

RUFINO ALARCON, ET AL., PETITIONERS VS. PILAR SANTOS. ET AL., RESPONDENT.

G.R. No. L-18431. June 30, 1962

Ponente: BAUTISTA ANGELO, J.

Read online (full-text search, related cases, audio case brief): <https://batas.org/library/4218a09aab5b/>

BAUTISTA ANGELO, J.:

PETITION for review the decision of the Court of Agrarian Relations.

SUMMARY

Respondent Pilar Santos leased her lands to Dionisio Alarcon who in turn hired petitioners to till the same. When the lease contract was terminated the petitioners were forcibly ejected from their landholdings, respondent claiming that as owner of the lands she can exercise all rights that pertain to her ownership. The petitioners petitioned the Court of Agrarian Relations for reinstatement as tenants with damages. The agrarian court after due hearing, dismissed the case for lack of jurisdiction holding that no tenancy relationship exists between petitioners and respondent because this circumstance exists between petitioners and the lessee who was not made a party in the case. From this ruling the petitioners elevated the case for review. The Supreme Court set aside the appealed order and remanded the case for further proceedings with costs.

RULING

The findings of the trial court is an open infringement of the letter and spirit of Section 9 of RA No. 1199. The Court opined that even if there is a contract creating the leasehold or tenancy relationship, the mere expiration of the contract does not ipso facto terminate the relationship between the parties because the law imposes upon the new landholder or owner the duty to assume all the rights and obligations of the former landholder with the particularity that if the latter dies his heirs shall likewise assume the same rights and obligations. Should this eventuality happen, if the owner or transferee dispossess the tenants of the land the remedy of the tenants is to seek reinstatement with damages which comes squarely within the exclusive jurisdiction of the Court of Agrarian Relations.

ABOUT BATAS.ORG

Study smarter at BATAS.org

The Philippine bar review and law-school companion built around how your brain actually remembers.

The complete Philippine law library - free for everyone.

More than 100,000 Supreme Court decisions, Republic Acts, and executive issuances - full-text searchable, browsable by category and year, and always free. No paywall, no login. This PDF came from it.

Audio case-brief lectures.

Any decision becomes a podcast-style lecture - facts, issues, ruling, and doctrine - with read-along highlighting and a hands-free presentation mode. Study while commuting, working out, or resting your eyes.

Bar review built on the science of memory.

Complete, sequenced courses for all eight bar subjects, narrated like podcasts and reinforced with retrieval practice and spaced review - the study techniques with the strongest evidence behind them.

The full law-school curriculum.

One subscription unlocks the entire J.D. curriculum - every subject, every lesson, with your progress tracked down to the paragraph so you can pick up exactly where you left off, on any device.

Mock exams that tell you where you stand.

Timed multiple-choice exams graded instantly, with per-subject score breakdowns and focus suggestions that point you at your weakest topics first.

A study planner that keeps you on pace.

Set your schedule and BATAS tells you every day whether you are on track for bar day - and exactly which lesson to take next.

Start free at <https://batas.org>

The law library is free forever - and your first lesson is one click away.

The text of this document is an official public record and remains in the public domain. Formatting, presentation, and compilation © 2026 batas.org.

Downloaded free from the batas.org Law Library. Share it freely - the library is free for every law student, bar reviewee, and practitioner.