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C.R.P.No.2896 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 18.09.2025

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THE HONOURABLE MR. JUSTICE **P.B.BALAJI**

C.R.P.No.2896 of 2025
and
C.M.P. No.16336 of 2025

M.Ravikumar

.. Petitioner

Vs.

S.Dayalan

.. Respondent

Civil Revision Petition filed under Section 25 of Tamil Nadu Buildings (Lease and Rent Control) Act, 1960 to set aside the fair and decretal order of the learned Rent Control Appellate Authority (VIII Court of Small Causes), Chennai dated 23.04.2025 in R.C.A.No.21 of 2024 confirming the fair and decretal order of the learned Rent Controller (XII Court of Small Causes), Chennai dated 24.11.2023 in R.C.O.P. No.803 of 2017.

For Petitioner : Mr.R.Alvin Manoj
for M/s.RRN Legal

For Respondent : Mr.MA.Gouthaman

ORDER



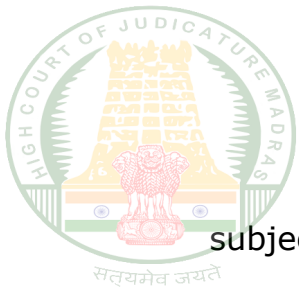
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Pursuant to the order dated 16.09.2025, the petitioner/tenant has filed an affidavit of undertaking. In paragraph 5, it is stated as follows:

'5.I submit that I hereby undertake to vacate the rented premises on 30th June 2026 and the Respondent shall pay to me the unadjusted excess security deposit amount of Rs.82,642/- (Rupees Eighty Two Thousand Six Hundred and Forty Two) while vacating the premises and handing over the key to Respondent.'

2. Though the learned counsel for the respondent would state that the petitioner may be called upon to pay rent upto 30.06.2026 and the security deposit of Rs.4 lakhs would be returned at the time of petitioner vacating and handing over vacant possession, admittedly, the amount of Rs.4 lakhs available with the respondent/landlord is in excess of the rent that would be due and payable from October, 2025 to June, 2026 and therefore, I do not see any real purpose in directing the petitioner to pay rent for the months of October, 2025 to June, 2026. The rent payable from October, 2025 to June, 2026 shall stand adjusted in the security deposit and the balance amount of Rs.82,642/- shall be refunded



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subject to petitioner vacating and handing over the premises without causing any damages and without arrears of electricity consumption charges, if any.

3. The affidavit of undertaking filed by the petitioner is recorded. In view of the above, the respondent/landlord shall not press the pending execution petition and in the event of any default, it is open to the respondent to file contempt petition before this Court.

4. The civil revision petition is disposed of accordingly. Consequently, connected miscellaneous petition is closed. There shall be no order as to costs.

18.09.2025

Index:Yes/No
Neutral Citation:Yes/No
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To

- 1.The VII Court of Small Causes,
Chennai.
- 2.The XII Court of Small Causes,
Chennai.

P.B.BALAJI,J.,



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