



IN THE HIGH COURT OF PUNJAB & HARYANA AT
CHANDIGARH

CR-2871-2026(O&M)

Date of decision : 07.04.2026

Maninderjit Singh and another

... Petitioners

Versus

Jasbir Singh

... Respondent

CORAM: HON'BLE MR. JUSTICE VIKAS BAHL

Present: Mr.Prince Sharma, Advocate for the petitioners.

VIKAS BAHL, J.(ORAL)

1. Challenge in the present revision petition is to the judgment / order dated 06.11.2025 and 22.01.2026.

2. A perusal of the paper book would show that the respondent had filed an eviction petition under Sections 20 and 24 of the Punjab Rent Act, 1995 on 16.12.2019 against the present petitioners with respect to the premises in question. A perusal of the order dated 06.11.2025 would show that interim rent was assessed by the trial Court vide order dated 03.01.2025 but the petitioners failed to pay the same and in view of Section 35(1) of the Punjab Rent Act, 1995, the defence of the petitioners was struck off vide order dated 01.04.2025.

3. Learned counsel for the petitioners has fairly submitted before this Court that the order dated 01.04.2025 was never challenged. It would be relevant to note that no defence evidence was led to rebut the evidence led by the landlord.



4. Accordingly, the Rent Controller, vide judgment dated 06.11.2025 had ordered the eviction of the petitioners on the ground of arrears of rent and personal necessity.

5. An appeal was filed by the petitioners against the said order before the Appellate Authority and the Appellate Authority vide order dated 22.01.2026 granted stay to the petitioners but made the said stay subject to deposit and payment of arrears of rent as per the agreed rate from the date of filing of the petition for ejectment till date. It is the said order dated 22.01.2026 which has been challenged before this Court.

6. Learned counsel for the petitioners during the course of arguments, seeing that this Court is not inclined to interfere in the matter, has submitted that the petitioners are going through a financial crisis and can only pay the arrears of rent in instalment. It is further submitted that the petitioners would vacate the premises within a period of six months from today.

7. Keeping in view the above said facts and circumstances and on account of the undertaking made before this Court on behalf of the petitioners, the present revision petition is disposed of with the following directions / observations:-

- i) The petitioners would vacate the premises on or before 07.10.2026 and would hand over hand over the keys of the premises to the respondent on or before 07.10.2026.



ii) The petitioners would keep paying the monthly rent at the rate as held by the Rent Controller on or before 20th of every month to the respondent.

iii) The arrears of rent as per the order dated 06.11.2025 would be paid by the petitioners in six monthly installments and the entire arrears would be cleared by 7th October, 2026.

iv) The petitioners would file an undertaking on the said aspect before the Executing Court/Rent Controller within a period of two weeks from today with an advance copy to the opposite counsel in the Executing Court.

v) The appeal filed by the petitioners which is pending before the Appellate Authority would be disposed of in terms of the present order.

8. It is made clear that in case the petitioners do not submit the said undertaking or do not comply with any of the abovesaid conditions then it would be open to the respondent to seek immediate possession of the premises in question from the petitioners by applying for police help in addition to taking recourse to other proceedings including the Contempt of Courts Act.

9. Notice has not been issued to the respondent in view of the fact that the present order takes due care of the interests of the respondent. However, in case the respondent is aggrieved by the present order, it would

be open to the respondent to move an application for recalling of the present



order.

10. Pending application, if any, stands disposed of in view of the abovesaid order.

(VIKAS BAHL)
JUDGE

April 07, 2026.
Davinder Kumar

Whether speaking / reasoned	Yes/No
Whether reportable	Yes/No