



Republic of the Philippines
Province of Laguna
Municipality of Los Baños
Barangay BATONG MALAKE

OFFICE OF THE LUPONG TAGAPAMAYAPA

Gabby Jezena Lazaro

Mina St. Demarces Subd.

Complainant/s

-against-

Obet Balinton & Grace Polintan

Cels Fair Food, Demarces Subd.

Respondent/s

Barangay Case No.: 2023-2-08
For: Restaurant - Enhancement
OF their Residential to
our space property.

AMICABLE SETTLEMENT (KASUNDUAN SA PAG-AAYOS)

We, complainant/s and respondent/s in the above-mentioned case, do hereby agree to settle our dispute as follows:

1. Nagkarundo ang dalawang partido na magbayad ng renta koy Mrs. Lazaro sa lumang sukat ng pinanuupang lugar sa valangang ₱ 23,450 per month for 100% ng anim na buwan mula January - June 2023 na hakakana lang total na ₱ 187,600 including advance and security deposit.

2. Pagkatapos ng anim na buwan na extension ay magbalayad na si Mr. Polintan ng ₱ 30,800 per month + a bago at tamang sukat sa kondisyon kung papayagan pa silang mag renew ng kontrata ni Mrs. Lazaro

3. at bukas naman si Mrs. Lazaro na makipag negosyo.

and bind ourselves to comply honestly and faithfully with the above terms of settlement.

Entered into this 10th day of February, 2023.

Complainant/s

Respondent/s

ATTESTATION:

I hereby certify that the foregoing, Agreement for Arbitration was entered into by the parties freely and voluntarily, after I had explained to the nature and consequences of such agreement.

An N. CALAN
Punong Barangay/Pangkat Chairman
(Cross out whichever one is not applicable)



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Municipality of Los Baños

BARANGAY BATONG MALAKE

Opal St. Los Baños Subdivision, Batong Malake, Los Baños, Laguna
Hotline Nos: (049) 536-4993, 0945-544-5373, 0919-254-4257

TANGGAPAN NG LUPONG TAGAPAMAYAPA

Gabby Jesusn-Lazaro
(10633) Mint St. Remerus
(Mga) Maysumbong
-laban kay/kina-
Obet Polintan & Grace Polintan
Remerus Subdivision Brgy. Batong Malake
(Mga) Ipinagsusumbong

Usaping Barangay Blg. 2023-2-08
Ukol sa: Restaurant- Encroachment
of their Residential to our
Space Property

SUMBONG

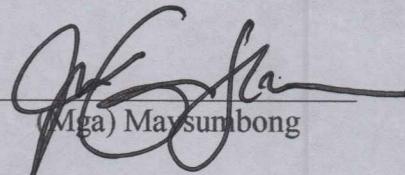
AKO/KAMI, ay nagrereklamo laban sa mga ipinagsusumbong na binanggit sa itaas dahil sa paglabag sa aking/aming mga karapatan at kapakanan sa sumusunod na pamamaraan:

During the recent survey of Bangko Surveying Office, the Surveyor confirmed that their property took advantage of our adjoining property and built their residence as an extension of our building property. This is negligence on their part of civil code of the Philippines Article 448 / 449 / 450 / 451 on encroachment.

DAHIL DITO, AKO/KAMI, na nakikiusap na ipagkaloob sa akin/amin ang sumusunod na (mga) kalunasan nang naaalinsunod sa batas at/o pagkamakatuiran:

I want to talk to them so that they know my concern.

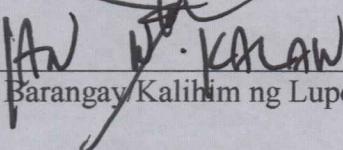
Ginawa ngayong ika- 30 araw ng January, 2023.



(Mga) Maysumbong

Tinaggap at inihain ngayong 30 araw ng January, 2023.

