

**ONTARIO
SUPERIOR COURT OF JUSTICE**

THE HONOURABLE)
MR. JUSTICE STRATHY)

FRIDAY, THE 15TH
DAY OF OCTOBER, 2010

B E T W E E N:

578115 ONTARIO INC. O/A MCKEE'S CARPET ZONE

Plaintiff

and

SEARS CANADA INC., SEARS ROEBUCK AND CO. and HOME
COVERINGS BUYING GROUP INC.

Defendants

Proceeding under the *Class Proceedings Act, 1992*, S.O. 1992, c.6 as amended,

ORDER

THIS MOTION, made by the plaintiff, 578115 ONTARIO INC. o/a MCKEE'S CARPET ZONE, for certification of this action as a class proceeding, and other incidental relief, was heard on May 25 and 26, 2010 at Osgoode Hall, Toronto, and by case conference on September 20, 2010 at 361 University Avenue, Toronto.

ON READING the motion record re certification of the plaintiffs, dated November 20, 2009, including the notice of motion and the affidavit of Paul McKee and exhibits, sworn November 19, 2009; the responding motion record of the defendants, Sears Canada Inc. and Sears Roebuck and Co., dated January 29, 2010, including the affidavit of Pierre Caron and

exhibits, sworn January 29, 2010; the responding motion record of the defendant, Home Coverings Buying Group Inc., dated February 2, 2010, including the affidavit of John Davidson and exhibits, sworn February 2, 2010; the reply motion record of the plaintiff, dated March 29, 2010, the joint book of exhibits, dated April 22, 2010, the joint book of transcripts, dated April 22, 2010; the joint book of undertakings/refusals and answers from cross-examinations, dated May 19, 2010; Sears Canada Inc.'s affidavit of Lesley Fuller, sworn May 20, 2010; the plaintiff's factum, dated May 5, 2010, the brief of authorities of the plaintiff, volumes 1 and 2, dated May 5, 2010; Sears' responding factum, dated May 18, 2010; Sears Canada Inc.'s brief of authorities, dated May 18, 2010; the factum of Home Coverings Buying Group Inc., dated May 20, 2010; the plaintiff's reply factum and brief of authorities, dated May 21, 2010; the Plaintiff's case conference brief (case conference on September 20, 2010); position of the Defendants, Sears Canada Inc. and Sears, Roebuck and Co., regarding issues raised in Plaintiff's submissions re case conference – Monday, September 20, 2010; case conference – Sears' costs brief, dated September 20, 2010; and, case conference – pleadings brief – stay issue, dated September 20, 2010, and upon hearing submissions from counsel for the parties, and the Court having reserved its judgment issuing reasons for decision dated August 23, 2010 and a further endorsement dated October 15, 2010,

1. **THIS COURT ORDERS AND DECLARES** that for purposes of this Order, the following definitions are applicable:
 - a. **“Action”** means this proceeding, Court File. No. CV-09-378780-00CP, commenced in the Ontario Superior Court of Justice in Toronto;

- b. **“Alberta Sub-class”** or **“Alberta Sub-class Members”** means all individuals or entities in Alberta who/which entered into a license agreement with Sears Canada Inc. and Sears, Roebuck and Co. (together “Sears”) for operation of a “Sears Floor Covering Centre”, from 1998 to January 30, 2010;
 - c. **“Class”** or **“Class Members”** means all individuals or entities in Canada who/which entered into a license agreement with Sears Canada Inc. and Sears Roebuck and Co. (together “Sears”) for operation of a “Sears Floor Covering Centre”, from 1998 to January 30, 2010, excluding the Alberta Sub-class and Alberta Sub-class Members;
 - d. **“Class Counsel”** means Scarfone Hawkins LLP;
 - e. **“McKee’s”** means the plaintiff, 578115 Ontario Inc. o/a McKee’s Carpet Zone;
 - f. **“Sears”** means the defendant, Sears Canada Inc.;
 - g. **“Sears Roebuck”** means the defendant, Sears Roebuck and Co.;
 - h. **“HCBG”** means the defendant, Home Coverings Buying Group Inc.;
 - i. **“Common Issues”** refers to those issues set-out in Appendix “A” to this Order;
 - j. **“Notice”** refers to the document attached as Appendix “B” to this Order; and,
 - k. **“Opt-Out Form”** refers to the document attached as Appendix “C” to this Order.
2. **THIS COURT ORDERS** that this Action is hereby certified against the defendants as a class proceeding, pursuant to the *Class Proceedings Act, 1992*, S.O. 1992, c.6.

