keep the same order all through the house. Stoves, chimney-pieces, bells, sash fasteners, locks, keys, gas fittings, door hooks, etc., are all usually named first in the room, then windows, walls, ceilings, and paint, with space left after each (never cramp an inventory into a small space), then floor coverings, fireplace and window furniture, then the furniture, after that the ornaments, and last the pictures; the same in every room. As you go downstairs you do the staircase down to the next landing. In the basement a plan must also be adopted; things must be classed; the confusion in going through on taking possession would otherwise be very great. In the kitchen, all tin things should be named together, all stewpans, saucepans, kettles, etc. The dinner services should have a general description, as for instance:—Pink-and-gold Greek pattern dinner service, by Minton, comprising soup tureen, stand, and cover, etc., etc. Last in the kitchen comes the odd crockery, as 7 dishes, odd; 12 plates, odd, etc. The pantry lists are made in the same way.

On the day that the inventory is to be gone through, and that should be before the tenants come in, as it rarely gets properly done when the house is full of strangers, all plates, jugs, etc., must be taken down from dressers and out of cupboards, and arranged conveniently, as whoever goes through the inventory on behalf of the tenant, sounds each piece of crockery to ascertain whether any of the things are cracked. On the termination of the tenancy the same thing is done by the person acting for the landlord, and on each occasion it saves much trouble and time to have everything ready. A tenant is required to leave all furniture and everything in the house in the place he finds it, so that if it is convenient during occupation to move things they must be replaced.

If agents are employed to go through the inventory, they charge a guinea a-day. Each party pays his own agent; unless a large house or one very crowded with furniture, it can usually be done in one day. Sometimes people do it themselves or by their servants; in any case both landlord and tenant must be represented, and it is more satisfactory to employ someone who understands it, unless it is really a plainly furnished house with very ordinary appurtenances, in fact, a house furnished for letting. If there are two copies of the inventory, each party to the agreement signs one to attest that things are according to it, and the landlord takes the one signed by the tenant, who takes that signed by the landlord. If there is only one inventory, both parties sign it, and the agent takes charge of it until the termination of the tenancy, when it is returned to the landlord, as it can be used over and over again for other tenants.

If there are books, it is advisable to have a catalogue made of them in the order they are in the book-cases: they are then only mentioned in inventory as books according to catalogue.

Rare books or ornaments that cannot be replaced it is advisable and more satisfactory to lock up. Cupboards that are locked up are generally sealed; some people put a tape across the opening and seal the two ends:

this is an unsightly way of doing it, and the seals are worrying, as they are apt to get injured in dusting. It is better to take two pieces of tape about three inches long, nail one piece inside the door, the other inside the cupboard or room itself, bring the two ends outside as you lock the door, seal the ends of the tape together with a crest or monogram seal, and it will be quite secure.

The gas company (if the house is supplied) should be written to and asked to take the state of the meter on the day on which a tenant enters, and again on the day he gives up possession. They will then send an account to him for the quantity of gas he has consumed during his tenancy.

If servants are left in a house, whether landlord or tenant pays their wages, it is quite as necessary to have a proper inventory, for as they are for the time tenant's servants, he has to pay for breakages or damage done by them.

Particular care should be taken that all bedding is clean. It is a good plan for letting to cover pillows, bolsters and mattresses with extra holland covers; glazed holland lasts clean longer than anything else, but if thought too expensive, unbleached calico, at about threepence a yard, answers the purpose very well, as it looks clean and keeps the ticks clean. One under and three over blankets are considered a proper allowance for each bed; they must be left clean by householder, and also by tenant at conclusion of tenancy; as, also must white curtains, short blinds, dimity furniture, counterpanes, toilet covers, etc. If the tenancy is for any length of time, extra counterpanes and toilet covers, with a double set of short blinds (if used) and white curtains to change are necessary.

Special attention should be given to kitchen utensils that they are left scrupulously clean. When a tenant's family remains in the house to the last minute, it is almost impossible for the servants to leave things as they ought to, and an arrangement is made for the house to be put straight afterwards at the tenant's expense. Damages are assessed by agents if they go through the inventory. Cracked or chipped things, if broken, are charged half-price.

