



WEB COPY



C.R.P.(PD).No.2430 of 2021

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 18.11.2021

CORAM:

THE HONOURABLE MR.JUSTICE R.SUBRAMANIAN

C.R.P.(PD).No.2430 of 2021

and

C.M.P.No.18452 of 2021

Suseela

.. Petitioner

Vs.

1.M.D.Mohamed Faiyaz Moinuddin

2.M.D.Mohamed Aijaz Azharuddin

3.The Special Deputy Collector
(Social Security Scheme)
Chennai Collectorate,
Second Floor, Singaravelar Maaligai,
Chennai – 600 001.

.. Respondents

PRAYER: Civil Revision Petition filed under Article 227 of the Constitution of India, praying to direct the Rent Authority, Chennai (Mambalam and Guindy Taluks), 3rd respondent herein to consider and dispose of the Application File No.1362 of 2021 dated 05.01.2021 filed by the petitioner before the Rent Authority under Section 14(1) of the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017 R/W Rule 4 of the Tamil Nadu Regulation of Rights and



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Responsibilities of Landlords and Tenants Rules 2019 within timeframe to be fixed by this Court.

For Petitioner : Mr.Adithyaraj
for M/s.P.Wilson Associates

ORDER

The grievance of the petitioner is that the Rent Authority has not passed orders in his application under Section 14 of the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017.

2. It is seen from the materials that has been placed before this Court that the petitioner has moved the Rent Authority as early as on 05.01.2021 seeking permission to deposit the rent payable, on the ground that the landlord has refused to receive the rent. The procedure contemplated under Rule 4 of the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Rules 2019 has also been complied by the tenant. It is found that the Rent Authority has not even issued notice to the opposite party in the application.



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3. Considering the object and purpose of the enactment, the Rent Authority is directed to dispose of the application filed by the petitioner under Section 14 of the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017 within a period of three (3) months from the date of receipt of a web copy or certified copy of the order. No costs. Consequently, the connected miscellaneous petition is closed.

18.11.2021

dsa
Index : No
Internet : Yes
Speaking order

To

The Special Deputy Collector
(Social Security Scheme)
Chennai Collectorate,
Second Floor, Singaravelar Maaligai,
Chennai – 600 001.

R.SUBRAMANIAN, J.

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