

**IN THE HIGH COURT OF PUNJAB AND HARYANA
AT CHANDIGARH**

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CR No.7097 of 2014 (O&M)

Date of decision: 29.03.2017

Kuldip Saini

...Petitioner

Versus

M/s J.K. Tent House

...Respondent

CORAM: HON'BLE MR. JUSTICE G.S.SANDHAWALIA

Present: Mr.Sapan Dhir, Advocate, for the petitioner.

Mr.Sudhir Pruthi, Advocate, for the respondent.

G.S. SANDHAWALIA, J. (Oral)

The landlord challenges the order dated 20.08.2014, whereby leave to contest had been granted to the tenant by the Rent Controller, Jalandhar, on the ground that there are triable issues.

Counsel for the petitioner very fairly submits that the petitioner would be satisfied if a time-bound direction is issued to the Rent Controller, to decide the petition filed under Section 13-B of the East Punjab Urban Rent Restriction Act, 1949, since the petition was instituted in March, 2013 and a period of almost 4 years have gone by and he does not want to argue on merits.

It is to be noticed that when the present revision petition was filed, the operation of the impugned order was stayed, vide order dated 16.10.2014 and resultantly, there has been no progress, as such, in the trial.

Mr.Pruthi can have no objection in case such directions are issued, since leave to contest has been granted in his favour.

Resultantly, the present revision petition is disposed of, with a direction to the Rent Controller, Jalandhar, to decide the petition under Section 13-B, expeditiously, preferably by 31.12.2017.

29.03.2017

sailesh

**(G.S. SANDHAWALIA)
JUDGE**

Whether speaking/reasoned: Yes/No

Whether Reportable: Yes/No