



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 03-03-2026

CORAM

THE HON'BLE MR JUSTICE M.DHANDAPANI

WP No. 8238 of 2026

K.Vijayandar

..Petitioner(s)

Vs

The Revenue Divisional Officer / Rent Authority,
Chennai South zone,
Anna Salai, Guindy, Chennai-600 032

..Respondent(s)

Writ Petition filed under Article 226 of the Constitution of India, seeking Writ of Mandamus, directing the respondent to consider and pass orders on the petitioner's representation dated 04.03.2025 and the subsequent reminder dated 21.07.2025 regarding the deposit of rent within a time frame fixed by this Honourable Court.

For Petitioner(s): Mr.A.Ganapatheeswaran

For Respondent(s): Mr.T.M.Rajangam, G.A.

ORDER

This petition has been filed seeking direction to the respondent to consider the representation of the petitioner dated 04.03.2025 and the subsequent reminder dated 21.07.2025 regarding deposit of rent.



2. The petitioner had entered into a lease agreement with one P.Ranganath, the landlord, in respect of the house property situated at Shrinivas Apartments, Turnbolls, I Cross Street, Nandanam on 18.07.1990 and he has been residing there. The said lease agreement was subsequently extended on 12.06.1991, 07.03.1994 and finally on 06.01.1996. Thereafter, from the year 1996, the lease agreement between the petitioner and the landlord was extended by way of oral agreement and the petitioner has been paying the revised rental amount to the landlord. While so, the landlord filed a petition in RLTOP No.345 of 2024, under Section 21 (1) (a) of the Tamil Nadu Regulation of Rights and Responsibilities of the Landlords and Tenants Act, 2017 before the XV Small Causes Court, Chennai and also refused to receive the rent from the petitioner. Hence, the petitioner filed a petition under Section 14 of the said Act before the XV Small Causes Court, Chennai seeking permission to deposit the rent before the Court. However, the same was returned directing the petitioner to approach the Rent Authority. Subsequently, the petitioner submitted a representation to the respondent/Rent Authority on 04.03.2025 requesting to deposit the rent before him and also made remainder on 21.07.2025. Since no action has been taken on the said representation, the present Writ Petition has been filed.

3. Considering the facts and circumstances of the case, this Court is of the view that when the matter is already pending before the Civil Court and the petitioner has been directed to workout his remedy before the appropriate



authority, no positive direction as sought for by the petitioner can be issued by this Court. Accordingly, this Writ Petition is dismissed, granting liberty to the petitioner to work his remedy in the manner known to law. No costs.

03-03-2026

Index: Yes/No
Speaking/Non-speaking order
Neutral Citation: Yes/No
PVS

To
The Revenue Divisional officer / Rent Authority
Chennai South zone,
Anna Salai, Guindy, Chennai-600 032



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M.DHANDAPANI, J.

PVS

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