



IN THE HIGH COURT OF PUNJAB AND HARYANA
AT CHANDIGARH

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CR-3590-2026 (O&M)
Date of Decision: 30.04.2026

Harmohan Singh

... Petitioner

V/s

Pawan Kumar (now deceased) through LR's

...Respondent

CORAM : HON'BLE MR. JUSTICE VIKRAM AGGARWAL

Present: Mr. Abhishek Sharma, Advocate, for the petitioner.

VIKRAM AGGARWAL, J (ORAL)

The instant revision petition, preferred under Article 227 of the Constitution of India, seeks a direction to the Court of Appellate Authority, Ludhiana, where Rent Appeal No.135/2024 titled as ***Pawan Kumar vs. Harmohan Singh*** is pending adjudication, for expeditious and time bound disposal of the same.

2. An eviction petition was instituted by the petitioner-landlord against the respondent-tenant under Section 13 of the East Punjab Urban Rent Restriction Act, 1949, seeking his eviction from a shop situated at Jalandhar Bye-pass, Village Sekhewal, District Ludhiana (fully described in the eviction petition). The said eviction petition, having been filed in 2015, was allowed by the Court of Rent Controller, Ludhiana vide order dated 30.04.2024 (Annexure P-1). Against the said decision, an appeal was instituted by the respondent-tenant on 05.07.2024.

3. Learned counsel for the petitioner submits that even the rent petition stands disposed of, after directions having been issued by a coordinate

Bench vide order dated 01.12.2023 (Annexure P-2) whereafter, time was extended vide order dated 12.03.2024 (Annexure P-3).

4. Learned counsel further submits that the appeal is now pending adjudication before the Appellate Authority and the petitioner, who is 77 years old, is not in a position to enjoy the fruits of his property. He submits that the tenant has not paid even a single penny towards the *mesne* profits assessed by the Appellate Authority and even the amount qua which there was no stay by the High Court.

5. Learned counsel prays that a direction be issued to the Appellate Authority for expeditious and time bound disposal of the appeal.

6. I have considered the submissions made by learned counsel for the petitioner.

7. There would be no necessity of issuing notice to the respondent, for, in view of the nature of the order that is proposed to be passed, no prejudice would be caused to him.

8. This Court is conscious of the fact that Courts are already having huge pendency of cases. It is neither possible nor fair to order time bound disposal in all cases. There are old cases, action plan cases and other cases which are to be given priority. At the same time, it is to be kept in mind that valuable rights of parties are involved in all cases and, therefore, Courts are duty bound to make every possible effort to deal with such issues expeditiously. Justice, it is said, should not only be done but should also be seen to have been done.

9. That being so, the present revision petition is disposed of with a direction to the Appellate Authority, Ludhiana where Rent Appeal No.135/2024 titled as ***Pawan Kumar vs. Harmohan Singh*** is pending, to make earnest efforts for expeditious disposal of the same and preferably within a period of 6 months, in accordance with law.

Pending application(s), if any, shall also stand disposed of.

(VIKRAM AGGARWAL)
JUDGE

April 30, 2026
vcgarg

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