



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 09-07-2026

WEB COPY

CORAM

THE HONOURABLE MR JUSTICE ABDUL QUDDHOSE

CRP Nos. 3716 & 3734 of 2026 AND CMP Nos.16129 & 16181 OF 2026

S.Kamaraj

Petitioner in both cases

Vs

P.N.Vijayakumar

Respondent in both cases

CRP No. 3716 of 2026

PRAYER

To set aside the order dated 27.04.2026 allowing the IA No.5 of 2026 in RLTOP No.9 of 2025 on the file of I Additional District Munsif Court, Salem.

CRP No. 3734 of 2026

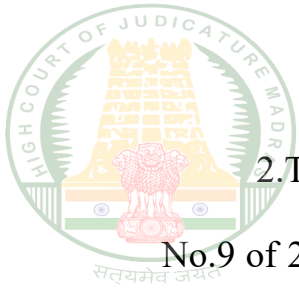
PRAYER

To set aside the order dated 27.04.2026 allowing the IA No.6 of 2026 in RLTOP No.9 of 2025 on the file of I Additional District Munsif Court, Salem.

For Petitioner(s): Mr.A.D.Janarthanan

COMMON ORDER

These Civil Revision Petitions have been filed, challenging the impugned order dated 27.04.2026 passed by the I Additional District Munsif Court, Salem in I.A. Nos.5 & 6 of 2026 in RLTOP No.9 of 2025.



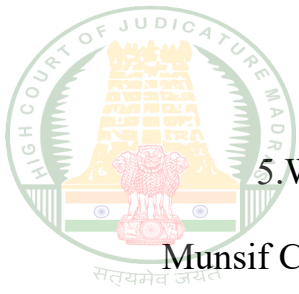
2. The petitioner is the tenant and the respondent is the landlord. RLTOP No.9 of 2025 has been filed by the respondent against the petitioner seeking for eviction. During the pendency of RLTOP. No.9 of 2025, I.A. Nos.5 & 6 of 2026 have been filed by the petitioner/tenant seeking for the following reliefs:

a) In I.A. No.5 of 2026, the petitioner seeks to send the documents to an expert in order to obtain an opinion on the authenticity of the CCTV footage, CD and photographs;

b) In I.A. No.6 of 2026, the petitioner seeks for an appointment of the Advocate Commissioner to collect the CCTV footage, CD and photographs from the Court and hand over to the expert and get the expert opinion.

3. Both I.A. Nos.5 & 6 of 2026 filed by the petitioner have been dismissed through separate orders passed by the I Additional District Munsif Court, Salem on 27.04.2026. Challenging the same, these Civil Revision Petitions have been filed by the petitioner/tenant.

4. Learned counsel for the petitioner submits that erroneously, the Court below has dismissed I.A. Nos.5 & 6 of 2026 as the prayers sought for in I.A. Nos.5 & 6 of 2026 are essential to prove the defence of the petitioner/tenant in RLTOP No.9 of 2025.



5. While dismissing I.A. Nos.5 & 6 of 2026, the I Additional District Munsif Court, Salem has observed as follows:

a) While the main petition in RLTOP No.9 of 2025 is pending for petitioner's/tenant's side evidence, the petitioner has come up with the applications;

b) Admittedly, there is no written registered rental agreement in respect of the petition premises as mandated by the TNRRRLT Act, 2017. Without such agreement the Court cannot decide the grounds under Section 21(2)(b),(c),(d) of the TNRRRLT Act, 2017;

c) It is settled law that oral evidence is not required to determine whether the petitioner is entitled for eviction under Section 21(2)(a) of the TNRRRLT Act. In such a situation, sending the CCTV footage and photographs to the expert and seeking his opinion on the authenticity of the documents is of no importance. Moreover, the opinion of the expert will not assist the Court in deciding the main petition;

While dismissing I.A. No.5 of 2026, the I Additional District Munsif Court, Salem has also observed as follows:

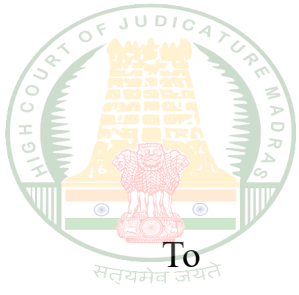
d) Section 34 of the TNRRRLT Act, 2017 contemplates procedures to be followed by the Rent Court in adjudicating the dispute and it is meant for speedy and efficient adjudication of matters before it.



6. The Court below has rightly dismissed I.A. Nos.5 & 6 of 2026 filed by the petitioner/tenant. The proceeding before the Rent Court under the TNRRRLT Act, 2017 is a summary proceeding. Section 34 of the TNRRRLT Act, 2017 contemplates early disposal of landlord tenant disputes. The Rent Court, while dismissing I.A. Nos.5 & 6 of 2026, has passed a well considered order for rejecting the petitioner's request. Further it is to be noted that I.A. Nos.5 & 6 of 2026 were filed by the petitioner/tenant when the main petition was posted for the petitioner's/tenant's side evidence. This Court does not find any infirmity in the reasons given by the Rent Court for dismissing I.A. Nos.5 & 6 of 2026. Since there is no merit in these Civil Revision Petitions, the same are dismissed. Consequently, connected CMPs are closed. No costs.

09-07-2026

vga



CRP Nos. 3716 & 3734 of 202



To

WEB COPY

1. The I Additional District Munsif Court, Salem.
2. The Section Officer, VR Section, High Court, Madras.



WEB COPY

CRP Nos. 3716 & 3734 of 202



ABDUL QUDDHOSE J.

vga

**CRP No. 3716 of 2026
AND CMP NO. 16129
OF 2026, CMP NO.
16181 OF 2026, CRP NO.
3734 OF 2026**

09-07-2026