Punong Barangay Kalihim ng Lupon



JAN P. KALAW



Republic of the Philippines
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Barangay BATONG MALAKE

Opal St. Los Baños Subd. Batong Malake, Los Baños, Laguna

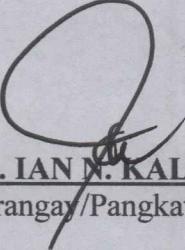
OFFICE OF THE LUPONG TAGAPAMAYAPA

**NOTICE OF HEARING
(MEDIATION PROCEEDINGS)**

TO: GABBY JESENA LAZARO
10633 MINT ST., DEMARCES SUBD.,
BATONG MALAKE, LOS BANOS, LAGUNA
Complainant/s

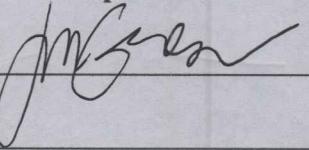
You are hereby summoned to appear before me in person, on the 10TH day of FEBRUARY,
2023 at 2 PM o'clock in the morning/afternoon for the hearing of your complaint.

This 8TH day of FEBRUARY, 2023.


Hon. IAN N. KALAW
Punong Barangay/Pangkat Chairman

Notified this 8TH day of FEBRUARY, 2023.

Complainant/s





Republic of the Philippines
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Barangay BATONG MALAKE
Opal St. Los Baños Subd. Batong Malake, Los Baños, Laguna

OFFICE OF THE LUPONG TAGAPAMAYAPA

GABBY JESENA LAZARO
10633 MINT ST., DEMARCES SUBD.,
BATONG MALAKE, LOS BANOS, LAGUNA
Complainant/s

Barangay Case No.: 2023-2-08
For: RESTAURANT ENHANCEMENT
OF THEIR RESIDENTIAL TO
OUR SPACE PROPERTY

-against-

OBET POLINTAN & GRACE POLINTAN
DEMARCES SUBD., BATONG MALAKE,
LOS BANOS, LAGUNA
Respondent/s

SUMMONS

TO: OBET POLINTAN
GRACE POLINTAN

Respondent/s

You are hereby summoned to appear before me in person, together with your witness, on the 10TH day of FEBRUARY, 2023 at 2 PM o'clock in the morning/afternoon, then and there to answer to a complaint made before me, copy of which is attached hereto, for mediation/conciliation of your dispute with complainant/s.

You are hereby warned that if you refuse or willfully fail to appear in obedience to summons, you may be barred from filing any counterclaim arising from said complaint.
(Under Section 515 on the Chapter 7, Book III of the Katarungang Pambarangay).

FAIL NOT or else face punishment as for contempt of court.

This 8TH day of FEBRUARY, 2023.

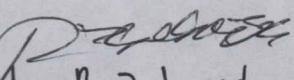
Schedule of hearing FEBRUARY 10, 2023,
Time: 2 PM

Hon. IAN S. KALAW
Punong Barangay/Pangkat Chairman

OFFICER'S RETURN

I served this to summons upon respondent Obef Polintan / Grace Polintan on the 8th day of February, 2023 and upon respondent on the day of February 8, 2023 by: (Write name/s of respondent/s before mode by which he/they was/were served.)

1. _____ Handing to him/them in person or;
2. _____ Handing to him/them said summon he/they refuse to receive it.
3. _____ Leaving said summons at his/their dwelling with (name) _____ a person or suitable age and discretion residing therein.
4. _____ Leaving said summons at his/their office/place of business with _____, (name) a complete person-in-charge thereof.


Ronald P. Zalameda
Officer

Received by respondent/s or representative/s

Signature

Date

Signature

Date



Republic of the Philippines
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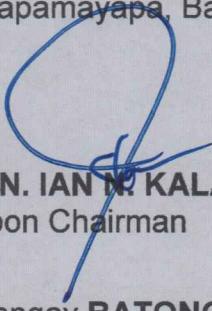
OFFICE OF THE LUPON NG MGA TAGAPAMAYAPA

CERTIFICATE OF FULL PAYMENT

This is to certify that **MR. OBET POLINTAN** has fully paid the total amount of **One Hundred Eighty-Seven Thousand Six Hundred Pesos** (Php 187,600.00) to **MS. GABBY JESENA LAZARO** in connection with Barangay Case No. 2023-02-08 entitled "Restaurant-Enhancement of Their Residential to Our Space Property".