Many ladies with small incomes consider it a good thing to take houses and furnish them as speculations. As a rule, they lose money by them, from the expense they are at when they are unlet. Those who want a house to live in, and take one in a good neighbourhood, or at a place that has a season, often find it very profitable to let their house from time to time; but it is necessary if they want it to pay them that they should be able to live in it when it is unlet, and look after it themselves. Unless the rent is very good, it scarcely answers to let a house for a very short time, for there is generally something to do to it; for though a house has to be kept clean and in order, a tenant is not expected to have carpets beaten, or to take up nailed-down or large carpets, or to take bedsteads to pieces, or have what we call a "spring cleaning"; and these things, with some whitewashing, often have to be done after the best of tenants. Another reason why furnished houses are more speculative than they were, is that owing to the largely extended hotel accommodation everywhere, there is less demand for them, for there is much less trouble in going to an hotel for a short stay than in taking a house.

In conclusion, one word to those that take houses furnished. Do not mind looking closely at things when you are going over a house. Look at the bedding, the supply of china and glass; see that there are proper things for use in the kitchen, etc. Those whose houses are in such condition as they ought to be will not object to the scrutiny, and it saves trouble in the end.

(To be continued.)

those articles which cannot well be washed, should, if possible, be submitted to a heat of between 210 to 250 degrees (Fahrenheit), for two hours or more in a disinfecting chamber.

The following disinfecting fluids may be found of service:—

- (1.) Sulphate of iron, one pound; water, one gallon.
- (2.) Chloride of lime, one pound; water, one gallon.
- (3.) Carbolic acid (No. 4), five ounces; water, one gallon.
- (4.) Cond's red fluid, one part; water, fifty parts.
- (5.) Cond's green fluid, one part; water, thirty parts.

When the disinfection is to be carried out in connection with fevers, chloride of lime, Cond's fluid, or carbolic acid are the best substances. If linen is being disinfected, chloride of lime cannot be used on account of its corroding the texture. Cond's fluid is in this case the best thing to be used.

It may, some day or other, fall to the lot of any one of our girl-readers to be asked by the doctor to make and apply a poultice to some afflicted member of her family. The doctor will probably say, "Just let him have such-and-such a poultice." She will look extremely silly and feel very uncomfortable if she cannot make a poultice and has to ask for particulars about a thing that should be familiar to her in her domestic economy. I therefore append an account of how to make the more common forms of poultices and other hot applications.

Poultices are generally made of linseed meal, mustard, or bread; linseed, besides being used separately, is sometimes used in combination.

Linseed Poultices.—Boil, not merely warm, your water, and with some of it heat a basin;

having heated it, pour out the water and pour in fresh boiling water, into this sprinkle the meal, stirring the whole time with a large knife, until the whole thing is of the consistency of porridge. Have by your side a strip of linen or tow of the size required, into this turn out the mixture rapidly, and spread about one-eighth to a quarter of an inch thick, and smear the surface with a little olive oil, to prevent sticking; turn in the edges to prevent escape of moisture; fold, and take it to the bedside.

To Apply.—The poultice should be covered with a layer of cotton wool and fixed on with a flannel bandage, and should be changed, if applied to the chest as a continuous poultice, every four hours. Care should be exercised in seeing that the patient gets no chill in the changing of the poultices, the new one being quite ready to go on before the old one is taken off. Never put on a poultice which is uncomfortably hot to the patient, as one may in this way blister the skin. If a poultice of greater pungency be needed, mustard may be added in the proportion to the meal of 1-2 or 1-1, as required.

Mustard Poultices, Mustard Plasters, or Sinapisms.—These may be mixed in a similar manner to the foregoing, hot or cold water being used, and the mustard being spread on brown paper. A thin fold of muslin is laid over the mustard, and the edges of the paper are turned over. When the plaster is removed, the part should be covered either by cotton or a piece of soft linen, such as a handkerchief. The reason the muslin covering is used is to prevent particles of mustard remaining on the skin of the patient.

