



**Ouko & 2 others v Seventh day Adventist church (EAU) Ltd & 2 others (Environment & Land Petition 10 of 2021) [2022] KEELC 2327 (KLR) (22 February 2022) (Ruling)**

Neutral citation: [2022] KEELC 2327 (KLR)

**REPUBLIC OF KENYA  
IN THE ENVIRONMENT AND LAND COURT AT HOMA BAY  
ENVIRONMENT & LAND PETITION 10 OF 2021  
GMA ONGONDO, J  
FEBRUARY 22, 2022  
FORMERLY MIGORI ELC PETITION NO. 3 OF 2020**

**BETWEEN**

**REBECCA ACHOLA OUKO ..... 1<sup>ST</sup> PETITIONER  
JOSEPH ONDEYO OTENGO ..... 2<sup>ND</sup> PETITIONER  
JOHN ODOYO & 28 OTHERS ..... 3<sup>RD</sup> PETITIONER**

**AND**

**SEVENTH DAY ADVENTIST CHURCH (EAU) LTD ..... 1<sup>ST</sup> RESPONDENT  
COUNTY GOVERNMENT OF HOMABAY ..... 2<sup>ND</sup> RESPONDENT  
THE LAND ADJUDICATION AND SETTLEMENT DEPARTMENT .... 3<sup>RD</sup>  
RESPONDENT**

**RULING**

1. By a Notice of Motion Application dated 4<sup>th</sup> December 2020, mounted under Sections 1A, 1B, 3A of the *Civil Procedure Act* and Order 51 Rule 1 of the *Civil Procedure Rules* 2010, the petitioners through H. Obach & Partners Advocates, have sought the orders infra:
  - a) Spent
  - b) That there be a stay of execution of the decree in Homa Bay CMC ELC No. 58 of 2016 and intended eviction of the Kigoto Maize Milling Factory by the 1<sup>st</sup> respondent, its servants, agents or anyone acting under it or its authority from L.R No. 772 East Kubia Adjudication section pending the inter-partes hearing of the application herein.
  - c) That pending the hearing and the determination of the petition herein, there be a stay of execution of the decree in Homa Bay CMC ELC No. 58 of 2016 and intended eviction of the



Kigoto Maize Milling Factory by the 1<sup>st</sup> respondent, its servants, agents or anyone acting under it or its authority from L.R No. 772 East Kuvia Adjudication section pending the inter-partes hearing of the application herein and the petition.

- d) That costs be in the cause.
2. The application is anchored on the affidavit of Rebecca Achola Ouko, the 1<sup>st</sup> Petitioner herein. The petitioners contend that the 1<sup>st</sup> respondent is in the process of evicting the 2<sup>nd</sup> respondent, their servants, agents or anyone acting under their authority from L.R No. 772 East Kuvia Adjudication Section, which land the 2<sup>nd</sup> respondent has erected a maize miller factory to be used as a public facility by the petitioners and other members of the public.
  3. Briefly, it is the Petitioners' case that unless an order is issued against the 1<sup>st</sup> respondent to stop the intended eviction, the Maize Mill factory will be demolished and removed from the suit land at the expense of the petitioners and other members of the public in the locality. That therefore, the purpose of this application will be rendered nugatory.
  4. The defendants, duly notified, failed to file any response to the application.
  5. The application came up for inter-parties hearing on 23/03/2021 but there was no appearance for both parties. The matter was fixed for directions on 4<sup>th</sup> October 2021. Again, there was non-attendance by parties. The court then directed that the suit be transferred to Homa Bay Environment and Land Court for hearing and determination since the suit land is situated within Homa Bay County.
  6. On 2<sup>nd</sup> February 2022, the Honorable court directed that the application be heard by way of written submissions. The parties failed to file submissions in respect of the application.
  7. I therefore rely on the entire application on record. So, is it merited?
  8. This court is pretty aware of the conditions as regards an order for stay of execution under Order 42 Rule 6 of the *Civil Procedure Rules* alongside the Constitutional and statutory provisions under which the application is mounted. Order 42 Rule 6 (*supra*) provides in part thus:
    - (2) No order for stay of execution shall be made under subrule (1) unless:
      - a) the court is satisfied that substantial loss may result to the applicant unless the order is made and that the application has been made without unreasonable delay; and
      - b) such security as the court orders for the due performance of such decree or order as may ultimately be binding on him has been given by the applicant.
  9. Article 48 of *the Constitution* of Kenya, 2010 anchors the right of access to justice. Furthermore, the petitioners are entitled to fair hearing of the Petition as stipulated in Article 50 (1) of the same Constitution.
  10. It is established law that the right to be heard before an adverse decision is taken against a person is fundamental and permeates the entire justice system: see *James Kanyita Nderitu and another vs- Marios Philotas Gbikas and another* (2016) eKLR and *Onyango Oloo vs- Attorney General* (1986-89) EA 456.



11. I also subscribe to the Court of Appeal decision in *Butt -vs- Rent Restriction Tribunal* (1979) eKLR, where it was observed that;

“It is in the discretion of the court to grant or refuse a stay but what has to be judged in every case is whether there are or not particular circumstances in the case to make an order staying execution. It has been said that the court as a general rule ought to exercise its best discretion in a way so as not to prevent the appeal, if successful from being nugatory, per Brett, LJ in *Wilson -vs -Church* (No. 2) 12 Ch D (1879) 454 at p 459.....

....and the appellant has an undoubted right of appeal.” (Emphasis added)

12. In the instant case, there is an impending eviction of the 2<sup>nd</sup> respondent from the suit property as disclosed in prayer 1 of the application. Section 13(7)(a) of the *Environment and Land Court Act, 2015* (2011) empowers this court to grant interim preservation orders including the stay order sought herein.

13. In the foregone, I find that the application has met the requirements for the grant of stay of execution sought therein. The application is merited.

14. *A fortiori*, the stay order sought in the application dated 4<sup>th</sup> December 2020 and filed in court on 7<sup>th</sup> December 2020 and as stated in Paragraph 1(c) hereinabove, be and is hereby granted pending the hearing and determination of this Petition.

15. Costs of the application be in the cause.

16. Orders accordingly.

**G.M.A ONG’ONDO**

**JUDGE**

**DELIVERED, DATED AND SIGNED AT THE ENVIRONMENT AND LAND COURT AT HOMA-BAY ON THIS 2<sup>ND</sup> DAY OF MARCH, 2022.**

**G.M.A ONG’ONDO**

**JUDGE**

Parties; absent but duly notified by the Deputy Registrar via email on 22<sup>nd</sup> February 2022 at 3:38pm.

