

The learned Trial Judge has rightly held that the prayer for determination of arrear rent under Section 7(1) of the said Act of 1997 is a misconceived action.

The petitioner did not deposit the admitted arrear rent which is *sine qua non* to maintain an application under Section 7 (2) of the said act of 1997.

The learned Trial Judge is therefore fully justified in dismissing the said applications.

This Court does not find any reason to interfere with the order impugned; C.O. 2551 of 2024 is therefore dismissed without any order as to costs.

Urgent Photostat certified copy of this order, if applied for, be supplied to the parties subject to compliance with all requisite formalities.

(Biswajit Basu, J.)