

**IN THE MAGISTRATES' COURT OF ABIA STATE OF NIGERIA.**  
**IN THE SMALL CLAIMS COURT, ABA ZONE.**  
**BEFORE HIS WORSHIP, U. J. YOUNG-DANIEL (ESQ) CHIEF MAG. GRD 1.**  
**THIS 6<sup>TH</sup> DAY OF MAY, 2025.**

**SCC/AB/215/25**

**BETWEEN:**

**DANIEL OSITA ONYEMELUKWE. ----- CLAIMANT**  
**(By Att. PAUL EZEGBOGU)**

**AND**

**EMMANUEL I. AKPA ----- DEFENDANT**

***Claimant Present.***

***Defendant Present.***

***Appearances: E. A. Ohia Esq appears for the Defendant.***

***No Representation for the Claimant.***

**MATTER IS FOR JUDGEMENT.**

Claimant by Attorney filed this Claim, claiming the sum of **₦520,000.00 (Five Hundred and Twenty Thousand Naira)** being arrears of rent as it is stated and contained in the Claimant *Letter of Demand of Form SCA1*. Defendant however, filed a Defence to the fact that the Claimant is not his landlord, alien to him and has no landlord/tenancy relationship with the Claimant and therefore there is no basis for the Defendant to pay house rent to the Claimant. Nevertheless, in proof of Claimant Claim, Claimant Attorney testified that he is claiming the sum of **₦520,000.00 (Five Hundred and Twenty Thousand Naira)** of arrears of rent for the period of the year 2021 to 2024 and that the Defendant pays the rent sum of **₦130,000.00 (One Hundred and Thirty Thousand Naira)** per annum and tendered a receipt he referred to as the last rent receipt issued to the Defendant and same marked *Exhibit A* and concluded his Evidence in Chief and was cross-examined by the Defendant Counsel to the fact of if the Claimant is the owner of No. 30 Asa Road Aba, subject matter of this Claim and the Claimant Attorney responded and stated that Daniel Osita Onyemelukwe is not the owner of No. 30 Asa Road Aba, however, by the Judgment of a High Court, Daniel Osita Onyemelukwe of Claimant is in charge of No. 30 Asa Road Aba including collecting of rents from tenants therein as in the instant Claim before this Court and

tendered *Exhibit B* of a Judgment in *Suit No: A/33/2015* between: *MR DANIEL OSITA ONYEMELUKWE (For himself and representing Daniel Sunny Onyemelukwe Family) VS MR DERRICK DIKE ONYEMELUKWE, MISS MONA ADAOBI ONYEMELUKWE, MRS PATRICIA N. EGBEONU.*

Nevertheless, Defendant Counsel further cross examined the Claimant Attorney to the fact that *Exhibit B* of the aforestated Judgment has a revocation clause which fact the Claimant Attorney conceded. Defendant Counsel cross examined to the fact that Derrick Onyemelukwe, Dannette Onyemelukwe, Mona Onyemelukwe, Cindy Onyemelukwe and Patricia Onyemelukwe are the parties that granted the Claimant the power or authority as ruled in *Exhibit B* and that same has been revoked by the parties on the 19<sup>th</sup> Day of February, 2019. However, Claimant Attorney in reply stated that it is not a fact and further stated that Mrs Patricia Onyemelukwe never conferred authority on the Claimant and therefore has no right to nullify the authority granted to the Claimant as ruled in *Exhibit B* in the circumstance. Defendant Counsel tendered *Exhibit C* of a document dated the 19<sup>th</sup> Day of February, 2019, titled *ESTATE OF D.S.C. ONYEMELUKWE PROPERTIES OF D. D. ONYEMELUKWE LIMITED* which purports to cancel the authority granted to the Claimant and confirmed in *Exhibit B* in a Judgment to that effect. Claimant Attorney stated in his further cross examination by the Defendant Counsel that he is not managing the Estate of D.S.C. Onyemelukwe on the basis or grounds that the Claimant is the Administrator of the Estate, rather that he has been managing the said Estate including collection of rents from tenants on the strength of *Exhibit B* of the *Judgment* confirming authority granted to the Claimant by the principal members of D.S.C. Onyemelukwe to manage the Estate of D.S.C. Onyemelukwe, therefore, Claimant is an administrator of the Estate of D.S.C. Onyemelukwe which includes the property known and called No. 30 Asa Road Aba subject matter of this Claim. However, Defendant Counsel further cross examined the Claimant Attorney to the fact that the authority or power granted to the Claimant as contained in *Exhibit B* of the said Judgment has been nullified by another High Court Judgment which Claimant Attorney responded is not a fact and to this circumstance, Defendant Counsel tendered *Exhibit D* of a High Court Judgment between: *DERRICK DIKE ONYEMELUKWE, MONA ADAOBI ONYEMELUKWE, DANETTE IFEYINWA ONYEMELUKWE, CINDY CHIOMA ONYEMELUKWE AND MRS PATRICIA ONYEMELUKWE VS DANIEL OSITA ONYEMELUKWE, THE PROBATE REGISTRAR. Exhibit*

