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IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 05.10.2021

CORAM :

THE HON'BLE MR.JUSTICE G.CHANDRASEKHARAN

C.R.P.No.2146 of 2021

1. Mrs. Vijayalakshmi Sridhar

2. Mr. P.K.Sridhar,
S/o. P.S. Krishnamoorthy,
Represented by Mrs. Vijayalakshmi Sridhar,
For 2nd Applicant by General Power Deed,
Doc. No. 978/2014 dt. 22/12/2014.

... Petitioners/Applicant

Vs

1. Mr. G.Ravishankar

2. Mrs. Prabhavathy,
Representing as Partners
of M/s. Ganapathy Enterprises,
Running Shop under the name and
Style of "EssensualsTony & Guy",
No. 54, Mugalivakkam Main Road,
First Floor, Gurusamy Nagar, Madanadapuram,
Presently Mugalivakkam, Chennai - 600 125.

3. Paulsons Beauty and Fashions Pvt. Ltd.,
Represented by its Authorized Signatory,
Mr. A.Manikandan,
No. 12, Halls Road,
Kilpauk, Chennai - 600 010.

... Respondents/Respondents

PRAYER : Civil Revision Petition filed under Article 227 of Constitution of India praying to direct the lower court i.e., District Munsif Cum Judicial Magistrate Court, Sriperumbudur presently District Munsif Court, Sriperumbudur in RLTOP No. 3 of 2020 to dispose the same in a stipulated period fixed by this Court by allowing the Civil Revision Petition.

For Petitioners : Mr. Thirumalai Balaji
for Mr. P.Subba Reddy

O R D E R

This Petition is filed seeking direction to the Learned District Munsif cum Judicial Magistrate, Sriperumbudur to



dispose the R.L.T.O.P.No.3 of 2020 within a time frame to be stipulated by this Court.

2.The Learned Counsel for the Petitioners submitted that the Petitioners filed R.L.T.O.P.No.3 of 2020 under Section 21 (2) (b) of the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017 for evicting the Respondents and hand over possession on the ground of willful default for not paying the rents for several months.

3.The Learned Counsel for the Petitioners further submitted that counter has not been filed by the Respondents and they are dragging the proceedings. Therefore, he prays for a time line for the disposal of the Petition.

4.Section 36 (6) (a) of the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017 mandates that all applications under clauses (a), (b), (c), (e), (f) and (h) of sub-section (2) of Section 21 shall be decided within 90 days of filing of application to the Rent Court. Hence, it is clear that Section 36 (6) (a) of the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017 fixes certain limit for disposal of the Petitions filed under clauses (a), (b), (c), (e), (f) and (h) of sub-section (2) of Section 21.

5.Therefore, the Learned District Munsif cum Judicial Magistrate, Sriperumbudur is directed to follow the time lines provided in the aforesaid Act and dispose the R.L.T.O.P.No.3 of 2020 as expeditiously as possible on merits and in accordance with law.

6.With these observations, this Civil Revision Petition is disposed of. No costs.

Sd/-

Assistant Registrar (CS-VI)

//True Copy//

Sub Assistant Registrar

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To

The District Munsif cum Judicial Magistrate,
Sriperumbudur.

C.R.P.No.2146 of 2021

NMI (CO)
GN(20/10/2021)