



C.R.P.No.3395 of 2024

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 18.02.2026

CORAM

THE HONOURABLE MR.JUSTICE S.SOUNTHAR

C.R.P.No.3395 of 2024
and
C.M.P.No.18298 of 2024

N.Sriram

... Petitioner

VS.

1.V.K.Marimuthu

2.Jayaraman Anandhan

... Respondents

PRAYER: Civil Revision Petition is filed under Article 227 of the Constitution of India, to set aside the fair and decretal order dated 18.06.2024 as made in I.A.No.28 of 2023 in RLTOP.No.3 of 2020 on the file of Rent Court (Principal District Munsif), Chidambaram.

For Petitioner : Mr.R.Rajavelavan

For R1 : Mr.A.Muthukumar

For R2 : No Appearance



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ORDER

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The Civil Revision Petition is filed challenging the order passed by the Rent Court (Principal District Munsif), Chidambaram in I.A.No.28 of 2023 in RLTOP.No.3 of 2020, dated 18.06.2024 dismissing the application filed by the petitioner/landlord seeking direction to the 1st respondent/tenant to deposit the arrears of rent from December-2015 to August-2023.

2. The petitioner herein filed a original petition for repossession under the provisions of the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017. Pending main original petition, the instant application has been filed by the landlord on the ground that the 1st respondent are in arrears of rent. The said application was dismissed by the Rent Court. Aggrieved by the same, the petitioner has come before this Court.

3. The learned counsel appearing for the petitioner by drawing the attention of this Court to Section 25 of the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017, submitted that when eviction is sought for on the ground of wilful default, the Court can direct the tenant to deposit the arrears of rent.



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4. The learned counsel appearing for the 1st respondent on the other hand would submit that the petitioner refused to receive rent and therefore, the 1st respondent was unable to pay rent from March-2020 to till date and the arrears of rent is to the tune of Rs.1,80,000/-. The learned counsel also submit that the 1st respondent is willing to deposit the said amount before the Rent Court, within a period of four weeks from today. The said statement is recorded.

5. In view of the dispute with regard to the arrears from December-2015 to February-2020, this Court is inclined to direct the 1st respondent to deposit the arrears of rent from March-2020 to till date (i.e.,Rs.1,80,000/-) before the Rent Court (Principal District Munsif), Chidambaram, within a period of four weeks from the date of receipt of copy of this order. On deposit of arrears of rent within the time stipulated, the Rent Court (Principal District Munsif), Chidambaram, shall take up the main R.L.T.O.P.No.3 of 2020 and dispose of the same as expeditiously as possible. It is made clear the dispute with regard to the non-payment of rent from December-2015 to February-2020 shall be considered by the Rent Court in accordance with law. Regarding the stand of the respondent before this Court that petitioner refused to receive rent, this Court does notice



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express any opinion and the same is a matter to be considered by Rent Court based on pleading and evidence before it.

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

No costs. Consequently, the connected civil miscellaneous petition is closed.

18.02.2026

Index : Yes / No
Speaking order : Yes / No
Neutral Citation : Yes / No
dm



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To

The Rent Court (Principal District Munsif),
Chidambaram.



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S.SOUNTHAR, J.

dm

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