



WEB COPY

CRP No. 5672 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 07-07-2026

CORAM

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

**CRP Nos. 5672 & 5673 of 2025
& CMP Nos. 28358 & 28352 of 2025**

1. J.Sasikumar
S/o.Jayaraj, No.88/10, Patel Road, Perambur,
Chennai 600 011.

2. Vadivel
No.88/10, Patel Road, Perambur, Chennai -
011, also at No.109, Madhavaram High Road,
Chennai - 011.

..Petitioners in
both CRPs

Vs

1. G.Jeevarathinam
S/o.Govindaswamy, No.3/45, Anandhan Street,
GKM Colony Chennai 600 082.

2. T. Velayudham
S/o. Thangaswamy Nadar, No.11, Vadivelu
Mudhali, 3rd Cross Street, Perambur, Chennai -
011.

..Respondents in
both CRPs

Common Prayer: Civil Revision Petitions filed under Article 227 of the Constitution of India to call for records of the lower Court and set aside the fair and decretal order dated 14.10.2025 passed in M.P.Nos.5 and 6 of 2025 in RLTOP.No.335 of 2023 by the XI Small Causes Court at Chennai.

For Petitioners : Mr.J.Suresh in both CRPs

For Respondents : Mr.K.Kannan for R1 in both CRPs



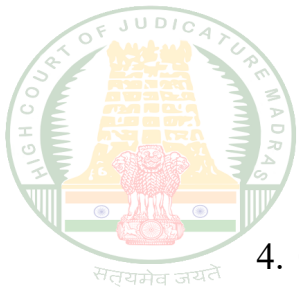
COMMON ORDER

WEB COPY

The petitioners are tenant, occupying the premises belonging to the respondents-landlords for non-residential purposes. The petitioners sought for eviction and redelivery of possession on the ground of there being a failure to enter into a tenancy agreement, in terms of Section 21(2)(a) of the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017. The Rent Court, as well as the Rent Tribunal have ordered eviction, as against which, the present revision petitions have been filed.

2. The learned counsel appearing for the petitioners would submit that the petitioners have been doing business for the past several years from the tenanted premises and they seek a years time to vacate and hand over vacant possession. The petitioners have also filed an undertaking affidavit, undertaking to vacate and hand over vacant possession to the 1st respondent on or before 01.12.2025.

3. The request for one year time is stoutly opposed by the learned counsel for the respondents, stating that EP is already pending and one year time would be too unreasonable to be granted. The learned counsel for the petitioners would however state that the petitioners are paying a rent of Rs.8,000/- promptly and there is not even an allegation of any default having been committed by the petitioners.



4. Considering the above circumstances, I am inclined to grant time till 28.02.2027, to enable the petitioners to peacefully vacate and hand over vacant possession of the tenanted premises, without driving the respondents-landlords to pursue the pending eviction petition, subject to the condition that a rent of Rs.10,000/- per month, instead of Rs.8,000/- per month, shall be paid from the month of June 2026 onwards (rent for June 2026), shall be paid on or before 10th of July 2026 up to January 2027. However, the rent for January 2027, along with the rent of February 2027 at the said rate of Rs.10,000/- per month, shall be paid together, on or before 10th of February 2027. If there is any failure to pay the said rent of Rs.10,000/- as indicated above, it shall be open to the respondents to pursue the execution petition.

5. With the above direction, the Civil Revision Petitions are disposed of. There shall be no order as to costs. Connected Civil Miscellaneous Petitions are closed.

07-07-2026

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

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P.B.BALAJI J.

ATA

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AND
CRP NO. 5673 OF 2025, CMP NO. 28358 OF 2025, CMP NO. 28352 OF
2025**

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