

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

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Civil Revision No.8335 of 2019 (O&M)
Date of decision : 06.01.2020.

Jasbir Singh

... Petitioner

Versus

Gurmej Singh

.. Respondent

CORAM :HON'BLE MR.JUSTICE ANUPINDER SINGH GREWAL

Present:- Mr. Surinder Garg, Advocate for the petitioner.

Anupinder Singh Grewal, J. (Oral)

The petitioner has challenged the order dated 18.11.2019 passed by the Civil Judge (Senior Division)-cum-Rent Controller, Amritsar whereby he has been directed to make payment of rent @ ₹ 2,000/- per month w.e.f. 01.02.2011.

Learned counsel for the petitioner contends that the petitioner was in arrears of rent only w.e.f. 01.04.2018 and therefore, he could not have been fastened the liability to pay the rent w.e.f 01.02.2011. He also contends that the interest on arrears of rent could not have been awarded.

Heard.

The respondent (applicant therein) had filed a petition for eviction on the basis of non-payment of rent. He had claimed rent @ ₹ 3,000/- per month. The petitioner had taken a specific plea that the rent was ₹ 2,000/- per month but he could not place on record any documents or receipts before the trial Court to indicate that he had paid the arrears till 31.03.2018. The Rent Controller has accepted the plea of the petitioner that the rent was ₹ 2,000/- per month and not as claimed by the landlord to ₹ 3,000/- per month.

I do not find any illegality in the impugned order which would warrant interference while exercising revisional jurisdiction especially when the petitioner had not substantiated through any documents or other *prima facie* evidence that he had paid rent till 31.03.2018. I also do not find any merit in the contention of learned counsel for the petitioner that the interest on arrears of rent @ 6% p.a. could not have been awarded. The interest awarded by the Rent Controller is reasonable and no interference is called for in this aspect as well.

At this stage, learned counsel for the petitioner contends that the petitioner may be granted some more time to make the payment of the arrears of rent as assessed by the Rent Controller.

The petitioner shall make the payment of the arrears of rent within one month from now and the amount which shall be paid by the petitioner shall, however, be subject to the adjustment, if any, at the time of the passing of the final order.

The petition stands disposed of accordingly.

(ANUPINDER SINGH GREWAL)
JUDGE

January 06, 2020

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Whether speaking/reasoned	:	Yes
Whether Reportable	:	Yes/No