3. **THIS COURT ORDERS** that the Class and Alberta Sub-class definitions shall be as set-out in paragraphs 1(b) and 1(c) above.
4. **THIS COURT APPOINTS** McKee's as the representative plaintiff of the Class in the Action.
5. **THIS COURT DECLARES** that an Alberta Sub-class representative plaintiff of an Alberta Sub-class is required in this action.
6. **THIS COURT DECLARES** that the common issues to be determined in the Action are set-out in Appendix "A" to this Order.
7. **THIS COURT ORDERS** that the Notice and Opt-Out Form are hereby approved.
8. **THIS COURT ORDERS** that notice of this Order shall be provided to Class Members and Alberta Sub-class Members as follows (the "Notice Plan"):
 - a. By direct mailing on or before October 29, 2010 of the Notice and Opt-Out Form to all Class Members and Alberta Sub-class Members as identified by Sears from its records;
 - b. By Class Counsel posting the Notice and Opt-Out Form on its website at www.classactionlaw.ca;
 - c. By Class Counsel providing the Notice and Opt-Out Form to any person who requests it.

9. **THIS COURT ORDERS** that Sears shall serve and file with the Court on or before November 5, 2010, an affidavit confirming and listing the Class Members and Alberta Sub-class Members who were sent notice by direct mailing.
10. **THIS COURT ORDERS** that Sears shall produce to Class Counsel no later than November 5, 2010, a list, in electronic form acceptable to Class Counsel, of the names of all Class Members and Alberta Sub-class Members, as well as all corresponding contact information including the last known address, telephone number and e-mail address for each Class Member and Alberta Sub-class Member.
11. **THIS COURT ORDERS** that Class Counsel shall serve on the defendants and file with the Court on or before November 5, 2010 an affidavit confirming distribution of the Notice in accordance with paragraph 8(b) and (c) above.
12. **THIS COURT ORDERS** that from the date of this Order to the end of the opt-out period, Sears, Sears Roebuck, HCBG, and their representatives shall refrain from any communications with Class Members and Alberta Sub-class Members which directly or indirectly interfere with, prohibit or restrict participation by the Class Member and Alberta Sub-class Member in this Action, provided that it is understood that nothing in this Order shall otherwise limit communications contemplated in the franchise or other agreements between Sears and Sears Roebuck and the Class Member and Alberta Sub-class Member and documents incorporated by reference therein, or otherwise in the ordinary course of business.

13. **THIS COURT ORDERS** that, with the exception of the costs associated with the actions described in 8(b) and (c) of this Order, the costs of the Notice Plan shall be borne by Sears.
14. **THIS COURT DECLARES** that the Notice Plan provided for in paragraph 8 above satisfies the requirements of section 17 of the *Class Proceedings Act, 1992*, S.O. 1992, c. 6.
15. **THIS COURT ORDERS** that Nicholas Mastroluisi, C.A., of Pettinelli Mastroluisi LLP be and is hereby appointed to receive any Opt-Out Forms from Class Members and Alberta Sub-class Members.
16. **THIS COURT ORDERS** that the costs of Nicholas Mastroluisi, C.A., Pettinelli Mastroluisi LLP shall be paid by Sears.
17. **THIS COURT ORDERS** that any Class Member or Alberta Sub-class Member who elects to opt-out of the Action must do so by sending a fully completed Opt-Out Form to Nicholas Mastroluisi, C.A., Pettinelli, Mastroluisi LLP, 6th Floor, 1 James Street South, Hamilton, Ontario, L8P 4R5, by fax, 905-522-6574, by mail, or by e-mail at nickm@petmas.ca, or delivery on or before January 15, 2011, which is the date specified in the Notice.
18. **THIS COURT ORDERS** that Nicholas Mastroluisi, C.A., Pettinelli, Mastroluisi LLP, 6th Floor, 1 James Street South, Hamilton, Ontario, L8P 4R5, shall, within 45 days following January 15, 2011, file with this Court an affidavit advising of the names and other identifying information of those Class Members and Alberta Sub-class Members who have opted-out of the Action, on notice to all counsel.