This certification is being issued for whatever legal purpose it may serve.

Issued this 25th day of July, 2023 at the office of the Lupon Tagapamayapa, Barangay Batong Malake, Los Baños, Laguna


HON. IAN M. KALAW
Lupon Chairman

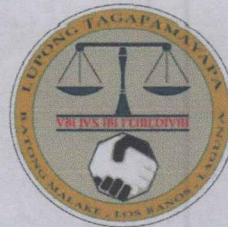
Barangay **BATONG MALAKE**

Official Dry Seal:



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Province of Laguna
Municipality of Los Baños
BARANGAY BATONG MALAKE

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OFFICE OF THE LUPON NG MGA TAGAPAMAYAPA

ACKNOWLEDGEMENT RECEIPT

February 28, 2023

Received the amount of **TWENTY-THREE THOUSAND FOUR HUNDRED FIFTY PESOS (PHP 23,450.00)** from **MR. OBET POLINTAN** as payment to **MS. GABBY JESENA LAZARO** in connection with Barangay Case No. 2023-02-08 entitled "Restaurant-Enhancement of Their Residential to Our Space Property".

Received by:

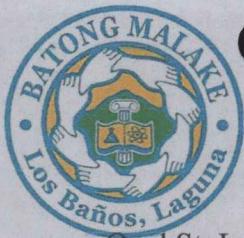
Ms. Gabby Jesena Lazaro
Complainant

Respondent:

Mr. Obet Polintan

Noted by:

HON. IAN N. KALAW
Lupon Chairman



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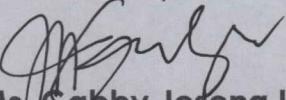
OFFICE OF THE LUPON NG MGA TAGAPAMAYAPA

ACKNOWLEDGEMENT RECEIPT

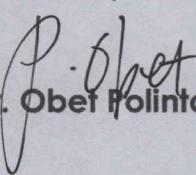
March 24, 2023

Received the amount of **TWENTY-THREE THOUSAND FOUR HUNDRED FIFTY PESOS (PHP 23,450.00)** from **MR. OBET POLINTAN** as payment to **MS. GABBY JESENA LAZARO** in connection with Barangay Case No. 2023-02-08 entitled "Restaurant-Enhancement of Their Residential to Our Space Property".

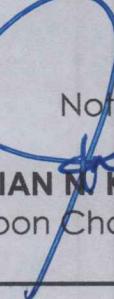
Received by:


Ms. Gabby Jesena Lazaro
Complainant

Respondent:


Mr. Obet Polintan

Noted by:


HON. IAN M. KALAW
Lupon Chairman



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OFFICE OF THE LUPON NG MGA TAGAPAMAYAPA

ACKNOWLEDGEMENT RECEIPT

April 26, 2023

Received the amount of **TWENTY-THREE THOUSAND FOUR HUNDRED FIFTY PESOS (PHP 23,450.00)** from **MR. OBET POLINTAN** as payment to **MS. GABBY JESENA LAZARO** in connection with Barangay Case No. 2023-02-08 entitled "Restaurant-Enhancement of Their Residential to Our Space Property".