Bread Poultices.—Cut a piece of bread which should have no crust, and place it in a cup; over this pour boiling water, let it stand a short

while, then drain the excess of water; place the poultice in a piece of muslin, then apply as in the case of linseed. Cold bread poultices are made in a similar way, cold water being used. Olive oil may be spread on these poultices to keep them moist and prevent them sticking, but if this oil be not to hand lard may be used.

Although poultices have a greater power of retaining heat, a much cleaner and more elegant method of applying warmth is the so-called hot fomentation or hot compress. The following is the method of preparing such a fomentation:—

Articles Required.—A flannel bandage, a large piece of cotton wool, a piece of oil silk, a double thickness of flannel a little smaller than the oil silk.

Method of Preparation and Application.—Take a basin, and over it place a towel; into the towel lay your flannel, and pour boiling water over it; wring thoroughly out. Apply to the part affected. Cover the flannel with oil silk, and on this place the cotton wool. Bandage lightly. It is important that the oil silk should overlap the flannel at all points to prevent evaporation.

Turpentine Stripes.—These are special fomentations used in severe cases of bronchitis, etc. They are made in the same way as other fomentations, but in addition a little turpentine is sprinkled on the flannel.

Turpentine Application for the Throat.—Hot applications to the throat often leave an ugly red mark for some time. A useful application is the following: Grease the front of the throat with vaseline, and then lay on for a few minutes a piece of linen with a little turpentine on it. Remove the linen, and wear a layer of cotton wool on the part for the rest of the night.

LANDLORD AND TENANT.

By MARY POCOCK.



FLATS.
In England flats are rare in comparison with the Continent, where it has long been the custom for different families to reside under the same roof. A residence consisting of sitting-rooms, bedrooms, and domestic offices, usually all on one floor of a building, shut in with its own private door, and reached by hall stairs or passages common to the rest of the house, is properly called a "residential flat;"

but now many houses are altered slightly, kitchens are built out for the upper floors, or small rooms are converted into kitchens and offices, there is no hall door for each occupant of the rooms, but the different rooms open on to the general landings, thereby often entailing the constant locking of doors, as strangers pass up and down the stairs to go to the other rooms. Suites of rooms adapted in this way as residences are now frequently advertised as flats; in years gone by they would have been called "unfurnished apartments," which is really what they are, for they certainly cannot boast the advantages of well-constructed flats, where the best arrangements are considered with regard to the rooms, and the best is done by the builder, with concrete and other things, to prevent the tenant in one flat hearing more than can be helped of his neighbour in another, and also to prevent risk of fire as much as possible.

A person who takes a lease of a flat (a proper flat with a hall door) is in the position of a tenant, not of a lodger; but in various respects his tenancy is different from that of a householder in one important one, that is, that if a flat were destroyed by fire, the tenancy would probably be held to be terminated by it, or if it were partially destroyed, a proportionate reduction would be made in rent, whereas if a house is burnt down the tenant has to continue to pay the rent, nor could a landlord recover rent of a flat that was not due at the date of the fire. There is this difference in

houses and flats—a householder has a right over the ground on which the house stands, but the leaseholder of a flat has no right over the ground below it, so when the building is burnt there is nothing left for him to hold as tenant. It is well, to save possible litigation, to have definite stipulations in the lease with regard to the liability in case of fire; in fact, it is necessary for both landlord and tenant to be careful as to all the terms of a lease; it is necessary for both parties to be protected. A landlord should certainly be more careful as to what tenants he takes for flats than for houses, as one resident may interfere a great deal with the comfort of another.

As a rule, all external repairs are done by the landlord. It is necessary for the tenant of the top floor to stipulate that the landlord should keep the roof and chimneys in order, and the tenant in the basement should have it understood who was to keep areas, etc., clean and in order. All rights as to the use of cellars, lumber room, lifts, or other things should be mentioned in agreement.