19. **THIS COURT ORDERS** that the defendants, jointly and severally, shall pay to the plaintiff the costs of the Certification Motion fixed in the all-inclusive amount of \$105,000.00, payable within 30 days.



(Signature of Judge)

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PER / PAR:



APPENDIX "A"
COMMON ISSUES

Arthur Wishart Act

1. Were Sears and/or HCBG required pursuant to section 5 of *Arthur Wishart Act* to disclose to Class Members the commissions, rebates, or other beneficial payments received by Sears and/or HCBG from Approved Suppliers?

1999 License Agreement

- a. Does the "Term" of the 1999 version of the License Agreement meet the exemption to the disclosure requirements contained in section 5(7)(g)(ii) of the *Arthur Wishart Act* after January 31, 2001?
- b. If not exempt from disclosure under section 5 of the *Arthur Wishart Act*, were Sears and/or HCBG obligated to disclose:
 - i. the fact of commissions, rebates, or other beneficial payments received by Sears and/or HCBG from Approved Suppliers?
 - ii. the quantum of commissions, rebates, or other beneficial payments received by Sears and/or HCBG from Approved Suppliers?
 - iii. if Sears was obliged to disclose only the fact of commissions, rebates, or other beneficial payments received by Sears and/or HCBG from Approved Suppliers, was the disclosure under article 14.2 of the License Agreement adequate?

2003 License Agreement

- c. Does the "Term" of the 2003 version of the License Agreement meet the exemption to the disclosure requirements contained in section 5(7)(g)(ii) of the *Arthur Wishart Act*?
- d. If not exempt from disclosure under section 5 of the *Arthur Wishart Act*, were Sears and/or HCBG obligated to disclose:
 - i. the fact of commissions, rebates, or other beneficial payments received by Sears and/or HCBG from Approved Suppliers?
 - ii. the quantum of commissions, rebates, or other beneficial payments received by Sears and/or HCBG from Approved Suppliers?
 - iii. if Sears was obliged to disclose only the fact of commissions, rebates, or other beneficial payments received by Sears and/or HCBG from Approved Suppliers, was the disclosure under article 14.2 of the License Agreement adequate?

ELS J.

2. If Sears and/or HCBG were obliged but failed to provide adequate disclosure under section 5 of the *Arthur Wishart Act*, did the Class Members suffer a loss as required by section 7 of the *Arthur Wishart Act*?
 - a. If so, are Class Members entitled to damages under section 7 of the *Arthur Wishart Act*?
 - b. If so, how are damages to be assessed?
 - i. based upon the actual commissions, rebates or other beneficial payments received by Sears and/or HCBG on actual approved purchases from approved suppliers? or,
 - ii. by some other method to determine damages?
3. Does section 2 of the *Arthur Wishart Act* impose the duty of good faith and fair dealing owed by Sears and/or HCBG to Class Members pursuant to section 3 of the *Arthur Wishart Act* retroactively to License Agreements entered into from and after 1999?
4. Is disclosure to Class Members of commissions, rebates, or other beneficial payments received by Sears and/or HCBG from Approved Suppliers a requirement pursuant to the duty of good faith and fair dealing owed by Sears and/or HCBG to Class Members pursuant to section 3 of the *Arthur Wishart Act*?
 - a. if so, did the duty of good faith and fair dealing require:
 - i. disclosure of the fact of commissions, rebates, or other beneficial payments received by Sears and/or HCBG from Approved Suppliers?
 - ii. disclosure of the quantum of commissions, rebates, or other beneficial payments received by Sears and/or HCBG from Approved Suppliers?
 - b. If 4(a)(i) or 4(a)(ii) were required, did Sears and/or HCBG meet the duty of good faith and fair dealing to Class Members?
 - c. If the answer to 4(b) is no, were damages suffered by Class Members and how are damages to be assessed?
 - i. based upon the actual commissions, rebates or other beneficial payments received by Sears and/or HCBG on actual approved purchases from approved suppliers? or,
 - ii. by some other method to determine damages?
5. Did Sears and/or HCBG breach the duty of good faith and fair dealing owed by Sears and/or HCBG to Class Members pursuant to section 3 of the *Arthur Wishart Act* by:
 - a. representing to Class Members that the changes contained in the 2003 version of the License Agreement were designed to bring it into compliance with the *Arthur Wishart Act*?

