



WEB COPY

CRP No. 5974 of 2025



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 28-11-2025

CORAM

THE HONOURABLE MR.JUSTICE P.B. BALAJI

CRP No. 5974 of 2025

and

CMP No.29528 of 2025

M.Krishnamurthi,
Sole Proprietor of M/s.Sree Balaji Furniture,
Office at Old No.522, New No.804, T.H.Road,
Old Washermenpet, Chennai -600 021.
Residing at New No.93, Old No.26/3,
Kappalpolu Street, Old Washermenpet,
Chennai -600 021.

Petitioner(s)

Vs

R.Pulukeswaran @ A.V.R.Kuberan,
S/o.A.V.Raja,
Old No.41, New No.10, Narayanappa
Main Street, Old Washermenpet,
Chennai 600 021.

Respondent(s)

PRAYER: Petition filed under Article 227 of the Constitution of India, to set aside the order dated 29.08.2025 in RLTA.No.55 of 2025 on the file of the XV Additional City Civil Court, Chennai, confirming the order dated 28.01.2025 in RLTOP.No.308 of 2024 on the file of the XVI Judge, Small Causes Court (Rent Court), Chennai.

For Petitioner(s): Mr.M.K.Kabir
Senior Counsel
for Mr.R.Prem Anandhan

For Respondent(s): Mr.Amar D.Pandiya

**ORDER**

This Civil Revision Petition has been filed to set aside the order dated 29.08.2025 in RLTA.No.55 of 2025 on the file of the XV Additional City Civil Court, Chennai, confirming the order dated 28.01.2025 in RLTOP.No.308 of 2024 on the file of the XVI Judge, Small Causes Court (Rent Court), Chennai.

2. The petitioner/tenant has filed an affidavit of undertaking on 28.11.2025, wherein the petitioner has unequivocally undertaken to vacate the premises on or before 30.04.2026 and he also further undertaken to pay the rent due till 30.04.2026 promptly and without any default. The said affidavit of undertaking dated 28.11.2025 is recorded.

3. However, the learned counsel for the respondent/landlord bring to my notice that the petitioner is in arrears of rent for a period of three months as on date. Further, he also submitted that there is no advance available at the hands of the respondent/landlord, since the entire rental advance already stood adjusted.

4. In the light of the above, while recording the affidavit of undertaking dated 28.11.2025, I am dismissing the Civil Revision Petition, granting three months time till 30.04.2026 to the petitioner/tenant to peacefully vacate and



handover the possession of the premises to the respondent/landlord. It is made clear that the petitioner shall pay the pending arrears of rents for the said three months along with the rent for December on or before 31.12.2025. Insofar as the rent for the future months from January, 2026 to April, 2026 is concerned, the petitioner shall pay the rent in advance within the first week of the respective months. No costs. Consequently, connected Miscellaneous Petition is closed.

28-11-2025

Jd

Index: Yes/No

Speaking/Non-speaking order

Internet: Yes

Neutral Citation: Yes/No

To

1. The Learned XV Additional City Civil Court, Chennai.

2. The Learned XVI Judge, Small Causes Court (Rent Court), Chennai.



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P.B.BALAJI J.
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