

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

**C.R. No. 16464 of 2018 (O&M)
Date of Decision: 2.4.2019**

Rakesh Kumar

..... Petitioner

VERSUS

Ravinder Kaur

..... Respondent

CORAM:- HON'BLE MS. JUSTICE JAISHREE THAKUR

Present: Mr. Parminder Singh, Advocate,
for the petitioner.

Mr. Kartik Gupta, Advocate
for the respondent.

JAISHREE THAKUR, J.(Oral)

The petitioner-tenant herein seeks to challenge the orders of the Rent Controller and the Appellate Authority, Hoshiarpur, by which the eviction petition filed by the respondent/landlord under Section 13 of the East Punjab Urban Rent Restriction Act, 1949 (in short '**the Act**') has been allowed and the petitioner has been directed to hand over the vacant possession of the demised premises to the respondent/landlord.

After arguing for some time, learned counsel for the petitioner does not press the instant revision on merits, however, prayed that petitioner be allowed reasonable time for making arrangements of alternative accommodation as well as for vacating/handing over the possession of the tenanted premises to the respondent-landlord.

On the other hand, learned counsel for the caveator-respondent does not object in case, reasonable time is allowed to the petitioner-tenant to vacate the tenanted premises, subject to his depositing/clearing the entire arrears of rent/mesne profits upto date as well as regularly paying the future rent and furnishing the undertaking to the effect that he will hand over the vacant possession of the tenanted premises to the the respondent-landlord.

In view of the above, this revision is disposed of being not pressed. Order of eviction dated 2.2.2017 passed by the Rent Controller, which was affirmed in appeal by the Appellate Authority, is confirmed. However, the revision petitioner is allowed period upto 31st October, 2019 to vacate the tenanted premises, subject to the following terms:-

- (i) The petitioners-tenant will pay/deposit the entire due rent/mesne profits upto March, 2019 within a period of two weeks.
- (ii) He will keep on paying/depositing the advance rent/mesne profits of subsequent months upto 31st October, 2019 on or before 7th day of each calendar month.
- (iii) He will file an affidavit before the Rent Controller within two weeks giving details of entire payment of rent/mesne profits and undertaking to vacate and hand over the vacant possession of the tenanted premises to the respondents-landlord on or before 31st October, 2019.

In case, the petitioner-tenant makes default of any of the above-said terms, the respondent-landlord would be entitled to execute the order of

eviction forthwith.

The revision petition stands disposed of with the above directions.

2.4.2019
prem

(JAISHREE THAKUR)
JUDGE

Whether speaking/reasoned	Yes
Whether reportable	No