- b. changing the “Term” of the 2003 version of the License Agreement to pursue the exemption from disclosure requirements under section 5(7)(g)(ii) of the *Arthur Wishart Act*?
 - c. including the “Good Faith and Fair Dealing” provision in the 2003 version of the License Agreement which purports to waive or release rights contrary to section 11 of the *Arthur Wishart Act*?
 - d. If so, are Sears and/or HCBG liable to Class Members for damages?
6. Does the “Governing Law” provision of the License Agreement and/or section 10 of the *Arthur Wishart Act* permit the application of the *Arthur Wishart Act* to Class Members outside Ontario (excluding Alberta Sub-class Members and Class Members in New Brunswick)?

Common Law Duty of Good Faith and Fair Dealing

7. Is disclosure to Class Members and Alberta Sub-class Members of commissions, rebates, or other beneficial payments received by Sears and/or HCBG from Approved Suppliers a requirement pursuant to the duty of good faith and fair dealing owed by Sears and/or HCBG to Class Members and Alberta Sub-class Members at common law?
- a. if so, did the duty of good faith and fair dealing require:
 - i. disclosure of the fact of commissions, rebates, or other beneficial payments received by Sears and/or HCBG from Approved Suppliers?
 - ii. disclosure of the quantum of commissions, rebates, or other beneficial payments received by Sears and/or HCBG from Approved Suppliers?
 - b. If 7(a)(i) or 7(a)(ii) were required, did Sears and/or HCBG meet the duty of good faith and fair dealing to Class Members and Alberta Sub-class Members at common law?
 - c. If the answer to 7(b) is no, were damages suffered by Class Members and Alberta Sub-class Members and how are damages to be assessed?
 - i. based upon the actual commissions, rebates or other beneficial payments received by Sears and/or HCBG on actual approved purchases from approved suppliers? or,
 - ii. by some other method to determine damages?

Unjust Enrichment

8. Were Sears and/or HCBG unjustly enriched by commissions, rebates, or other beneficial payments received by Sears and/or HCBG from Approved Suppliers?
- a. Did Sears and/or HCBG receive a benefit?
 - b. Did Class Members and Alberta Sub-class Members suffer a corresponding deprivation?
 - c. Was there a juristic reason for the enrichment of Sears and/or HCBG?
 - i. pursuant to the terms of the License Agreement? or,
 - ii. otherwise at law?
 - d. If Sears and/or HCBG were unjustly enriched, how are damages to be assessed?
 - i. based upon the actual commissions, rebates or other beneficial payments received by Sears and/or HCBG on actual approved purchases from approved suppliers? or,
 - ii. by some other method to determine damages?

Franchises Act (Alberta)

9. Did the disclosure requirements under the *Franchises Act* (Alberta) oblige Sears and/or HCBG to disclose to Alberta Sub-class Members:
- a. the fact of commissions, rebates, or other beneficial payments received by Sears and/or HCBG from Approved Suppliers?
 - b. the quantum of commissions, rebates, or other beneficial payments received by Sears and/or HCBG from Approved Suppliers?
 - c. Did Sears and/or HCBG meet the disclosure requirements under the *Franchises Act* (Alberta) by article 14.2 of the License Agreement and/or the Franchise Disclosure Document provided to Alberta Sub-class Members?
 - d. If not, were damages suffered by Alberta Sub-class Members?
 - e. If so, can these damages be assessed:
 - i. based upon the actual commissions, rebates or other beneficial payments received by Sears and/or HCBG on actual approved purchases from approved suppliers? or,
 - ii. by some other method to determine damages?

