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C.R.P.No.139 of 2026

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 19.01.2026

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THE HONOURABLE MR.JUSTICE S.SOUNTHAR

C.R.P.No.139 of 2026

Mrs.Prettina David,
W/o.Mr.Augustine Samuel Victor,
05-01 The Centrio,
53, Irrawaddy Road,
Singapore – 329552.
Represented by her POA
Mr.David Ponniah,
S/o. Late J.S.Ponniah,
G3, Raj Gothai Nivas, Samanthi Street,
Sabari Nagar Extension, Kamaraj Nagar,
Medavakkam, Chennai 600 100.

... Petitioner

vs.

G.Jeyaprakash (Died)

1.Indiravathi

2.Sathish Murugan

3.Prema

4.Helen Kalpana

... Respondents

PRAYER: Civil Revision Petition is filed under Article 227 of the Constitution of India, to direct the X Small Causes Court, Chennai to dispose of E.P.No.1253 of 2025 in RLTOP.No.62 of 2023 in time frame accordance with Section 39(3) of the Tamil Nadu Regulation of Rights and Responsibilities of Landlord and Tenants Act, 2017.



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For Petitioner : Mr.R.Chandrasudan

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ORDER

The Civil Revision Petition is filed seeking a direction to the X Small Causes Court, Chennai to dispose of E.P.No.1253 of 2025 in RLTOP.No.62 of 2023 within the time fixed under Section 39(3) of the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017.

2. The petitioner herein filed original petition seeking repossession against the respondent in R.L.T.O.P.No.62 of 2023. The said original petition was dismissed by the Rent Court. Aggrieved by the same, the petitioner filed an appeal in R.L.T.A.No.117 of 2024 and the same was allowed by the Appellate Court and repossession granted under Section 21(2)(a) of TNRRRLT Act. Thereafter, the petitioner filed instant execution petition in E.P.No.1253 of 2025.

3. It is seen from the e-court status filed in the typed-set of papers the respondent entered appearance on 07.01.2026 and the matter is adjourned to 22.01.2026 for further proceedings.



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4. Section 39(3) of the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017 stipulates execution proceedings shall be disposed of within a period of 30 days from the date of appearance of the respondent. Further, the Apex Court in *Periyammal (dead) through Legal Representatives and others vs. V.Rajamani and another* reported in (2025) 9 SCC 568 held that execution proceedings shall be disposed of within the outer time limit of six months.

5. In view of the same, this Court is inclined to direct the X Small Causes Court, Chennai to dispose of E.P.No.1253 of 2025 as expeditiously as possible, preferably within a period of six months from the date of receipt of copy of this order.

6. With the above direction, the Civil Revision Petition is disposed.

No costs.

19.01.2026

Index : Yes / No

Speaking order : Yes / No

Neutral Citation : Yes / No

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To

The X Small Causes Court, Chennai.

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S.SOUNTHAR, J.

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