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CRP.No.2438 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 23.06.2025

CORAM:

THE HONOURABLE MR. JUSTICE N. SATHISH KUMAR

C.R.P.No.2438 of 2025

M.Parasuraman

.. Petitioner

Versus

Vijayalakshmi

.. Respondent

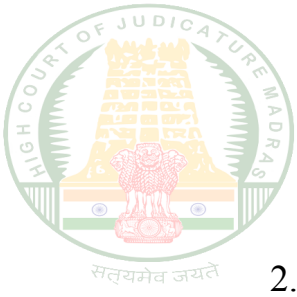
Prayer:- Civil Revision Petition filed under Article 227 of the Constitution of India, to set aside the docket order dated 03.06.2025 passed in RLTOP.SR.No.657 of 2025 on the file of the learned District Munsif cum Judicial Magistrate at Vikkravandi (Rent Court) and consequently direct the learned District Munsif cum Judicial Magistrate at Vikkravandi (Rent Court) to dispose of the same on merits.

For Petitioner

: Mr.K.Mohamed Hussen

ORDER

Challenge has been made to the order of the learned District Munsif cum Judicial Magistrate at Vikkravandi (Rent Court) in returning the application filed under Section 21(2)(a)(b) of the Tamil Nadu Regulations of Rights and Responsibilities of Landlords and Tenants Act, 2017 by the land for eviction of the tenant/respondent.



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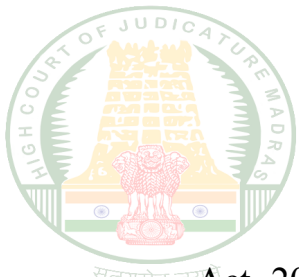
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2. The Trial Court vide docket order dated 03.06.2025 returned the application observing that as per G.O.Ms.No.102, Housing and Urban Development (HB4) dated 27.07.2020, only the Principal District Courts/Additional District Courts, District Courts in other districts and Principal Courts/Additional Courts (except I and V Additional Courts, VIII to XIV Additional Courts) in Chennai are alone has territorial jurisdiction to deal with the subject matter.

3. Heard the learned counsel for the petitioner and perused the materials placed on record.

4. In fact, the learned Rent Court has failed to take into consideration of the G.O.Ms.No.63, Housing and Urban Development (HB4) dated 02.05.2019, wherein, all the District Munsif Courts in the State has territorial jurisdiction to deal with the subject matter and the District Munsif is the Presiding Officer for the respective Rent Court.

5. Such view of the matter, in view of the above Government Order, this Court is of the view that the rent control proceedings under the Tamil Nadu Regulations of Rights and Responsibilities of Landlords and Tenants



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Act, 2017, only the District Munsif alone are entitled to decide the matter.

Hence, the impugned docket order dated 03.06.2025 is set aside. The District Munsif cum Judicial Magistrate at Vikkravandi (Rent Court) is directed to take the application on its file and dispose of the same on its own merits. The Registry is directed to return the original papers and the same shall be represented before the Court below within a period of two weeks from the date of receipt of a copy of this Order.

6. Accordingly, this writ petition stands allowed. No costs.

23.06.2025

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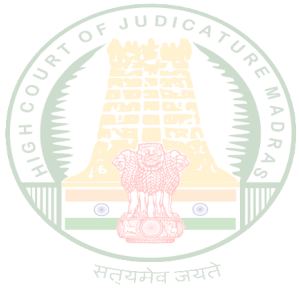
Internet : Yes

Index : Yes/No

Speaking order / Nonspeaking order

Neutral Citation : Yes/No

N. SATHISH KUMAR, J.



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To

- 1.The District Munsif cum Judicial Magistrate
Vikkravandi (Rent Court)
2. The Section Officer
VR Section, Madras High Court

C.R.P.No.2438 of 2025

23.06.2025