*E* is the Judgment Order to *Exhibit D*. Also, Defendant Counsel cross examined the Claimant Attorney if there is any document or title deed in Nigeria bearing the name *Daniel Osita Onyemelukwe* of the Claimant in respect of No. 30 Asa Road Aba or any other property of *D.S.C. Onyemelukwe Estate* rather in the name of *D.D. Onyemelukwe Estate Ltd* which Claimant Attorney responded and stated that it is a fact that the name of the Claimant of *Daniel Osita Onyemelukwe* is not on any title deed in respect of No. 30 Asa Road Aba or any other property of *D.S.C. Onyemelukwe* but in the name of *D.D. Onyemelukwe Estate Ltd*, however, Claimant Attorney added that *D.D. Onyemelukwe Estate Ltd* stands as an Attorney for the case of the management of *D.S.C. Onyemelukwe* supported by Estate which includes No. 30 Asa Road Aba and at this, Defendant Counsel tendered *Exhibit F* of the *Title Deed/Power of Attorney* dated the 17<sup>th</sup> Day of September, 1985 of No. 30 Asa Road Aba. Claimant Attorney at this stage tendered *Exhibit G* of a *Letter of Authority to manage the Estate of D.S.C. Onyemelukwe* by the principal members to the Claimant dated 27<sup>th</sup> Day of July, 2007. Claimant Attorney stated in his cross examination by the Defendant Counsel that *Exhibit G of Authority or Power* granted the Claimant by the principal members of *D.S.C. Onyemelukwe* which *Exhibit B* of a *High Court Judgment* confirms cancelled the authority or power of *D.D. Onyemelukwe Estate Ltd* to manage the Estate of *D.S.C. Onyemelukwe* including No. 30 Asa Road Aba. Nevertheless, Claimant Attorney admitted in his further cross examination by the Defendant Counsel that he collected rents and issued receipts on the receipt bearing the name *D.D. Onyemelukwe Estate Ltd* were still available hence still used by the Claimant for the purposes of acknowledgment of rents paid to the Claimant by the Defendant as is contained in *Exhibit A* which Claimant Attorney stated that he had issued same to the Defendant as the Claimant Attorney and Defendant endorsed or signed same. Nevertheless, Claimant Attorney was further cross examined by the Defendant Counsel that the Claimant is not the head of *D.S.C. Onyemelukwe* family which fact Claimant Attorney admitted, however added that the Claimant has or was granted authority or power to manage the Estate of *D.S.C. Onyemelukwe* by the first son and other principal members of *D.S.C. Onyemelukwe* family. Further in the cross examination of the Claimant Attorney, Claimant stated that the principal members of *D.S.C. Onyemelukwe* are not only *Mona Chinyere Onyemelukwe*, *Danette Onyemelukwe*, *Cindy Onyemelukwe* and *Patricia Onyemelukwe* but also include Mrs

