



CRP No. 1565 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

WEB COPY

DATED: 30.04.2025

CORAM

THE HONOURABLE MR JUSTICE A.D.JAGADISH CHANDIRA

**CRP No. 1565 of 2025
and C.M.P.No. 9107 of 2025**

V.S.Padmavathy

..... Petitioner

Vs

Latha Natarajan

..... Respondent

Civil Revision Petition has been filed under Article 227 of the Constitution of India, to set aside the order dated 14.02.2025 in I.A.No.1 of 2025 in RLTA.No.2 of 2025, passed by the learned Principal District Judge, Chengalpattu.

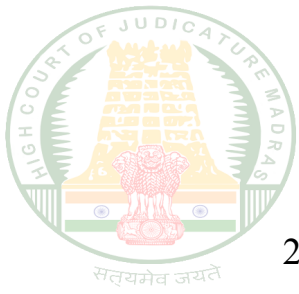
For Petitioner: Mr.S.Gokul Kannan

For Respondents: Mr.K.Dineshnarayan
for Mr.R.Vijayaraghavan

ORDER

The revision petition is filed by the landlord seeking to set aside the order dated 14.02.2025 passed in I.A.No.1 of 2025 in RLTA.No.2 of 2025 by the Principal District Judge, Chengalpattu.

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2. The petitioner is the landlord and she has filed a petition in RLTOP.No.74 of 2023 under Section 21(2)(a) of Tamilnadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017 (in short 'Act'), for eviction. The Rent Court by order dated 21.11.2024, ordered eviction. Against which, the respondent/tenant filed a petition in RLTA No. 2 of 2025 on 02.01.2025 before the District Judge, Chengalpattu and she has also moved an application in I.A.No.1 of 2025 for interim stay. The tribunal, by order dated 27.02.2025 granted an interim stay on condition that all the rental arrears to be paid to the Landlord and to be deposited before the Court on or before 09.04.2025. Aggrieved by the same, the present revision has been filed by the landlord.

3. Learned counsel for the petitioner/landlord would submit that the tenant is in arrears of rent to the tune of more than Rs.10,00,000/- and she has deposited only an amount of Rs.80,000/- as directed by the Court. However, the Trial Court without hearing the petitioner, has granted an interim order.

4. Learned counsel for the respondent would submit that the tenant had already made an advance amount of Rs.4,00,000/- to the landlady. In reply, the learned counsel for the petitioner would submit that no proof had been



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filed by the tenant with regard to the payment of Rs.4,00,000/-. Hence, she seeks that revision may be disposed of, giving directions to the Tribunal to dispose of the suit.

5. Taking into consideration the facts and circumstances of the case, this Court is of the view that instead of interfering with the orders passed by the Tribunal in I.A.No.1 of 2025 in RLTA No. 2 of 2025, it would be appropriate to issue directions to the Rent Tribunal to dispose the RLTA.No.2 of 2025, within a time frame as fixed by this Court.

6. Accordingly, the Rent Tribunal is directed to dispose the RLTA No. 2 of 2025, within a period of one(1) month from 02.07.2025.

7. The Civil Revision Petition is disposed of. No costs. Consequently, connected miscellaneous petition is closed.

30.04.2025

msv

Index:Yes/No

Internet:Yes/No

Speaking order: Non-speaking order

To

The Principal District Judge, Chengalpattu.

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A.D.JAGADISH CHANDIRA,J.

msv

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