

**Doug Rendleman, Remedies (2006)**

**Table of Contents**

<b>Chapter 1. Remedial Goals</b> .....	<b>1</b>
A. Introduction.....	1
B. Tort Remedial Goals.....	3
C. Remedial Goals in Contract Breaches.....	3
D. Remedial Goals for Unjust Enrichment.....	4
E. The Historical Background of Modern Remedies .....	4
1. Accommodation of Remedial Goals Within the Common Law System: A Summary of Common Law Actions .....	5
2. The History and Development of the Chancery Court .....	9
<b>Chapter 2. Modern Damages</b> .....	<b>15</b>
A. The Nature of Legal Damages.....	17
1. Proof of the Existence of Damages .....	20
B. Proving the Amount of Damages.....	47
1. Plaintiff 's Lost Capacity to Earn.....	48
2. Pain and Suffering .....	68
C. Limitations on Damages Recovery .....	90
1. Avoidable Consequences .....	90
2. Collateral Source Rule .....	101
D. Enhancement and Adjustment of Compensatory Damages .....	120
1. Prejudgment Interest .....	120
2. Punitive Damages.....	122
3. Attorney Fees .....	160
E. Tort Reform .....	178
<b>Chapter 3. Equitable Remedies – The Injunction</b> .....	<b>217</b>
A. Traditional Maxims Assist and Limit Injunctions .....	221
1. Equity Acts in Personam.....	221
2. The Plaintiff 's Inadequate Legal Remedy, Irreparable Injury .....	237
3. Equity Cannot Protect Personal, Political, or Religious Rights.....	240
4. Equity lacks Jurisdiction to Enjoin a Criminal Prosecution .....	242
5. Equity Lacks Jurisdiction to Enjoin a Crime .....	248
6. Equity Will Not Enjoin a Libel .....	268
B. Injunction Procedure.....	271
1. Interlocutory Relief: TRO and Preliminary Injunction .....	271
2. Jury Trial After Merger .....	278
3. Equitable Cleanup.....	292
C. The Modern Injunction: Discretion and Flexibility .....	297
1. The Chancellor 's Discretion.....	297
2. Two Maxims of Equity: Clean Hands and Laches.....	309
a. Clean Hands .....	310
b. Laches .....	315

D.	Contempt.....	324
1.	What Orders Support Contempt? .....	325
2.	What Is a Violation? .....	328
3.	The Puzzle of Criminal Contempt – Coercive Contempt.....	334
4.	Confinement, Contempt, and Cash Money: Ability to Comply .....	343
5.	The Collateral Bar .....	352
6.	Who Must Obey? .....	357
E.	The Enforcement of Constitutional and Public Law Through Structural Injunctions .....	366
F.	Injunction Reform .....	371
<b>Chapter 4. Unjust Enrichment – Restitution .....</b>		<b>383</b>
A.	Unjust? Enrichment? .....	383
B.	Legal Restitution: Quasi-Contracts .....	400
1.	Measuring the Defendant’s Benefit – Services.....	405
C.	Equitable Restitution.....	421
1.	The Constructive Trust.....	421
2.	Tracing.....	428
D.	Defenses to Restitution .....	430
E.	Restitution Reform? .....	433
<b>Chapter 5. Restitution in Transactions.....</b>		<b>435</b>
A.	Disqualifying the Plaintiff for Rescission – Restitution .....	435
1.	Election of Another Remedy .....	435
2.	Lack of Injury .....	446
B.	From Defective Negotiations to Plain Overreaching .....	455
1.	Seller’s Failure to Disclose .....	455
2.	Undue Influence.....	460
3.	Duress – Business Compulsion.....	465
4.	Unconscionability .....	469
C.	No Enforceable Contract .....	480
1.	Required Writing Missing .....	480
2.	Lack of Capacity to Contract.....	488
D.	Ground for Restitution .....	492
1.	Deficient Consideration.....	492
2.	Mistake .....	499
3.	Illegality – Violation of Public Policy .....	516
<b>Chapter 6. ConTort and Remedies.....</b>		<b>530</b>
A.	Tort and Contract Damages .....	530
B.	Where Do Tort Damages End? The Economic Loss Rule.....	539
C.	From Contract, A Tort?.....	543
D.	How Remedies Affect the Plaintiff’s Choice of Substantive Theory.....	550

<b>Chapter 7. Breached Sales Agreements .....</b>	<b>554</b>
I. Buyer ' s Remedies .....	555
A. Specific Performance.....	555
B. Buyer ' s Damages for Seller ' s Breach.....	565
1. Tort v. Contract.....	565
2. Expectancy Damages v. Rescission-Restitution.....	576
3. Measuring the Buyer ' s Expectancy .....	580
4. Buyer ' s Special Damages: Lost Business Profits .....	604
5. The New Business "Rule" .....	613
6. Emotional Distress and a Tort-Contract Interlude .....	619
7. The Economic Loss Rule Revisited: Contracts Branch.....	630
8. Reliance Recovery.....	635
II. Seller ' s Remedies .....	641
A. Specific Performance.....	641
B. Seller ' s Damages .....	645
1. Seller ' s Expectancy (and Other) Damages.....	645
2. The Puzzle of Seller ' s Profits.....	654
C. Liquidated Damages.....	660
D. Seller ' s Restitution.....	673
III. Review – Buyer ' s Specific Performance Revisited.....	678
 <b>Chapter 8. Breach of Employment Agreements .....</b>	 <b>686</b>
A. Employer ' s Remedies .....	687
1. Employer ' s Injunctive Relief: A Quiet Storm .....	688
2. Employer ' s Damages .....	698
3. Employer ' s Restitution.....	701
4. Employer ' s Liquidated Damages .....	709
B. Employee ' s Remedies.....	718
1. Specific Performance – Reinstatement?.....	718
2. Employee ' s Damages.....	722
3. Employee ' s Avoidable Consequences .....	727
4. Contract v. Tort: Exceptions to the At-Will Doctrine .....	732
5. Employee ' s Restitution .....	748
6. Employee ' s Remedies: Recap.....	766
 <b>Chapter 9. Property Interests .....</b>	 <b>773</b>
A. Choosing the Remedy .....	773
B. Calculating Damages .....	782
1. General Damages: Diminished Value v. Cost to Repair .....	782
2. Lost Use.....	795
3. Damages for Dumping.....	803
4. Nonpecuniary Damages .....	810
5. Limiting Damages: Economic Loss Rule.....	823

C.	Monetary Recovery Transcending Compensation.....	827
1.	Defendant ' s Willfulness .....	827
2.	Multiple Damages and Punitive Damages .....	829
3.	Restitution.....	834
D.	Specific Recovery: Replevin and Injunction.....	864
1.	Statutory Replevin .....	864
2.	Equitable Replevin .....	873
3.	Recovering and Protecting Real Property.....	875
4.	Life Along the Property Line: Variations on the Owner ' s Right to Exclude .....	883
E.	Balancing the Hardships – A Defense to an Injunction.....	887
F.	CERCLA: Clarity or Chaos? .....	906