Pearl Onyemelukwe whom Claimant Attorney stated is the matriarch of the D.S.C. Onyemelukwe and the mother of the Claimant, Adaobi or Mona Onyemelukwe, Danette Onyemelukwe, Cindy Onyemelukwe, Derrick Dike Onyemelukwe. Nevertheless, Claimant Attorney responded in his further cross examination by the Defendant Counsel that the names of the principal members of D.S.C. Onyemelukwe he mentioned excluding Mrs Pearl Onyemelukwe of the matriarch of the D.S.C. Onyemelukwe family/the mother of the Claimant as Judgment Creditors as contained in *Exhibit D* purportedly revoking the authority granted the Claimant in *Exhibit B* of the Judgment of the High Court which had confirmed authority granted the Claimant by the principal members of D.S.C. Onyemelukwe family as contained in *Exhibit G* are not Judgment Creditors against the Claimant as is contained in *Exhibit D*. Claimant Attorney admitted in his further cross examination by the Defendant Counsel that Derrick Dike Onyemelukwe is the eldest son of D.S.C. Onyemelukwe, however, that Pearl Onyemelukwe is the mother of all the children of D.S.C. Onyemelukwe he had mentioned and matriarch of the family. Defendant Counsel tendered *Exhibit H* of a *High Court Judgment in Suit No: A/121/2020* between: *MR OBED CHUKWEM VS MR DANIEL OSITA ONYEMELUKWE, MR NJOGO EJIKE, D. D. ONYEMELUKWE ESTATE LTD*. *Exhibit J* is the Judgment Order in respect of *Exhibit H*. however, Claimant Attorney responded to the fact that *Exhibit H* is currently on Appeal and to this fact, Defendant Counsel further cross examined the Claimant Attorney that the Claimant is facing a contempt proceeding in respect of the Judgment in *Exhibit D* and tendered *Forms 48 and 49* of Forms of contempt proceeding and same were marked *Exhibits K and L* respectively. Also Claimant Attorney was further cross examined on the fact that the Claimant attempts to set aside the High Court Judgment in *Exhibit H* between: *MR OBED CHUKWEM VS MR DANIEL OSITA ONYEMELUKWE, MR NGOJO EJIKE, D. D. ONYEMELUKWE ESTATE LTD* was refused by the same Court that delivered the Judgment and in response, Claimant Attorney stated that he is not aware of that fact of attempts by the Claimant to set aside the Judgment in *Exhibit H* and refusal to that effect and in this circumstance, Defendant Counsel tendered *Exhibit M*. On the cross examination by the Defendant Counsel that the Claimant filed this Claim against the Defendant because the Defendant pays rent to D. D. Onyemelukwe Estate Ltd through its Director Derrick Dike Onyemelukwe, Claimant Attorney responded and stated that rather he is in Small Claims Court to recover arrears of rent owed the Claimant by the

