



WEB COPY

CRP No. 3575 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 20-04-2026

CORAM

THE HON'BLE MRS.JUSTICE T.V.THAMILSELVI

**CRP No. 3575 of 2025
and CMP.No.19306 of 2025**

Azura Begam
W/o. P. Peer Sherief, M/s Zeenath Stores
Proprietor, Door No.35/80, Old Door No.64/65,
Ground Floor, Malaya Perumal Street,
Chennai-600 001

..Petitioner(s)

Vs

S.Ganesh Kumar
S/o. Late K.Subramanian, No.35/80, Malaya
Perumal Street, Sowcarpet, Chennai-600 001

..Respondent(s)

PRAYER: Civil Revision Petition filed under Article 227 of Constitution of India, praying to set aside the order dated 25-07-2025 in MP(Sr) No.28726/2025 in RLTOP.No.183/2024 passed by the Honourable XIV Small Causes Court at Chennai

For Petitioner(s):	MR.C.Iyyappa Raj
For Respondent(s):	MR.G.Saibaba

ORDER

Challenging the impugned order passed by the XIV Small Causes Court, Chennai in MP(Sr) No.28726/2025 in RLTOP.No.183/2024 dated 25.07.2025, the tenant has preferred the present Civil Revision Petition.



2. The learned counsel for the revision petitioner/tenant submitted that the Trial Court, without affording sufficient opportunity, did not permit the petitioner to cross-examine P.W.1. It is contended that such denial was unnecessary in view of the dictum laid down in J.Thennarasu Vs.Anitha Nalliyah. It is further contended that the application filed by the petitioner seeking permission for cross-examination was not properly considered and was erroneously dismissed on the ground of non-maintainability, referring to the provisions of the new Act. Aggrieved by the said order, the present revision has been filed.

3. When the matter was taken up, this Court, upon enquiry, found that according to the learned counsel for the respondent/landlord, the tenant is in arrears of rent to the tune of Rs.14 lakhs and has committed persistent default over the years. In such circumstances, the tenant has no locus standi to raise objections of this nature, particularly in respect of the procedural order passed by the Trial Court.

4. In view of the above, this Court finds no reason to interfere with the order passed by the Trial Judge/Rent Controller. However, considering the pendency of the proceedings, the Trial Court is directed to dispose of the matter within a period of eight weeks from the date of receipt of a copy of this order.



5. In the result, this Civil Revision Petition is disposed of with the above observation. No costs. Consequently, the connected miscellaneous petition is closed.

20-04-2026

Index: Yes/No

Speaking/Non-speaking order

Neutral Citation: Yes/No

MPA

To

1. The XIV Small Causes Court, Chennai.

2. The Section Officer, V.R.Section, High Court, Madras.



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T.V.THAMILSELVI, J.

MPA

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