



WEB COPY

CRP No. 87 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 04-06-2026

CORAM

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

**CRP No. 87 of 2026
AND
CMP NO. 287 OF 2026**

S. Dinakaran
S/o. Subramani,
No.84/47, Perumal Koil Street,
Old Katpadi, Katpadi Taluk,
Vellore District.

..Petitioner(s)

Vs

S. Karuna
S/o. Sadasiva Chettiar,
No.41, 8th Cross,
Magadai Road,
Bangalore-560 023.

..Respondent(s)

PRAYER : Civil Revision Petition is filed under Section 25 of Tamil Nadu Buildings (Lease and Rent Control) Act, 1960 as amended by 1973 and Act of 1980, to set aside the order in RCA No.4/2024 dated 08.10.2025 passed by the learned Subordinate Judge, (Rent Appellate Authority), Katpadi by partly confirming the fair and decreetal order in RCOP No.9/2015 dated 04.06.2024 passed by the learned Rent Controller/District Munsif at Katpadi and consequently allow the above CRP.

For Petitioner(s): Mr.B.Gopalakrishnan

For Respondent(s): Mr.N.P.Vijayakumar

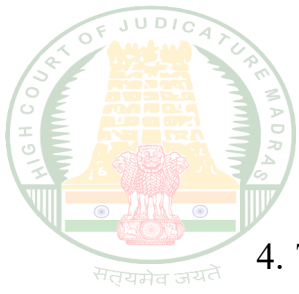


ORDER

This Civil Revision Petition has been filed to set aside the order in RCA No.4/2024 dated 08.10.2025 passed by the learned Subordinate Judge, (Rent Appellate Authority), Katpadi by partly upholding the fair and decreetal order in RCOP No.9/2015 dated 04.06.2024 passed by the learned Rent Controller/District Munsif at Katpadi, the petitioner / tenant has preferred this revision.

2. Heard both sides.

3. The respondent / landlord has filed RCOP No.9 of 2015 under Section 10(2)(i), 10(3)(iii) & 10(3)(a)(iii) of the Tamil Nadu Buildings (Lease and Rent Control) Act, 1960 for eviction of the respondent / tenant, directing him to vacate and handover the possession and put the petitioner of the schedule mentioned premises, and in default by due process of court. On hearing both sides, the trial judge had found that the tenant has committed wilful default in payment of rent. Before commencement of the trial the tenant was directed to pay the arrears of rent nearly about Rs.84,000/- and the same has also not been complied. Therefore, learned Rent Controller found that the tenant has committed wilful default. Therefore, he ordered for eviction. Aggrieved over that, he preferred an appeal in RCA No.4 of 2024 and the same also been confirmed by the learned Subordinate Judge, (Rent Appellate Authority), Katpadi. Aggrieved over the same, the revision petitioner / tenant has preferred this revision.



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4. The learned counsel for the revision petitioner submits that the tenant, since 2002, is running a small shop and he has not committed any default in payment of rent. But the fact reveals that he is paying regular rent and he said that the court below not given proper opportunity.

5. On considering the findings of the courts below which clearly reveals that the petitioner / tenant has committed wilful default in payment of rent from the year 2014 onwards. There is no merit in the revision and it is liable to be dismissed. The order passed by the learned Rent Controller is well reasoned. Considering the fact the petitioner is directed to vacate the premise within a period of three months and if he fails to vacate the premises, the respondent shall proceed with the eviction immediately.

6. Accordingly, this Civil Revision Petition is dismissed. No costs. Consequently, the connected Civil Miscellaneous Petition is closed.

04-06-2026

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

To

1. The Subordinate Court, (Rent Appellate Authority), Katpadi.
2. The Rent Controller/District Munsif, Katpadi.



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T.V.THAMILSELVI J.

MTL

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