10. Is disclosure to Alberta Sub-class Members of commissions, rebates, or other beneficial payments received by Sears and/or HCBG from Approved Suppliers a requirement pursuant to the duty of fair dealing owed by Sears and/or HCBG to Class Members pursuant to section 7 of the *Franchises Act* (Alberta)?
- a. if so, did the duty of good faith and fair dealing require:
 - i. disclosure of the fact of commissions, rebates, or other beneficial payments received by Sears and/or HCBG from Approved Suppliers?
 - ii. disclosure of the quantum of commissions, rebates, or other beneficial payments received by Sears and/or HCBG from Approved Suppliers?
 - b. If 10(a)(i) or 10(a)(ii) were required, did Sears and/or HCBG meet the duty of good faith and fair dealing to Alberta Sub-class Members?
 - c. If the answer to 10(b) is no, were damages suffered by Alberta Sub-class Members and how are damages to be assessed?
 - i. based upon the actual commissions, rebates or other beneficial payments received by Sears and/or HCBG on actual approved purchases from approved suppliers? or,
 - ii. by some other method to determine damages?
11. Did Sears and/or HCBG breach the duty of fair dealing owed by Sears and/or HCBG to Alberta Sub-class Members pursuant to section 7 of the *Franchises Act* (Alberta) by:
- a. including the “Governing Law” provision in the License Agreement which is contrary to sections 16 and 17 of the *Franchises Act* (Alberta)?
 - b. including the “Good Faith and Fair Dealing” provision into the 2003 version of the License Agreement which purports to waive or release rights contrary to sections 18 of the *Franchises Act* (Alberta)?
 - c. If so, are Sears and/or HCBG liable to Alberta Sub-class Members for damages?

Punitive Damages

12. Does the conduct of Sears and/or HCBG justify an award of punitive damages in the circumstances?
- a. If so, what is the quantum of punitive damages to be awarded?

Appendix "B"

NOTICE OF CERTIFICATION OF CLASS PROCEEDING AGAINST SEARS CANADA INC., SEARS ROEBUCK AND CO. AND HOME COVERINGS BUYING GROUP INC.

Read this notice carefully as it may affect your legal rights.

PURPOSE OF THIS NOTICE

This notice is to all individuals or entities in Canada who/which entered into a license agreement with Sears for operation of a "Sears Floor Covering Centre" from 1998 to January 30, 2010.

In May, 2009, 578115 Ontario Inc. operating as McKee's Carpet Zone ("McKee's Carpet Zone") commenced a proposed class proceeding against Sears Canada Inc., Sears Roebuck and Co. (together "Sears") and Home Coverings Buying Group Inc. ("HCBG") in the Superior Court of Justice, Court File No. CV-09-378780-00CP. McKee's Carpet Zone alleges that Sears and/or HCBG received undisclosed rebates from approved suppliers arising from the sale of flooring products to licensees.

By reasons for decision released on August 23, 2010 and a further endorsement released on October 15, 2010, the Ontario Superior Court of Justice certified this action as a class proceeding. This notice does not mean that the Court has made a decision as to the likelihood of recovery by the plaintiff, or as to the merits of the claims or defences asserted by either side. This notice is provided because you are a member of the Class or Alberta Sub-class whose rights may be affected by the lawsuit.

COMMON ISSUES

In summary, the class proceeding will determine the following common issues:

1. did Sears receive rebates and other financial benefits from suppliers? (this is admitted)
2. was Sears required by contract or by law to disclose such rebates and other financial benefits to franchisees?
3. if so, did it make such disclosure?
4. if not, what are the consequences?

The common issues to be determined are set-out in detail in the Appendix to the Order of the Superior Court of Justice on certification, dated October 15, 2010 at: www.classactionlaw.ca.

PARTICIPATION AND EXCLUSION FROM THE CLASS

If you wish to remain a member of the Class or Alberta Sub-class, you do not have to do anything at this time. If you wish to obtain more information about your rights as a Class Member or Alberta Sub-class Member, you may contact class counsel as listed below.

If you wish to exclude yourself from this class proceeding ("opt-out") you must deliver written notice on or before **January 15, 2011** to the opt-out administrator:

- a. by mail to: Nicholas Mastroluisi, C.A.,
Pettinelli, Mastroluisi^{LLP}
6th Floor, 1 James Street South
Hamilton, ON L8P 4R5
- b. by fax to: 905-522-6574
- c. by e-mail to: nickm@petmas.ca

The written opt-out notice must be signed by the Class Member or Alberta Sub-class Member or his/her authorized representative and include the class member's name, address, telephone number and the statement that he/she is opting-out of the class proceeding.