For the general health and comfort of the house, each tenant should be bound to keep all pipes, sinks, etc., clean in his residence, and to protect them from frost; not to use the rooms otherwise than as a private house; not to obstruct or leave anything on a staircase, or to allow those belonging to him to loiter there.

Some landlords insert a very wise clause in their leases with regard to the keeping of

benzoline or any inflammable substances on the premises.

People liking to keep pet animals should make special inquiries before taking a flat, as in the majority, dogs, cats, and birds are objected to.

The landlord pays all the rates and taxes, including water rate, but notwithstanding that the landlord has agreed to pay water rate, the occupier is really liable to the water company, so it is well to have the agreement so framed that in the event of the tenant being obliged to pay the rate, he can recover it from his landlord. With regard to gas, there are separate metres supplied by the companies for each set of rooms, so that each tenant pays for what he consumes. Ordinarily, the landlord supplies hall and staircase lights; sometimes there is a small extra charge for these made to the lessee of each flat.

Beyond the covenants in the agreement, there are often rules and regulations made by the landlord relating to tradesmen's use of staircase, to the use of the lifts, the closing of the front door, the removal of rubbish, notices in windows or doors, etc., which rules tenants must agree to conform to.

There is usually a porter, who is also the doorkeeper; he is the servant of the landlord, who engages, dismisses, and pays him; it is his duty to be in attendance himself, or by some competent assistant, to receive parcels, letters, or messages, to answer outer door; to prevent tramps or undesirable people entering; to clean hall stairs, etc., before a fixed hour in the morning; to attend to the lighting and extinguishing of gas (gas is generally turned off at eleven, unless left on all night); to receive complaints in the absence of the landlord, and to see that the rules are observed, reporting non-observance to his master. He also collects letters from the general box and posts them at regular hours; he shows unlet rooms, takes charge of tenants' keys when required; attends to the daily supply of coals to each tenant. In some tenements all the coals are kept in basement cellars, each tenant having his own cellar (this is, I think, always the arrangement in high-rented flats); then the porter sends up the coals, but in other flats the tenants are provided with coal bunks in the kitchen; these hold from half to one ton of coals.

It is usual for the porter to have a duplicate key of the entrance door of each set of rooms, so that in case of necessity he can enter them; but he is only entitled to use the keys for an emergency. Where people leave their rooms empty this is very necessary in case of any accidents, such as a burst waterpipe, an overflow of a cistern, or other things that might cause damage to the remainder of the tenement.

In taking a flat, as in an unfurnished house, there is no implied warranty that it is fit for occupation, so it should be carefully looked at, also the state of the approach to it, and landlords should agree to keep stairway, etc., in order; he is not bound to do so without, though in most cases he would be liable to an action for damages for any hurt to his tenants, or those coming to see them, or coming to the house on business, caused by his neglect to keep steps, general hall, passages, or staircase in proper order.

A tenant is liable for damage done, if caused by his negligence, as, for instance, a bath overflowing from the tap being left turned on, or like carelessness.

As to the relative advantages of houses and flats, there is much that may be said for and

against each. Some people find the latter more economical, but I think in the majority of cases they are more expensive, when one considers the amount of accommodation. One of the arguments most frequently brought forward is that fewer servants are required, but from what I hear from many who reside in flats, servants are one of the difficulties. I was making a call the other day on a friend, a quiet, middle-aged lady, renting a small but very comfortable flat; she told me she found it impossible to get any servants to stay more than a few months with her, and really I was not surprised; I felt that were I in the position it would require a great deal to tempt me to stay more than a few weeks. The flat is at the top of the building. My friend's rooms are pretty, and there is a pleasant view from the windows. She pays £120 per annum rent, lives alone, with one servant only, very frequently dining out. The kitchen and servant's bedroom both look out on to a wall faced with white glazed bricks to reflect the light; the aspect of the two rooms is north, so the servant has not even the sun to cheer her when it shines. The mistress orders what is required at the shops; there is a lift that brings everything up, so she never has a chance of even saying good morning to the butcher or baker save through the speaking tube. Then there is a bunk in the kitchen which holds a ton of coals, so it is not necessary for the porter to come for the purpose of replenishing the scuttles. Thus the servant when indoors is completely isolated. She goes for a walk one evening a week, and to church once on Sunday; her mistress is a great reader, and does not encourage her to talk, because she says it is no quieter for her maid than for herself, quite forgetting the difference between voluntary and enforced retirement—one means quiet, the other extreme dullness. It put me in mind of a lively girl who once told me that she had the day before come from the north of Scotland alone; that no one spoke in the railway carriage, and at last, when she got past York, she could bear the silence no longer, so she put her head out of the window and talked to the fields!

