



CRP.Nos.3134 & 3137 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 24.07.2025

CORAM:

THE HONOURABLE MR.JUSTICE N.SATHISH KUMAR

C.R.P.Nos.3134 & 3137 of 2025 &

CMP.No.17494 of 2025

CRP.No.3134 of 2025

R.Thananjayan

... Petitioner

Versus

1. P.Kannan
2. K.Manohari

.. Respondents

CRP.No.3137 of 2025

R.Thananjayan

... Petitioner

Versus

1. P.Kannan
2. K.Manohari

.. Respondents

Common Prayer:- Civil Revision Petitions filed under Section 25 of the Tamil Nadu Buildings [Lease and Rent Control] Act, 1960 to set aside the judgment dated 22.04.2025 passed in R.C.A.66 of 2021 & 67 of 2021 respectively by the IX Court of Small Causes, Chennai confirming the Decree passed in RCOP.No.874 & 829 of 2017 respectively dated 15.03.2021 by the XII Court



CRP.Nos.3134 & 3137 of 2025

of Small Causes, Chennai pending disposal of the above Civil Revision
Petitions

For Petitioner : Mr.G.Veerapathiran [in both CRPs]

For Respondents : Mr.G.Babu – R1 & 2 [in both CRPs]

COMMON ORDER

Challenging the concurrent finding of the learned Rent Control Appellate authority and the learned Rent Controller in Ordering eviction of the petitioner and dismissing the petition filed by the petitioner seeking permission to deposit the rent, the present revision petitions have been filed.

2. Though these revision petitions have been filed challenging the concurrent finding of the learned Rent Control Appellate authority and the learned Rent Controller ordering eviction, the learned counsel appearing for the petitioner filed an affidavit of undertaking filed by the petitioner in both the revision petitions agreeing to vacate the premises in two years.

3. The affidavits filed by the petitioner in both the Civil Revision



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Petitions are taken on record. However, this Court is of the view that taking note of the long pendency of the dispute between the parties, two years time cannot be granted to the petitioner. Hence, time is granted to the petitioner till 31.03.2026 to vacate the premises, subject to the condition that the petitioner pays of rent of a sum of Rs.20,000/- [Rupees twenty thousand only] per month, for each premises without any default. It is also made clear that if the petitioner fails to vacate the premises on or before 31.03.2026, he will be proceeded for contempt of Court.

4. With the above directions, these Civil Revision Petitions are dismissed.

No costs. Consequently, connected miscellaneous petition stands closed.

24.07.2025

Index : Yes/No

Internet : Yes/No

vrc

To,

1. The Judge,
IX Court of Small Causes, Chennai.

2. The Judge,
XII Court of Small Causes, Chennai.



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N.SATHISH KUMAR, J.

VTC

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