

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

CR-2996-2023

Decided on:-19.07.2023

Shree Raghunath Mandir Society (Regd.)

....Petitioner..

vs.

Daljit Singh

....Respondent.

CORAM: HON'BLE MR. JUSTICE HARKESH MANUJA

Present: Mr. Aayush Gupta, Advocate,
for the petitioner.

HARKESH MANUJA J. (Oral)

1. By way of present revision petition filed under Article 227 of the Constitution of India, limited prayer has been made for issuance of directions to the learned Rent Controller, Ludhiana so as to dispose of the rent petition No. 345/2015 titled as “*Shree Raghunath Mandir Society (Regd.) vs. Daljit Singh*”, in a time bound manner.

2. In the present case, the petitioner-landlord filed eviction petition under Section 13 of the East Punjab Rent Restriction Act, 1949 (for short, “Act”) before the Rent Controller, Ludhiana on 06.05.2015, for ejectment of respondent-tenant *inter alia* on the ground of non-payment of rent and personal necessity, wherein the issues were framed on 03.11.2015 and the matter was fixed for recording the evidence of petitioner-landlord, which came to be concluded on 16.09.2022 and since then, the matter is pending for recording the evidence of respondent-tenant, who has so far, examined 5 witnesses, but is trying to delay the proceedings.

3. Learned counsel for the petitioner-landlord has placed on record all the zimni orders passed by the Rent Controller, Ludhiana, since the date of filing of eviction petition.
4. A perusal of zimini orders show that the proceedings in the eviction petition, which are pending for the past 8 years, are being delayed for one reason or the other unnecessarily, thereby, affecting the substantial rights of the petitioner-landlord.
5. Accordingly, considering the fact that the eviction petition is pending before the Rent Controller, Ludhiana for the past more than 8 years now, the Rent Controller, Ludhiana is requested to dispose of the same within a period of 6 months from today. It is made clear that the present direction be not construed as an expression of opinion on the merits of the case. Besides it, the present revision petition is being disposed of without issuing notice to the respondent as it may burden him with unnecessary cost of litigation.

19.07.2023

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(HARKESH MANUJA)
JUDGE

Whether speaking/reasoned:	Yes/No
Whether reportable:	Yes/ No