Defendant on the basis or ground of authority granted the Claimant by the High Court Judgment as contained in *Exhibit B* and then responded further that Derrick Dike Onyemelukwe is not a Director of D. D. Onyemelukwe Estate Ltd as being alleged by the Defendant Counsel and to this fact, Claimant Attorney tendered *Exhibit N* titled *Corporate Affairs Commission Status Report* in respect of *D. D. Onyemelukwe Estate Ltd* dated the 8<sup>th</sup> Day of July, 2024. Nevertheless, Defendant Counsel cross examined the Claimant Attorney on *Exhibit N* of *Status Report* of the Directors of D. D. Onyemelukwe Estate Ltd that *Exhibit N* is in respect of the original incorporation of D. D. Onyemelukwe Estate Ltd and that list of Directors has been changed as Directors die and further that *Exhibit N* contains the original names of Directors of D. D. Onyemelukwe Estate Ltd as at the year 1999 and then after the death of D.S.C. Onyemelukwe, there was a change of Directors which fact Claimant Attorney responded and stated that he is not aware of and to this effect, Defendant Counsel tendered *Exhibit O* titled *D. D. Onyemelukwe Estate Ltd of Appointment of Directors of D. D. Onyemelukwe Estate Ltd*. Further, Claimant Attorney was cross examined to the fact that he had not met with one Isabella Orizu and Chika Nwaokoro of Directors as contained in *Exhibit N* of *Status Report* of the *Directors of D. D. Onyemelukwe Estate Ltd* which Claimant Attorney stated that he has not met them and at his reponse, Defendant Counsel further cross examined the Claimant Attorney to the fact that Isabella Orizu and Chika Nwaokoro as Directors of D. D. Onyemelukwe as contained in *Exhibit N* of *Status Report of Directors of D. D. Onyemelukwe Estate Ltd* have sued the Claimant before a High Court Aba still pending to the effect that the Claimant should hands off the management of the properties because he has no right to that effect which fact Claimant Attorney responded and stated that he is not aware. Claimant Attorney admitted in his further cross examination by the Defendant Counsel that all the properties including No. 30 Asa Road Aba are originally owned by D. D. Onyemelukwe the late father of late D.S.C. Onyemelukwe and that Chika Nwaokoro and Isabella Orizu are the children of D. D. Onyemelukwe, however, that D.S.C. Onyemelukwe being the only surviving son of D. D. Onyemelukwe inherited his Estate and that Chika Nwaokoro and Isabella Orizu of female sibling to D.S.C. Onyemelukwe were settled as well by their late father D. D. Onyemelukwe although he does not know what they were settled with by their late father. Nevertheless, Defendant Counsel cross examined the Claimant Attorney to the fact that the

Defendant has been paying rent since the past 30 (thirty) years in the name of D. D. Onyemelukwe Estate Ltd up until the year 2025. However, Claimant Attorney responded and stated that it is not a fact that the Defendant has been paying rent uptill the year 2025 and further stated that the Defendant paid last rent to the Claimant on the 27<sup>th</sup> Day of February, 2020 as contained in *Exhibit A* of last rent receipt issued the Defendant. However, Claimant Attorney admitted that there is no payment of rents receipted or issued in the name of the Claimant Daniel Osita Onyemelukwe and at this stage, concluded the cross examination of the Claimant Attorney by the Defendant Counsel and so concluded the proof of the Claimant Claim by Attorney. Defendant opened his Defence by testifying that he pays rent to one Franca of the D. D. Onyemelukwe Estate Ltd and that he has been doing so or paying rent thereto for more than 30 years. Defendant further testified that he was served with a document to the effect that one Derrick is the rightful owner of No. 30 Asa Road Aba, subject of this Claim and to that effect he was paying rents to Derrick Dike Onyemelukwe. Defendant further stated that the issue of who to pay rents arouse about four or five years ago, however, Derrick Dike Onyemelukwe gave him an account number to pay in rents and that he has been paying rents into that account as when his rent is due and in that circumstance, he is not owing anybody including the Claimant. Nevertheless, Defendant further stated that at one time, Derrick Dike Onyemelukwe informed him and other tenants that he is the rightful person to pay to, hence he has been paying rents to Derrick Dike Onyemelukwe and tendered *Exhibit P* of rent receipt dated the 22<sup>nd</sup> Day of January, 2025 and concluded his evidence in chief and was cross examined by the Claimant Attorney if the Defendant knew the Claimant – Daniel Osita Onyemelukwe, wherein Defendant responded and stated that somebody came to him and introduced himself as Daniel Osita Onyemelukwe and pasted a Judgment on the wall of No. 30 Asa Road Aba, subject of this Claim and that Derrick Dike Onyemelukwe introduced himself as the person in charge of the Estate of D.S.C. Onyemelukwe and instructed that rents should be paid to him. Nevertheless, Defendant admitted signing *Exhibit U of Tenancy Agreement between Daniel Osita Onyemelukwe and Emmanuel I. Akpa, the Defendant* which Tenancy Agreement, Defendant stated in his cross-examination by the Claimant Attorney was signed under duress. *Exhibit V* is the receipt of payment by the Defendant in respect of the Tenancy Agreement. Thus concluded the testimony and cross examination of the Defendant. DW2 is Mr Peter

