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IN THE HIGH COURT OF PUNJAB AND HARYANA AT CHANDIGARH**CR-4487-2022 (O&M)****Date of Decision : 21.11.2025**

Paramjit Kumar

... Petitioner

Versus

Hardev Singh @ Harjit Singh

... Respondent

CORAM : HON'BLE MRS. JUSTICE ALKA SARIN

Present : Mr. Prateek Pandit, Advocate for the petitioner.

Mr. Narinder S. Lucky, Advocate for the respondent.

ALKA SARIN, J. (Oral)

1. Present revision petition has been filed challenging the order dated 18.02.2019 passed by the Rent Controller declining leave to defend to the petitioner as also order dated 22.11.2021 passed by the Appellate Authority upholding the order passed by the Rent Controller.

2. Learned counsel for the petitioner would contend that under the Punjab Rent Act, 1995 it is incumbent that the NRI who files the petition under Section 24(3) of the Punjab Rent (Amendment) Act, 2014 is required to return to India for permanent residence. In the present case the respondent is an American Passport holder who has not returned permanently to India.

3. Learned counsel for the respondent on instructions from the respondent states that he would have no objection if the leave to defend is granted to the petitioner qua all issues to be decided by the Rent Controller in accordance with the law.

4. In view of the above, the present revision petition is allowed. The order dated 18.02.2019 passed by the Rent Controller and the order dated 22.11.2021 passed by the Appellate Authority are accordingly set aside. Consequently, the application for leave to defend is allowed. The Rent Controller shall now proceed to decide the matter in accordance with law.

5. Disposed off. Pending applications, if any, also stand disposed off.

21.11.2025
jk

(ALKA SARIN)
JUDGE

NOTE: Whether speaking/non-speaking: Speaking
Whether reportable: YES/NO