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**IN THE HIGH COURT OF PUNJAB AND HARYANA
AT CHANDIGARH****CR-2803-2026****Date of Decision: 30.03.2026****AMREEK SINGH****...Petitioner****Vs.****MANDEEP KAUR****...Respondent****CORAM:- HON'BLE MR. JUSTICE VIRINDER AGGARWAL**

Present: Mr. Deepak Bhardwaj, Advocate for the petitioner.

VIRINDER AGGARWAL, J. (Oral)

1. The present civil revision petition has been filed under Article 227 of the Constitution of India, read with the relevant provisions of the East Punjab Urban Rent Restriction Act, 1949, challenging the order dated 19.02.2026 (Annexure P-3) passed by the learned ASJ/JSC, Rupnagar in the Rent Appeal (arising out of order dated 28.01.2026 passed in Rent Petition No. 3 of 2023), whereby the operation of the eviction order dated 28.01.2026 (Annexure P-1) was stayed subject to the condition of deposit of arrears of rent along with continued payment of future rent.

2. Briefly stated, The Revision Petitioner, being a tenant in House No. 163, Dashmesh Nagar, Rupnagar, is in dispute with the Respondent-landlord, Mandeep Kaur, who filed Rent Petition No. 3 of 2023 seeking eviction on the grounds of non-payment of rent and personal necessity. The Petitioner contested the petition, alleging it was filed with malafide intent to harass him due to a prior civil suit (CS/840/2020) and further claimed that the Respondent had taken ₹2,50,000 from him for facilitating his settlement abroad and filed a false complaint before the NRI Wing. The learned Rent Controller, Rupnagar, vide order dated 28.01.2026, allowed the eviction



petition and directed the Petitioner to vacate the premises and deposit ₹2,98,330 as arrears of rent. Aggrieved by this order, the Petitioner filed an appeal before the Appellate Authority (District Judge, Rupnagar), which, vide order dated 19.02.2026, stayed the operation of the eviction order subject to deposit of arrears and regular payment of rent, and issued notice to the Respondent for 20.05.2026.

3. In view of the facts and circumstances of the case and without commenting on the merits of the case, the present revision petition is disposed of with a direction that the appellant shall deposit 50% of the arrears of rent within a week from the receipt of certified copy of the order and remaining 50% within a period of three months from the date of this order, as determined by the learned Rent Controller. Subject to such deposit, the interim protection, if any, shall continue till the decision of the appeal pending before the learned Appellate Authority. In case of failure to comply with the aforesaid direction within the stipulated period, the benefit of this order shall stand vacated automatically.

(VIRINDER AGGARWAL)
JUDGE

30.03.2026

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<i>Whether speaking/reasoned</i>	:	<i>Yes/No</i>
<i>Whether reportable</i>	:	<i>Yes/No</i>