



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 17.07.2026

CORAM

THE HON'BLE MR.JUSTICE P.B. BALAJI

**CRP No.4045 of 2026
& CMP.No.17716 of 2026**

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M/s.GMT Opticals (P) Limited,
Represented by its Directors,
1.T.Selvamanai (Formerly M.A.Musthafa)
2.Mohamed Yasin
Shop No.1, Ground Floor,
Old No.79, New No.96,
Sir Theagaraya Road,
T.Nagar, Chennai – 600 017.
*[Amended as per order dated 01.03.2021 in
M.P.No.01 of 2021]*

..Petitioner

Vs

1.R.Sagunthala
K.R.Krishnan (Died)
2.K.Shantha

..Respondent

*[Cause title amended as per order dated 13.08.2024
in M.P.No.05 of 2023]*

Prayer: Civil Revision petition filed under Section 115 of CPC, to set aside the order dated 22.06.2026 in R.L.T.A.No.86 of 2025 on the file of the XVII Additional City Civil Court, Chennai, confirmed the order of eviction dated 28.02.2025 in RLTOP.No.92 of 2020 on the file of the XII Judge, Small Causes Court, Chennai.

For Petitioner(s): Mr.V.R.Appaswamee

For Respondent(s): Mr.I.Abrar Md Abdullah



ORDER

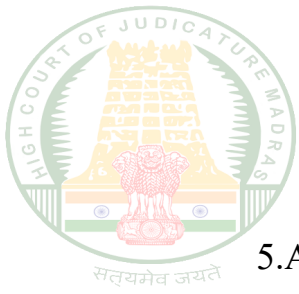
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The revision is challenging an order passed under Section 21(2)(a) of the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017.

2.Heard the learned counsel for the parties.

3.The respondents, as landlords sought for eviction, on the ground that there has been a failure to enter into a tenancy agreement, as mandated under Section 4(2) of the TNRRRLT Act, 2017. The Rent Court had accepted the case of the respondents and ordered eviction under Section 21(2)(a) of the Act. The same was unsuccessfully challenged in RLTA.No.86 of 2025 before the XVII Additional City Civil Court, Chennai. It is as against the concurrent findings that the present revision petition is at the instance of the tenants.

4.After hearing the learned counsel for the parties and also going through the order of the Rent court and the judgment of the Rent Tribunal, I do not find any infirmity in the findings arrived at. Admittedly, there has been a failure to enter into a tenancy agreement, which is mandated under Section 4(2) of the Act and there is no error committed by the Courts below in invoking Section 21(2) (a) of the Act, in order to eviction. There is no merit in the revision.



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5. At this juncture, the learned counsel for the petitioners sought for six months time to enable the petitioners to vacate and hand over vacant possession, contending that they have been prompt in payment of rents and they are not in any arrears. He would also state that an advance of Rs.2.5 lakhs is available with the respondents-landlords.

6. The learned counsel for the respondents would fairly state that the advance of Rs.2.5 lakhs is certainly available, but however, in respect of arrears for the first floor portion, there is a civil suit pending for recovery of arrears, in which, a counter claim is also filed and without prejudice to the rights of the parties to the pending suit for recovery of arrears and counter claim made thereto, the respondents are willing to refund the advance.

7. In the light of the above, the Civil Revision Petition is dismissed, granting six months time to the petitioners to peacefully vacate and hand over vacant possession of the tenanted premises to the respondents on or before 18.01.2027, without compelling the respondents to take forcible eviction through Court. It is also made clear that the advance of Rs.2.5 lakhs shall be refunded, across the petitioners surrendering vacant possession on or before 18.01.2027 and the said acts of vacating and refund of advance will be strictly without prejudice to the rights of the parties in the pending civil suit. It is



needless to state that the petitioners shall continue to pay the agreed monthly rents, till vacating and handing over vacant possession. No costs. Connected Civil Miscellaneous Petition is closed.

17.07.2026

Index: Yes/No
Speaking/Non-speaking order
Neutral Citation: Yes/No
ATA

To
The XVII Additional City Civil Court, Chennai.



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P.B.BALAJI, J.

ATA

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