Any Class Member or Alberta Sub-class Member who does not opt-out will be bound by the result in the action whether favourable or not. You must opt-out if you wish to proceed with individual legal action.

FINANCIAL CONSEQUENCES

The class proceeding will deal with the common issues as outlined above. Unless otherwise agreed to in writing with class counsel and/or McKee's Carpet Zone, no class member will be liable for costs with respect to the determination of the common issues. Once the Court has determined the common issues, it may be necessary for individual members of the class to participate in individual proceedings to determine issues which are not common to the class in order to establish their claims. If this is necessary, each member of the class may have to bear costs of such individual proceedings and, if unsuccessful, could be liable to pay a portion of the defendants' costs incurred with respect to such individual proceedings.

Class members and Alberta Sub-class Members may be entitled to receive financial compensation from the defendants if the class proceeding is successful.

The representative plaintiff has entered into an agreement with class counsel whereby fees related to the trial of the common issues will be payable only in the event of success in the class proceeding. Any fees charged by class counsel must be approved by the Court. The class counsel acting in this case is as follows:

SCARFONE HAWKINS^{LLP}
Barristers & Solicitors
One James Street South
14th Floor
P.O. Box 926, Depot 1
Hamilton, Ontario L8N 3P9

DAVID THOMPSON
thompson@shlaw.ca
MATTHEW G. MOLOCI
moloci@shlaw.ca
CHRISTINE HUTTON, Legal Assistant (ext. 233)
chutton@shlaw.ca
Tel : 905-523-1333
Fax: 905-523-5878

ADDITIONAL INFORMATION

Additional information can be obtained by contacting class counsel as set-out above or through the website, www.classactionlaw.ca

**This notice has been approved by the Superior Court of Justice.
Questions about this notice should NOT be directed to the court.**

APPENDIX "C"

CLASS PROCEEDING REGARDING
SEARS CANADA INC., SEARS ROEBUCK AND CO. AND
HOME COVERINGS BUYING GROUP INC.

OPT-OUT FORM

In order to opt-out of the Class or Alberta Sub-Class, you must complete this Opt-Out Form and send it by mail to Nicholas Mastroluisi, C.A., Pettinelli Mastroluisi LLP, 1 James Street South, 6th Floor, Hamilton, Ontario, L8P 4R5 or by fax to 905-522-6574 or by email to nickm@petmas.ca on or before January 15, 2011

NAME _____
ADDRESS _____

E-MAIL _____
TELEPHONE _____
Area code / phone no. (Ext. if applicable)

I understand that if I opt-out through completion and submission of this form, I will not participate in this class proceeding and agree to be excluded from it, not being bound by the result whether favourable or unfavourable.

I understand that I will not be entitled to any benefits under the class proceeding.

I understand that if I intend to proceed with my own legal action, I must commence my lawsuit within a specified limitation period or my claim will be legally barred. I take full responsibility for obtaining legal advice about the limitation period applicable and for taking all necessary steps to protect my individual claim.

DATE: _____

WITNESS

OPT-OUT OR REPRESENTATIVE

TO CONSTITUTE A VALID OPT-OUT, THIS FORM MUST BE MAILED, FAXED OR EMAILED TO NICHOLAS MASTROLUISI, C.A., PETTINELLI MASTROLUISI LLP, 1 JAMES STREET SOUTH, 6TH FLOOR, HAMILTON, ONTARIO, L8P 4R5, FAX 905-522-6574; EMAIL: NICKM@PETMAS.CA

GPS J.

578115 ONTARIO INC. O/A MCKEE'S CARPET ZONE
Plaintiff

-and- SEARS CANADA INC. et al.
Defendants

Court File No. CV-09-378780-00CP

ONTARIO
SUPERIOR COURT OF JUSTICE
PROCEEDING COMMENCED AT
TORONTO

ORDER

SCARFONE HAWKINS LLP

Barristers & Solicitors
One James Street South
14th Floor
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Hamilton ON L8N 3P9

David Thompson (LSUC # 28271N)
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Tel: 905-523-1333

Fax: 905-523-5878

Lawyers for the plaintiff,

578115 ONTARIO INC. o/a McKEE'S CARPET ZONE

RCP-E 4C (July 1, 2007)