On the Continent, where flats are more usual, servants are allowed more liberty; there is not the same feeling that there must always be a servant in the house when people keep but one, as there is with us.

Another disadvantage in many places where there are lifts is that there is no necessity for going up the stairs. I daresay many will exclaim, "Oh, that is the advantage," but for people in health it is not so; we get a good deal of healthy exercise in moving about a house, which I am quite certain the young and strong must miss when they live on one floor, nor do they make up for it by living on a fourth floor, where there is no lift, and having a number of stairs to go up, when already fatigued with walking; it is the occasional up and down that is beneficial. I was much amused a short time ago to see a lady working an exercise machine, the motion of which somewhat resembled going upstairs; she said she was recommended to use it for a certain time twice a day (she resides in a flat). I suppose had she been told to run up and down stairs she would have been indignant. Of course there is nothing better than flats for the infirm or for those whose health prevents their leading active lives. Flats are, as a rule, warmer than houses; the absence of a staircase in the dwelling makes a difference in this respect; those who like plenty of air are apt to feel small flats close and stuffy. I often

think of a flat in the Luxembourg in Paris, where I used to spend many afternoons years ago; it was not a large one, but over the mantelpieces of the dining, drawing, and morning rooms there were large sheets of plate glass (the chimneys went up at the side), so that when in either room you saw right over the other two. The effect was pretty, and it gave a feeling of space, while each room maintained its own temperature; but I do not think any English family would tolerate such an arrangement. I think we should never feel as if we were in a private house, for a visitor going into one room of necessity saw what was going on in the others, and yet my French friends never seemed to think that anyone could dislike what *they thought so charming*. Flats, too, have many advantages for people living alone; there is a feeling of protection. And again where there are only two or three in family, a flat may be had in a much better locality for a moderate rent than a small house. I have been in flats at all sorts of rent, varying from £400 a year to 12s. 6d. a week (top floor and basement 10s. 6d. a week). The latter consisted of two bedrooms, sitting-room, and kitchen, with a private hall door. They let as quickly as they are finished, so I suppose they are liked. I was told by the caretaker that the tenants were almost all women. As the accommodation is good for the price, these small flats will doubtless prove a boon to many people with such small incomes that they cannot afford to take houses and pay taxes as well as rent; but in some I have seen, the number of people gossiping in the passages and on the stairs would prevent people of the better class living in them. Whether this is always the case in small, low-rented flats (I am not speaking of model lodging-houses, which are for another class of people) I do not know, but for general comfort strict rules are certainly needed, where a number of residences are under one roof.

There are some things, such as lighting, heating, materials for cleaning, etc., that are much economised in flats, but against this one has to put the small space for storing. In most flats the cupboard accommodation is so small that it seems to me one could only have things in very small quantities; as to such luxuries as home-made jam or pickles, I do not think they would be possible. In some flats there is no cool place for meat; but where the kitchen is to the north a small crane can often be fixed outside beside the kitchen window on which a good meat safe can be hung; this is a very great convenience. Naturally as flats become more usual, other things will fit themselves to them, and we shall, no doubt, have greengrocers making up little bundles of vegetables for soups or for stews suited to the wants of one or two persons, for one making of soup, as the market women do in Paris, instead of having to buy, as at present, each thing separately and more than one requires of each, with no place to keep the remainder; and the same with some other things. In conclusion, I would remark that as regards stamping agreements, whether for furnished or unfurnished flats, the law is the same as for furnished or unfurnished houses, and that what applies to furnished houses applies equally to furnished flats, but that before letting a flat the agreement must be referred to, as some landlords insert a special clause on the subject, and it is then necessary to get his permission before accepting a tenant.