Agwu of Estate Manager. DW2 testified that he was appointed a Surveyor of the D. D. Onyemelukwe Estate Ltd by the head of the family – Derrick Dike Onyemelukwe. DW2 testified that he was correct and up to dates rent payment receipts he issued to the Defendant and tendered *Exhibits Q, R, and S* respectively and concluded and was cross examined by the Claimant Attorney to the fact DW2 appointment as a supervisor and rent receipts of *Exhibits Q, R and S* issued in the name of D. D. Onyemelukwe Estate Ltd is a fraud on the basis that the company known and called D. D. Onyemelukwe Estate Ltd has been dissolved. However, DW2 responded and stated that there is no such dissolution of the company called D. D. Onyemelukwe Estate Ltd and that Derrick Dike Onyemelukwe is a Director thereof. At this circumstance, Claimant Attorney tendered *Exhibit T* of a document striking out the company D. D. Onyemelukwe Estate Ltd. Thus concluding the proof of Defence of the Defendant and the proof of this Claim. Claimant by Attorney is claiming the sum of ₦520,000.00 (Five Hundred and Twenty Thousand Naira) of arrears of rent from the Defendant from the period of the years 2021 to 2024 at the rent sum of ₦130,000.00 (One Hundred and Thirty Thousand Naira) per annum. Nevertheless, Defendant filed a Defence to the effect that the Claimant is not his landlord and has no tenancy relationship with the Claimant and in a proof of the aforestated Defence, Defendant testified that he pays rent to Derrick Dike Onyemelukwe who is a Director, Head of family, as first son of D.S.C. Onyemelukwe and D. D. Onyemelukwe Estate Ltd respectively. Further, the Claimant Attorney was cross examined by the Defendant Counsel to the effect that the Claimant is not a valid proper person to make a Claim of rent or arrears of rent from the Defendant rather D. D. Onyemelukwe Estate Ltd represented by Derrick Dike Onyemelukwe hence Claimant Attorney representation of the Claimant is invalid. However, Claimant Attorney tendered *Exhibits B and G* of Judgment of a High Court Aba Division authorizing the Claimant to the effect of acting on behalf of D.S.C. Onyemelukwe Family Estate confirming the authority as contained in *Exhibit G* granted the Claimant to represent or take charge of the management of the Estate of D.S.C. Onyemelukwe. *Exhibit D* of a High Court Judgment per Justice C. K. Nwankwo and *Exhibit H* of a High Court Judgment per Justice Benson C. Anya and Exhibit H are purported revocation to the authority to manage the Estate of D.S.C. Onyemelukwe granted the Claimant by *Exhibits B and G*. *Exhibit G* headed *TO WHOM IT MAY CONCERN* – appoints DANIEL OSITA ONYEMELUKWE/CLAIMANT as the person to

