



WEB COPY



A.No.854 of 2022 and A.Nos.1358 to 1360 of 2022
in C.S.No.363 of 1912

A.No.854 of 2022 and A.Nos.1358 to 1360 of 2022

in

C.S.No.363 of 1912

S.VAIDYANATHAN, J

A.No.854 of 2022 has been filed to remove the sealed lock of the applicant's tenanted premises and permit the applicant to reside in the schedule mentioned property.

2. When the matter is taken up for hearing, there is no representation for the applicant in A.No.854 of 2022, who is the respondent in A.Nos.1358 to 1360 of 2022.

3. The learned A.G. & O.T submitted that the property in question, namely in Door No.42/18, Saiva Muthaiyah Lane, Muthaiyal Pettai, Chennai-600 001, has two parts, which was in the custody of the applicant in A.No.854 of 2022. A portion of the property has also been sub-let by the applicant/Saravana Sundari @ P.Vanthana and that portion alone was kept under lock and key, and thereafter, the possession has been taken by

Page No.1/4



A.No.854 of 2022 and A.Nos.1358 to 1360 of 2022
in C.S.No.363 of 1912

the A.G. & O.T. Insofar as the residential portion is concerned, the applicant in A.No.854 of 2022 was not disturbed and she is now in occupation of the same.

4. Since there was violation of the agreement by sub-letting the premises, the applicant in A.No.854 of 2022 is not entitled to retain that portion of the property which is sub-let. She is entitled to continue in the residential portion, provided she pays appropriate rent and does not violate the conditions of lease. Accordingly, no relief could be granted in A.No.854 of 2022, as there is no lock and seal in the residential portion of the property. The said A.No.854 of 2022 is accordingly closed.

5. As far as A.Nos.1358 to 1360 of 2022 are concerned, the same are filed by the A.G. & O.T. The property in question has been leased out and that a portion of the property was sub-let by the tenant to a Briyani shop and the sub-letting is not permitted in terms of the lease agreement.

6. In view of the fact that there was violation of the lease agreement,



A.No.854 of 2022 and A.Nos.1358 to 1360 of 2022
in C.S.No.363 of 1912

the learned A.G. & O.T. is entitled to take vacant possession of the premises
in question.

7. For the foregoing reasons, A.Nos.1358 to 1360 of 2022 are
allowed. There shall be no order as to costs.

22.02.2023

CS



WEB COPY



A.No.854 of 2022 and A.Nos.1358 to 1360 of 2022
in C.S.No.363 of 1912

S.VAIDYANATHAN, J

CS

A.No.854 of 2022 and
A.Nos.1358 to 1360 of 2022
in C.S.No.363 of 1912

22.02.2023

Page No.4/4