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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ **CM(M) 2478/2025, CM APPL. 80966/2025 & CM APPL. 80965/2025**

ABDUL GHAFAR

.....Petitioner

Through: Mr. Praveen Agarwal, Ms. Misha
Sinha and Mr. Rizwan, Advocates.

versus

RESHMA

.....Respondent

Through: None.

CORAM:
HON'BLE MR. JUSTICE GIRISH KATHPALIA

ORDER

22.12.2025

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1. Petitioner has assailed order dated 01.12.2025 of the learned Rent Control Tribunal, whereby the appeal against order of the learned Additional Rent Controller was dismissed.
2. The short question in the present petition is as to whether the Rent Controller is bound to frame issues in a petition under Section 14(1)(a) of the Delhi Rent Control Act. The learned trial court and the appellate court have taken a view that since the Rent Controller has limited jurisdiction to decide the eviction petition, there is no need to frame formal issues.
3. After addressing partly, learned counsel for petitioner on instructions seeks permission to withdraw this petition with liberty to file an application before the learned Rent Controller for treating the issue of landlord-tenant relationship as preliminary issue.
4. As requested, the petition and the accompanying applications are



dismissed as withdrawn with liberty as sought but it is made clear that such application, if any, filed by the petitioner shall be decided by the learned Rent Controller in accordance with law.

GIRISH KATHPALIA, J

DECEMBER 22, 2025/dr