Received by:

Ms. Gabby Jesena Lazaro
Complainant

Respondent:

Mr. Obet Polintan

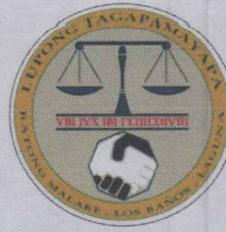
Noted by:

HON. IAN N. KALAW
Lupon Chairman



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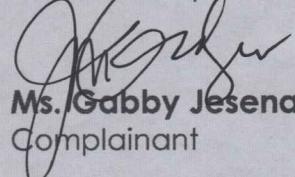
OFFICE OF THE LUPON NG MGA TAGAPAMAYAPA

ACKNOWLEDGEMENT RECEIPT

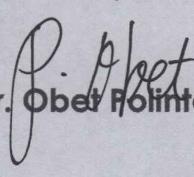
May 22, 2023

Received the amount of **TWENTY-THREE THOUSAND FOUR HUNDRED FIFTY PESOS (PHP 23,450.00)** from **MR. OBET POLINTAN** as payment to **MS. GABBY JESENA LAZARO** in connection with Barangay Case No. 2023-02-08 entitled "Restaurant-Enhancement of Their Residential to Our Space Property".

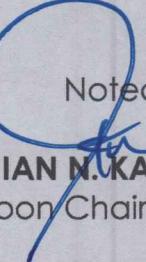
Received by:


Ms. Gabby Jesena Lazaro
Complainant

Respondent:


Mr. Obet Polintan

Noted by:


HON. IAN N. KALAW
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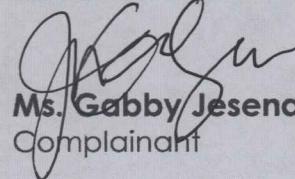
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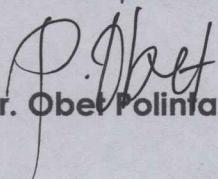
June 23, 2023

Received the amount of **TWENTY-THREE THOUSAND FOUR HUNDRED FIFTY PESOS (PHP 23,450.00)** from **MR. OBET POLINTAN** as payment to **MS. GABBY JESENA LAZARO** in connection with Barangay Case No. 2023-02-08 entitled "Restaurant-Enhancement of Their Residential to Our Space Property".

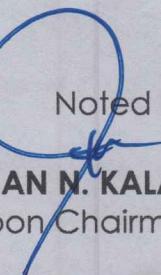
Received by:


Ms. Gabby Jesena Lazaro
Complainant

Respondent:


Mr. Obet Polintan

Noted by:


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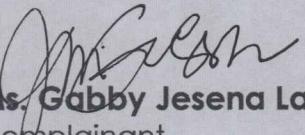
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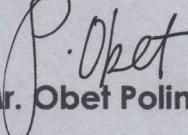
July 25, 2023

Received the amount of **TWENTY-THREE THOUSAND FOUR HUNDRED FIFTY PESOS (PHP 23,450.00)** from **MR. OBET POLINTAN** as payment to **MS. GABBY JESENA LAZARO** in connection with Barangay Case No. 2023-02-08 entitled "Restaurant-Enhancement of Their Residential to Our Space Property".

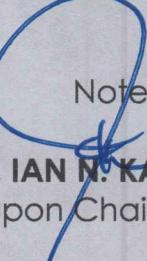
Received by:


Ms. Gabby Jesena Lazaro
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Mr. Obet Polintan

Noted by:


HON. IAN N. KALAW
Lupon Chairman



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16 OFFICE OF THE LUPON NG MGA TAGAPAMAYAPA

17 KATITIKAN NG paghaharap sa usapin sa LUPONG TAGAPAMAYAPA NG BARANGAY
18 BATONG MALAKE NA IDINAOS NOONG IKA-10 ng Pebrero 2023, 2:00 NG HAPON SA
19 AMING TANGGAPAN, BARANGAY BATONG MALAKE, LOS BAÑOS, LAGUNA.

