



**Muigai v Njeru (Environment and Land Appeal E008 of 2024)  
[2026] KEELC 1195 (KLR) (27 February 2026) (Ruling)**

Neutral citation: [2026] KEELC 1195 (KLR)

**REPUBLIC OF KENYA  
IN THE ENVIRONMENT AND LAND COURT AT CHUKA  
ENVIRONMENT AND LAND APPEAL E008 OF 2024**

**BM EBOSO, J**

**FEBRUARY 27, 2026**

**BETWEEN**

**JAPHET NJERU MUIGAI ..... APPELLANT**

**AND**

**LUCYLINE CIAMBUBA NJERU ..... RESPONDENT**

**RULING**

(Ex-Tempore)

1. Today's attendance was to be ex-parte. The applicant was not directed to serve the application that is before court.
2. Vide the notice of motion dated 20/2/2026, the applicant wants this court to vacate inhibition orders issued against the suit land. The court has perused the court file and the exhibited extract of the land register. This court exercised appellate jurisdiction in this matter. It did not issue any inhibition order. The inhibition orders were issued by the lower court.
3. Consequently, the court to vacate the inhibition orders is the court which issued them. This court having disposed this appeal, it is functus officio.
4. For the above reason, the application is struck out. The applicant shall be at liberty to move the relevant court to vacate the inhibition orders. There shall be no orders as to costs.

**DATED, SIGNED AND DELIVERED AT CHUKA THIS 27TH DAY OF FEBRUARY, 2026.**

**B M EBOSO [MR]**

**JUDGE**



In the Presence of:

Appellant present in person

Mr. Murithi Advocate for the Respondent

Court Assistant – Nicholas