(To be continued.)



LANDLORD AND TENANT.

By MARY POCOCK.

UNFURNISHED AND FURNISHED LODGINGS, AND LADIES' DWELLINGS.



MAKING unfurnished rooms without attendance is in many respects the same as taking a flat (except, of course, there is no porter); it is necessary to have a written agreement, and all arrangements accurately defined in it; even more

care must be taken than for a flat, for landlord and tenant are less independent of one another, and may prove uncomfortable neighbours one to the other in apartments; and moving, after fitting up rooms, is expensive.

Unfurnished lodgings with attendance are often very unsatisfactory, for the majority of landlords (or landladies more often) do not supply sufficient or proper attendance, more especially with regard to allowing servants time to thoroughly sweep or clean tenants' rooms. A friend of mine tells me she and her husband are very comfortable in their rooms now. When she took them she arranged for attendance. She soon found that her landlady thought she was well attended on, as her rooms were dusted and the pieces swept up every day, the door answered by a tidy, respectable-looking servant, and the cooking and table arrangements well seen to. But when she inquired which days her rooms were to be thoroughly cleaned (properly swept and furniture brushed), she received an astonished look, and was told that the rooms were always kept clean; so finding that really the servant's work was so arranged that she could not get more attention, and as she was otherwise comfortable, she compromised the matter by engaging a woman to come one day a week and turn her rooms out to her satisfaction; for this she pays half-a-crown, but does not provide any food; it takes the woman from four to five hours each week, so she generally earns over sixpence an hour, and is well pleased. And it is really a great comfort to my friend; it would have cost her a good deal to move, so her concession was wise, especially as it is rare to find people who take the same interest in other people's furniture being nicely kept as if their own. Nor is a landlady always to blame for inattention in this respect; it is not so easy for her to look after her servants in other people's rooms; and then there are many tenants who make things as inconvenient as they can; perhaps, when their rooms ought to be done, they are not up, thus throwing the housemaids behind with their work; or they are nearly always late for their meals, which also causes the servants to lose time. These things are not intentional, but so many who live in apartments have not been in housekeeping themselves, and do not understand the routine, for naturally those who let apartments do not keep more servants than are actually needed; and so if things are not done with tolerable regularity there is not time to do all well, and the result is very little comfort. Then, again, perhaps the rent a tenant pays only justifies him or her in expecting as much attention as would be given by

one general servant in a house of his or her own; but as much attention is sometimes exacted as would monopolise two servants.

One can hardly say what is customary in unfurnished apartments, for everything is a matter of special agreement.

A lodger's furniture cannot be distrained on by the superior landlord (that is to say, the landlord of the householder) for rent not paid by householder. In the event of the latter not paying his rent, and the landlord taking possession of his furniture, the lodger makes a declaration of what is his, and if he owes any rent, he may pay it, or sufficient of it to discharge the claim, to the superior landlord, or his agent, instead of to his own landlord.

Furnished Lodgings.—Letting lodgings is not a breach of a covenant not to underlet.

An agreement to pay rent monthly or weekly gives a presumption of a monthly or weekly tenancy, and notice to quit must be given as from date of commencement of tenancy; for instance, a tenant entering on the sixth of any month on a monthly tenancy, must give notice on or before the sixth of another month of his intention to leave the month following; in the same way a weekly tenant entering on a Monday must give a week's notice from a Monday, or, if leaving before, pay rent up to that day. Of course, when rooms are rented for a stipulated time only, as a week, five weeks, or any other time agreed, no notice to quit is needed, nor can rent be raised during that time. If the rent is to be raised during weekly or monthly tenancy, the same length of notice of change must be given as of notice to quit.

Furnished lodgings, like furnished houses, are presumably fit for occupation; so if found not to be so, immediately on the proof a tenant can leave without notice. Dirt, bad drainage, or vermin, are any of them good reasons for leaving rooms without notice.

