



C.R.P. No. 836 of 2023

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 30.03.2023

CORAM

THE HONOURABLE MRS. JUSTICE T.V.THAMILSELVI

C.R.P.No. 836 of 2023

C.K.Balakrishnan,
S/o. Kempaiah Chettiar

... Petitioner

Vs

P.Nataraj,
S/o. Perumal Chettiar

... Respondent

PRAYER : Civil Revision Petition filed under Art. 227 of Constitution of India, praying to direct the District Munsif, Mettuapalayam to dispose of R.L.T.O.P. No. 3 of 2020 within the time frame fixed by this Hon'ble Court.

For Petitioner : Mr.N.Ponraj



C.R.P. No. 836 of 2023

ORDER

WEB COPY The Revision Petitioner is the landlord, who has filed a petition in RLTOP No. 3 of 2020 before the District Munsif, Mettupalayam seeking for eviction of the respondent/tenant by invoking Sec.21(2)(b) of Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017 as amended by Act, 2018 on the ground that the tenant has failed to execute the rental agreement and also committed default in payment of rent.

2. The case was filed in the year of 2020 and the learned counsel for respondent/tenant also appeared and for filing counter, the matter was adjourned for nearly about 2 years, which would itself shows that the learned Rent Controller has not applied his mind while granting time for the reason that the main object of the new amended Act is to dispose the rent control O.P. proceedings within three months, but without considering the same, it has adjourned the matter for two years, as such, it is impermissible one. Hence, the Revision Petitioner, who is a senior citizen, has filed this petition praying to dispose R.L.T.O.P. proceedings within a time frame as fixed by this court, which is justifiable one. Accordingly, this Court is



C.R.P. No. 836 of 2023

inclined to direct the learned District Munsif/Rent Court, Mettupalayam to dispose the RLTOP No. 3 of 2020 on merits within a period of two months without giving unnecessary adjournments from the date of receipt of copy of this order. Accordingly, this Civil Revision Petition is disposed of on merits. No costs.

30.03.2023

Index : Yes/No
Internet: Yes/No
Speaking/Non Speaking order
rpp

To

District Munsif,
Mettupalayam.



WEB COPY



C.R.P. No. 836 of 2023

T.V.THAMILSELVI, J.

rpp

C.R.P.No. 836 of 2023

30.03.2023