

****Title:****

Estate of Valeriano C. Bueno and Genoveva I. Bueno v. Justice Eduardo B. Peralta, Jr., G.R. No. [Number], [Year]

****Facts:****

The case involves a dispute over a property located at No. 3450 Magistrado Villamor St., Lourdes Subdivision, Sta. Mesa, Manila, which is covered by Transfer Certificate of Title No. 47603 (RT-192). The subject property was occupied by the family of Associate Justice Eduardo B. Peralta, Jr., whose father, Atty. Eduardo M. Peralta Sr., provided legal services to the original owners, Spouses Valeriano C. Bueno and Genoveva I. Bueno.

- ****Initial Occupation:**** During the Buenoses' lifetime, they allowed Atty. Peralta's family to occupy the property without formal contract, merely under a tacit understanding whereby Atty. Peralta and his family incurred no rental charges but were responsible for utility bills and real property taxes.
- ****Upon the Death of Atty. Peralta and Wife:**** The children, including Associate Justice Peralta, continued to occupy the property. Subsequent to their occupancy, the Bueno family sought the property's return.
- ****First Demand and Legal Action:**** Before Valeriano C. Bueno's death, he demanded the Peralta heirs vacate the property. Instead of compliance, the Peralta heirs filed legal actions against the Estate of Bueno, including a specific performance suit to compel the execution of a deed of conveyance.
- ****Unlawful Detainer Suit:**** At one point, the Estate of Bueno formally demanded Edgardo and Edmundo B. Peralta vacate, later realizing Associate Justice Peralta was the actual occupant. Failing to secure voluntary vacation, the