manage the Estate of D.S.C. Onyemelukwe including the property known and called No. 30 Asa Road Aba subject matter of this Claim and same signed by the principal members of D.S.C. Onyemelukwe, *Exhibit B* wherein it is ordered or granted a perpetual injunction restraining the Defendants whether by themselves, their agents, workers, servants and or privies from dissipating with any of the properties making up the Estate of the family of Late Daniel Sunny Chukwuemeka Onyemelukwe during the pendency of the authority conferred on the Claimant or until it is set aside or revoked. This Court states that there is nothing before it revoking either by Appeal of *Exhibit B* or any other Judgment of a Court granting authority to any other person of the family of D.S.C. Onyemelukwe to manage the Estate of D.S.C. Onyemelukwe except as it is granted the Claimant in *Exhibit B*. Therefore any Order by this Court contrary to *Exhibit B* would amount to this Court sitting on Appeal of the High Court Judgment. This Court states that *Exhibit D* of the High Court Judgment per Justice C. K. Nwankwo being alleged as a Judgment of Revocation of *Exhibit B* delivered on issues different and not same with the issues deliberated or considered upon in *Exhibit B*. This Court states that *Exhibit D* was on issues in regard to Letters of Administration (without will) granted the Claimant and the issues of interpretation and or effect of the provision of Section 42 Chapter 4 of the 1999 Constitution of the Federal Republic of Nigeria as amended. Further, *Exhibit H* of Judgment of a High Court Aba Division per Justice Benson C. Anya deals with different parties not in regard to the family of D.S.C. Onyemelukwe as it is the issue with *Exhibit B*. This Court does not consider *Exhibit H* as on Appeal to *Exhibit B* to revoke the authority to manage and superintend the management of the Estate of D.S.C. Onyemelukwe granted to the Claimant as the two Judgments of *Exhibit B* and *H* are of Judgments of concurrent Jurisdiction. This Court states that the Judgment in *Exhibit B* which grants the power or authority to the Claimant upon which the Claimant acts by Attorney to manage the Estate of D.S.C. Onyemelukwe can only be revoked by a Suit of a combined parties of all the principal members that granted the Claimant the authority to manage the Estate or properties of D.S.C. Onyemelukwe including No. 30 Asa Road Aba, subject matter of this Claim and no other. This Court states further that *Exhibit B* can also be revoked by an Appeal to it. However, there is no such Suit or Appeal before this Court upon which this Court would rely as revoking the authority granted the Claimant in *Exhibit G* and confirmed by *Exhibit B* of the Judgment of the High Court



Aba Division. This Court states that *Exhibits D and H* aforesated relied upon by the Defendant or even Exhibit C of a purported revocation by some principal members of D.S.C. Onyemelukwe of *Exhibit G* of authority granted the Claimant to manage and superintend the Estate of D.S.C. Onyemelukwe by all the principal members of the D.S.C. Onyemelukwe cannot effectively revoke *Exhibit G* how much more revoke the Judgment of the High Court in *Exhibit B* which Judgment confirms *Exhibit G*. This Court states that *Exhibit C* of the purported Revocation of *Exhibit G* is not of all the principal members of the family of D.S.C. Onyemelukwe as it is contained and granted in *Exhibit G* to the Claimant. As such this Court cannot be expected to rely on all these Exhibits namely *Exhibits C, D, H* as revoking *Exhibits B and G* respectively. This Court states that on the issue of whom the principal members have authorized to collect rent in the absence of Letters of Administration. It is Daniel Osita Onyemelukwe who is the Claimant in this Claim and not Derrick Dike Onyemelukwe and *Exhibits B and G* are still to that effect. There is no other contrary document before this Court in this Claim revoking *Exhibits B and G* not even *Exhibits C, D and H* of the purported revocation of *Exhibits B and G* in that circumstance there is no valid revocation of the authority upon which the Claimant is acting or acts in respect of the management of the Estate of D.S.C. Onyemelukwe which includes the filing of this Claim for the recovery of the arrears of rent owed in respect of No. 30 Asa Road Aba, which property is inclusive of the Estate of D.S.C. Onyemelukwe. This Court further states that the Defendant testimony to the fact that Derrick Dike Onyemelukwe is the head of the family of D.S.C. Onyemelukwe despite Defendant testified that the Claimant brought to his attention and other tenants the facts of a Judgment of a Court appointing Daniel Osita Onyemelukwe/Claimant the authority to manage the property at No. 30 Asa Road Aba subject matter of this Claim for recovery of rent from the Defendant still Defendant ignored the said Judgment as is contained in Exhibit B and continued to pay rent to Derrick Dike Onyemelukwe and in this circumstance, this Court states that it is not an issue of who is the first son or head of the family of D.S.C. Onyemelukwe rather who is legally authorized by virtue of the Judgment in *Exhibit B* and whom the principal members of the D.S.C. Onyemelukwe appointed to manage their father's property of D.S.C. Onyemelukwe as is granted in *Exhibit G* and confirmed by *Exhibit B* of the High Court Judgment. Therefore, this Court states that the Defendant was on his own when he choose or decides to pay rent to the wrong person simply because the person he

