



W.P.No.40414 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 29.10.2025

CORAM

THE HONOURABLE Mr. JUSTICE N. ANAND VENKATESH

W.P.No.40414 of 2025
and WMP.No.45387 of 2025

D.Kuppammal

.... Petitioner

Vs

- 1.The District Collector
Chennai District.
- 2.The Revenue Divisional Officer
North Zone
Rental Authority at Puzhal
Chennai.
- 3.The Deputy Commissioner of Police
Washermenpet
Chennai District – 600 081.
- 4.The Inspector of Police
H5 Police Station
Washermenpet, Chennai – 600 081.
- 5.G.Narasimhan

... Respondents



W.P.No.40414 of 2025

Prayer : Writ Petition filed under Article 226 of Constitution of India praying to issue a Writ of Mandamus directing the 2nd respondent to dispose the pending complaint No.591/2025 dated 13.02.2025 with regard to restore the E.B. Connection of the petitioner shop portion Ground Floor, 44/4, Poondi Thangammal Street, New Washermenpet, Chennai – 600 081, within a stipulated time as fixed by this Court and pass orders.

For Petitioner : Mr.D.Nandagopal

For Respondent : Mr.D.Ravichander
Special Government Pleader [R1 to R3]

Mr.L.Baskaran
Government Advocate (Crl. Side) for R4

ORDER

This writ petition has been filed for a direction to the second respondent to deal with the complaint made by the petitioner, wherein the petitioner is seeking for restoration of electricity connection in the subject property, which is said to have been illegally disconnected by the landlord namely, the fifth respondent.

2. Heard Mr.D.Nandagopal, learned counsel appearing for the petitioner and Mr.D.Ravichander, learned Special Government Pleader appearing for the



W.P.No.40414 of 2025

respondents 1 to 3 and Mr.L.Baskaran, learned Government Advocate appearing for the fourth respondent.

3. The learned counsel for the petitioner submitted that under Section 20 of the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017, the Rent Authority is vested with the power of restoring the service amenities, which have been disconnected either by the landlord or tenant, as the case may be. According to the petitioner, the Rent Authority is the Revenue Divisional Officer, namely, the second respondent herein.

4. The learned Special Government Pleader appearing for respondents 1 to 3 submitted that under Section 30 of the said Act, the Collector with the previous approval of the Government, can designate an Officer as a Rent Authority, who is not below the rank of the Deputy Collector. In the case on hand, it is the second respondent who is the Rental Authority within the concerned jurisdiction.

5. In the light of the specific stand taken by both sides, the complaint given by the petitioner on 13.02.2025 before the second respondent, shall be taken as a complaint under Section 20 of the Act, as the same has been given before the



W.P.No.40414 of 2025

Rent Authority designated for this purpose.

WEB COPY

6. In view of the above, there shall be a direction to the second respondent to immediately act upon the complaint given by the petitioner on 13.02.2025 and pass orders after affording an opportunity to the fifth respondent, within a period of two weeks from the date of receipt of a copy of this order.

7. This writ petition is disposed of accordingly. No costs. Consequently, connected miscellaneous petition is closed.

29.10.2025

Index : Yes/No
Speaking Order/Non-Speaking Order
Neutral citation : Yes/No
ds

Note : Issue order copy 30.10.2025



W.P.No.40414 of 2025

To:

WEB COPY

- 1.The District Collector
Chennai District.
- 2.The Revenue Divisional Officer
North Zone
Rental Authority at Puzhal
Chennai.
- 3.The Deputy Commissioner of Police
Washermenpet
Chennai District – 600 081.
- 4.The Inspector of Police
H5 Police Station
Washermenpet, Chennai – 600 081.



WEB COPY



W.P.No.40414 of 2025

N. ANAND VENKATESH., J

ds

W.P.No.40414 of 2025

29.10.2025