

IN THE HIGH COURT OF PUNJAB & HARYANA AT CHANDIGARH

CR-2898-2017

Date of decision: 27.11.2019

Krishna Kakaria

..... Petitioner

Versus

Rajinder Manipal and another

..... Respondents

CORAM: HON'BLE MR. JUSTICE RAMENDRA JAIN

PRESENT: Mr. JS Mohri, Advocate for
Mr. Gagan Oberoi, Advocate for the petitioner.

Mr. Rajesh Gupta, Advocate for respondent No. 1.

RAMENDRA JAIN, J. (ORAL)

The instant revision has been filed under Article 227 of the Constitution of India, seeking direction to learned Rent Controller, Ludhiana for expeditious time bound disposal of ejectment petition dated 23.04.2014 (Annexure P-2) titled as 'Krishna Kakaria and another Vs. Rajinder Manipal', under Section 13 of the East Punjab Urban Rent Restriction Act, 1949.

Heard.

Perusal of some of the zimini orders passed by learned Rent Controller reproduced in the revision petition, reveals a very sorry-state-of affairs. Respondent-tenant is adopting delaying tactics by seeking adjournments on one pretext or the other. Ejectment petition was filed way back in the year 2014, on the ground of personal necessity. The same is

pending for more than 5 years. Such petitions are supposed to be disposed of expeditiously. In addition to it, the petitioner is aged more than 70 years. She is a senior citizen. On this ground also, her eviction petition deserves to be disposed of expeditiously.

Even otherwise, if, a lis does not require priority on any ground, still the same should not be adjourned repeatedly, without any sufficient cause.

In the instant case, learned Rent Controller has granted avoidable and un-necessary adjournments merely at the asking of counsel for the respondent. He is advised to be careful in future.

In view of the above, the instant revision is disposed of directing the learned Rent Controller, Ludhaina, to decide ejectment petition, Annexure P-2, as expeditiously as possible, preferably within 09 months from the date of receipt of certified copy of this order.

November 27, 2019

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**(RAMENDRA JAIN)
JUDGE**

Whether speaking/reasoned

Yes/No

Whether Reportable

Yes/No