If landlord and tenant are mutually forbearing and accommodating, life in furnished rooms is easy; it is generally less expensive than housekeeping, especially for one or two persons. Where the family does not consist of more than two, they are usually out more than if the number is larger; and then, when out, there is no expense beyond rent; but in housekeeping there is the cost of the daily meals, fires, gas, cleaning materials, etc., whether one is in or out, less only the difference of one's individual consumption. I do not mention servants' wages, because, practically, one pays these in the rent of one's rooms. I have found that customs in furnished apartments vary very much in different towns; it is best to have a proper understanding before entering on a tenancy. As to the "extras," kitchen firing is at most places charged at so much a week (more for a late than for an early dinner); sitting-room fires are sometimes charged so much a week, sometimes the coals consumed are charged so much a scuttle; bedroom fires in the same way; but some landladies charge, say, threepence or fourpence for a fire in a bedroom (for the evening only). When coals are charged for by the scuttle, wood generally is an item in the weekly bill. In some towns it is the custom to provide all fires for sitting-rooms and kitchen firing without any extra charge.

Gas is charged so much a burner; the tenants on each floor generally pay for the gas burners on their landings.

Lamps are charged so much each, the landlady providing the oil and trimming the lamps.

In many lodgings boot-cleaning is an extra,

but as little things of this kind are generally vexatious, they are better included in the rent; it is much better to pay a few shillings a week extra for rent and attendance, than to have a number of small items in a weekly bill.

The washing of house linen used is paid for by tenant, unless agreed to the contrary; it is, on the whole, fairer and more comfortable to have this as a separate item, for otherwise one may not have things changed as often as one would wish, and also some people soil more table-linen than others, for there are careless carvers.

I have learnt from experience to inquire what washing I shall be expected to pay for; for I once took rooms for a week, and on leaving was charged for the washing of counterpanes, toilet-covers, etc. Of course, had any of the above been soiled by either of us (we were three adults) we should not have objected to pay for the cleaning, but this not being the case, I resisted what I considered an imposition.

In some first-class and expensive lodgings no ordinary extras are charged, but attendance is an item in the weekly bill, and you are not expected to provide anything for yourself. Some friends of mine took some of this description in London during the past season. They came from the country, and brought a hamper of home produce with them. They were told that of course they could eat their own cream, butter, etc., if they preferred it, but it would make no difference in the prices charged, which were so much per person for each meal partaken of in the house; a regular tariff, of course. The landlord ought to have mentioned this when he let the rooms, and my friends were inclined to be displeased in consequence; but afterwards they were quite contented. It was rather expensive, but everything was really well done; they had no trouble, and could count the cost. They said that probably had they, as strangers in an expensive neighbourhood, ordered for themselves, the cost would have been about the same. The total was a little less than it would have been at an ordinary hotel without a private sitting-room.

Some landladies will, if asked, adopt this plan in part; and, if good housekeepers, they can do it with profit to themselves and advantage to their tenants. I have found it a very good plan, when in apartments, to arrange to pay a stipulated price for certain things; it saves a great many items, and when one's stay in any place is short, one does not want to have a variety of articles in that probably one cannot use, so I agree on prices for such things as fruit tarts and puddings, soup (so much for a pint), milk puddings (so much each). As an instance, I generally pay fourpence for a small milk pudding; probably my landlady would use for it three-quarters of a pint of milk or less, say one penny halfpenny; one egg, a penny; spoonful of rice and a little piece of butter to grease the dish with, a grate of nutmeg over (I have no sugar), say a halfpenny; threepence in all is probably the cost, so the landlady gets a small profit, and it is better for me than ordering the separate ingredients. And so with gravies, and many other things in which the mutual advantage is greater. I have never found anyone object to this way, and it simplifies accounts. Perhaps an extortionate landlady would not like it, but such are the exception, not the rule; as a class, they are very frequently unjustly spoken and written about. Indeed, I wonder what some people would do without landladies and mothers-in-law, the abuse of them seems to be such an

