



CR-1497-2025

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**IN THE HIGH COURT OF PUNJAB AND HARYANA AT
CHANDIGARH**

(119)

CR-1497-2025

Date of decision: - 12.03.2025

Jasdeep Singh

....Petitioner

Versus

Jaswant Singh

.....Respondent

CORAM : HON'BLE MR. JUSTICE VIKAS BAHL

Present:- Mr. Bhupinder Singh Kundra, Advocate
for the petitioner.

VIKAS BAHL, J. (ORAL)

1. Present revision petition has been filed under Article 227 of the Constitution of India for directing the Civil Court Patiala to decide the rent petition bearing registration No.RP/38 of 2021 in a time bound manner by deciding the application under Order 9 Rule 13 CPC bearing registration No.CM/61/2024 (Annexure P-7).

2. Learned counsel for the petitioner has submitted that the petitioner had filed an ejectment petition under Section 20 of the Punjab Rent Act, 1995 on 30.04.2021 and in the said proceeding, the respondent initially had appeared through counsel and thereafter, had stopped appearing and thus, was proceeded against ex parte on 18.05.2023 and subsequent to the same, the Rent Controller vide judgment dated 09.11.2023 allowed the said eviction petition. It is further submitted that thereafter, the execution petition was filed by the petitioner in which the

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respondent had raised objections which were dismissed. It is stated that two other applications were also filed by the respondent/JD and the respondent/JD had also filed a revision petition before this Court, in which, liberty was granted to him to move an application for stay in proceedings under Order 9 Rule 13 CPC. It is argued that the application under Order 9 Rule 13 CPC was instituted on 21.02.2024 and in the said case, an interim stay has been granted in favour of the respondent/tenant. It is submitted that thereafter, the respondent had taken several dates as is apparent from the zimni orders (Annexure P-10) and is purposely trying to delay the matter and has only examined AW-1 Jaswant Singh and on all other dates no witness of the respondent/tenant has been examined. It is prayed that since there is an interim stay against the petitioner, thus, the Rent Controller be requested to decide the application under Order 9 Rule 13 CPC as expeditiously as possible.

3. Keeping in view the above-said facts and circumstances, the present revision petition is disposed of with a request to the Rent Controller to decide the application under Order 9 Rule 13 CPC, filed by the respondent-tenant, as expeditiously as possible.

March 12, 2025
naresh.k

(VIKAS BAHL)
JUDGE

Whether reasoned/speaking?
Whether reportable?

Yes/No
Yes/No