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IN THE HIGH COURT OF PUNJAB AND HARYANA
AT CHANDIGARH

CR-2560-2026 (O&M)
Date of Decision: 19.03.2026

SHOBHA KOHLI AND ANOTHER Petitioners

Versus

KAMIYA DANG AND OTHERS Respondents

CORAM: HON'BLE MR. JUSTICE YASHVIR SINGH RATHOR

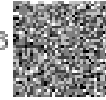
Present : Mr. B.S. Khehar, Advocate
for the petitioners.

YASHVIR SINGH RATHOR, J. (Oral)

1. This revision petition is directed against the order dated 02.03.2026 passed by the learned Appellate Authority, Ambala, vide which the appeal filed by the petitioners against the order of eviction dated 19.02.2025 passed by the Rent Controller in an eviction petition instituted by the respondents has been dismissed.

2. I have heard learned counsel for the petitioners and have gone through the material placed on the file.

3. Learned Legal Aid Counsel appearing on behalf of the petitioners-tenants argued that petitioner No.1 is an aged woman and both the petitioners are poor persons. They are ready to pay the rent. No summons were ever received by them and false reports have been made on the summons by the process serving agency. They are also ready to settle the matter with the landlords and the matter may also be sent for



mediation. Learned counsel prayed that the petitioners have been wrongly proceeded against *ex parte* and the impugned judgments are liable to be set aside.

4. However, I do not find any force in the contentions raised by learned counsel for the petitioners and the petition in hand is liable to be dismissed for the reasons discussed hereinafter.

5. The landlords-respondents had instituted an eviction petition against the present petitioners-tenants for their eviction from the demised premises on the ground of non-payment of rent for the period from 21.05.2022 to 20.07.2023. Notice was issued to the tenants, but they did not appear before the Rent Controller and were proceeded against *ex parte* and thereafter, they have been ordered to be evicted from the demised premises on account of non-payment of rent vide judgment dated 19.02.2025.

6. The petitioners-tenants filed an appeal before the Appellate Authority and pleaded that they had not received the notices sent by the Rent Controller and that they have been wrongly proceeded against *ex parte*. However, the learned Appellate Court has come to the conclusion that from the record, it is established that notice was issued to the tenant, namely Nitish Kohli, for 01.05.2024, which was duly served upon him on 29.04.2024, as per the report made by the process server on the summons, while notice issued to the tenant namely Shobha Kohli was issued for 29.11.2023, which was also served upon her son Nitish Kohli, who had also been impleaded as a respondent in the eviction petition and the said summons was served on 22.08.2023 and since both the respondents-tenants did not appear, they were rightly proceeded against *ex parte* and



have been ultimately ordered to be evicted from the demised premises on account of non-payment of rent for the period 21.05.2022 to 20.07.2023. As such, the petitioners-tenants willfully did not appear before the Rent Controller despite service of notice and were rightly proceeded against *ex parte* and subsequently ordered to be evicted on account of non-payment of rent. The impugned judgments passed by the Rent Controller as well as by the Appellate Authority, thus, do not suffer from any material illegality or manifest error which could call for interference.

- 7. Resultantly, the petition in hand is ordered to be dismissed.
- 8. Pending misc. application (s), if any, shall also stand disposed of.

(YASHVIR SINGH RATHOR)
JUDGE

19.03.2026
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Whether speaking/reasoned	Yes/No
Whether Reportable	Yes/No