chose to pay rent of Derrick Dike Onyemelukwe is the first son and head of the D.S.C. Onyemelukwe family contrary to *Exhibits B and G*. Therefore, this Court states that *Exhibits C, D, E, H, J, K, L, M, O, P, Q, R, S, V* tendered by the defence which include rent receipts of payment of rents issued to the Defendant by anybody on behalf of Derrick Dike Onyemelukwe are of no consequence in this Claim as they are not of the true position of the issues in this Claim. In conclusion and in line with the aforestated so set out supporting this Claim in favour of the Claimant, this Court states that the Claimant has proved this Claim by Attorney so as to grant the Claimant as claimed. Therefore, this Court Orders that the Defendant is owing the Claimant of the sum of arrears of rent for the period of the year 2021 to 2024 at the rent sum of ₦130,000.00 (One Hundred and Thirty Thousand Naira) per annum. This Court at this stage states that the Judgment as considered in this Claim, applies to the sister Claims of ***SCC/AB/212/2025, between: Daniel Osita Onyemelukwe (By Attorney Paul Ezegbogu) Vs Ozone Motors Nig. Ltd.*** This Court states that *Exhibits Q, R, S, T* respectively of rent receipts acknowledging payments to Derrick Dike Onyemelukwe by his agents are of no consequence in this Claim as the Defendant as set out in the Judgment of this Court of the sister Claim under consideration and applying to this Claim is of the finding that the *Defendant/Ozone Motors Nig Ltd* is owing the Claimant arrears of rent as claimed of the sum of ***₦800,000.00 (Eight Hundred Thousand Naira)*** as same was not paid to the Claimant.

Also applies to ***SCC/AB/216/2025, between: Daniel Osita Onyemelukwe (By Attorney Paul Ezegbogu) Vs Lawrence Ezembamalu.*** Therefore, *Exhibits Q, R, S, T*, of rent receipts of rent payments to Derrick Dike Onyemelukwe through his agents are of no consequence to this Claim. This Court states that the Defendant is owing the Claimant arrears of rent as claimed of the sum of ***₦650,000.00 (Six Hundred and Fifty Thousand Naira)***. This Court also states that Claimant by Attorney has proved his Claim in respect of the 3 (three) Claims aforestated therefore is entitled to Judgment in his favour.

This Court orders as follows: ***In Claim SCC/AB/215/2025, Between: Daniel Osita Onyemelukwe (By Attorney Paul Ezegbogu) Vs Emmanuel I. Akpa (Defendant)*** is to pay the Claimant the sum of ***₦520,000.00 (Five Hundred and Twenty Thousand Naira)*** of arrears of rent forthwith. This cost of this Claim is assessed at the sum of ***₦10,000.00 (Ten Thousand Naira)***.

***In Claim SCC/AB/212/2025, Between: Daniel Osita Onyemelukwe (By Attorney Paul Ezebgogu) Vs Ozone Motors Nig. Ltd. (Defendant)*** is hereby ordered to pay to the Claimant the sum of ***₦800,000.00 (Eight Hundred Thousand Naira)*** of arrears of rent forthwith. The cost of this Claim is assessed at the sum of ***₦10,000.00 (Ten Thousand Naira)***.

***In Claim SCC/AB/216/2025, Between: Daniel Osita Onyemelukwe (By Attorney Paul Ezebgogu) Vs Lawrence Ezembamalu (Defendant)*** is hereby ordered to pay to the Claimant the sum of ***₦650,000.00 (Six Hundred and Fifty Thousand Naira)*** of arrears of rent forthwith. Also the cost of this Claim is assessed at the sum of ***₦10,000.00 (Ten Thousand Naira)***.

U. J. YOUNG-DANIEL (ESQ)  
CHIEF MAG. GRD 1.  
06/05/25.



**NWANOSIKE PATRICK C.**  
*Head Registrar*  
SCC Aba Zone