20 BARANGAY CASE NO. 2023-2-08: Restaurant-Encroachment of their Residential to
21 our Space Property

22 COMPLAINANT: Gabby Jesena Lazaro

23 RESPONDENT: Obet Polintan & Grace Polintan

24 KATITIKAN BLG. 2-08

25 Pagkilala sa mga Partido at Paglalatag ng panuntunan sa pagdinig ng usapin

26 Nagsumbong: Gabby Jesena Lazaro

27 Ipinagsumbong: Obet Polintan & Grace Polintan

28 SALAYSAY:

29 Chairman Ian: Magandang hapon sa inyong lahat. Salamat sa pagdating sa pagpupulong
30 na ito. Napakabuti na magkaroon tayo ng pagkakasundo sa usaping ito upang madinig ang
31 panig ng bawat isa. Kasama natin ang ating kalihim upang itala ang ating mapag-uusapan
32 at ang inyong mapagkakasunduan. Upang simulan ang usaping ito, ano ang inyong nais
33 sabihin tungkol sa usaping ukol sa Restaurant-Encroachment of their Residential to our
34 Space Property? Mr. Lazaro maaari mo nang simulan kung ano ang iyong gusto sabihin.

35 Gabby: Magandang araw po Chairman. Gusto ko lang po na iparating kila Mr. & Mrs. Politan
36 ang aking concern tungkol sa recent survey ng Bagnes Surveying Office. Ito po ay
37 naconfirmed ng surveyor na ang kanilang property was took advantage to our adjoining
38 property. Nais ko lang po makipaglinawan na this is negligence on their part under civil code
39 on encroachment.

40 Obet: Kami naman po ay bukas sa pakikipaglinawan kay Mrs. Lazaro upang maging maayos
41 na ang issue na ito. Kung ano po ang magiging solusyon para masolve ang usapin na ito,
42 kami po ay makikipagtulungan.

43 Chairman Ian: Salamat sa iyong dalawa at willing kayo parehas na magkaayos upang
44 pagtulungan ang usaping ito. Mrs. Lazaro ano po ang iyong imumungkahi upang masimulan
45 nila Mr. and Mrs. Politan ang settlement.

46 Gabby: Nais ko lang po na magbayad sila ng renta sa lumang sukat ng pinapaupahang
47 lugar. PhP 187,600.00 ang kabuuhan sa loob ng anim na buwan na extension kasama ang
48 Advance at Security Deposit.

59
60 Obet: Kami po ay pumapayag na magbayad ng renta. PhP 23,450.00 po per month ang
61 ibabayad namin kay Mrs. Lazaro simula January hanggang June 2023. Pagkatapos po ng
62 anim na buwan na extension, ang babayaran na naming na renta ay base na sa bagong
63 sukat na PhP30,800.00 per month, kung kami po ay papayagan pa ni Mrs. Lazaro na mag
64 renew ng kontrata.
65

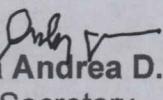
66 Chairman Ian: Salamat Obet. Mrs. Lazaro ang mga binanggit po ba ni Mr. Politan ay
67 pumapayag kayo?

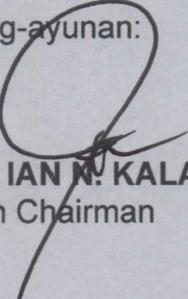
68 Gabby: Yes Chairman. I am open for negotiation.
69

70 Chairman Ian: Maraming salamat sa inyong dalawa at kayo ay nagkasundo. Sana ay
71 magpatuloy ang inyong pagkakasundo at pagiging responsible sa usaping ito. Ito ay itatala
72 ng ating kalihim sa ating amicable settlement. Sana ay magpatuloy ang inyong pagiging
73 maayos at tapat sa mga kasunduan. Kung wala nang ibang nais ipabatid, maaari na tayong
74 magtapos ng pulong.
75

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77
78
79 Result: Amicably Settled
80

81 Ihinanda ni:
82

83 
84 **Louella Andrea D. Dungo**
85 Lupon Secretary
86

87
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89
90 Sinang-ayunan:
91 
92
93
94 **HON. IAN N. KALAW**
95 Lupon Chairman
96