



**IN THE HIGH COURT OF PUNJAB AND HARYANA AT
CHANDIGARH**

CR-4461-2026(O&M)
Date of decision: 26.05.2026

Kamla Devi

... Petitioner

Versus

Vijay Jain and another

... Respondents

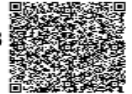
CORAM: HON'BLE MR. JUSTICE PARMOD GOYAL

Present: Mr. Aayush Gupta, Advocate,
for the petitioner.

PARMOD GOYAL, J. (ORAL)

1. Present revision petition has been preferred under Article 227 of the Constitution of India by petitioner-landlord being aggrieved by delay in disposal of her Rent Petition bearing No.RP/613/2023 (Annexure P-1) and for issuance of direction to learned Rent Controller, Ludhiana to decide the same expeditiously.

2. It is the case of petitioner that she is 87 years old and had filed petition under Section 13 of East Punjab Urban Rent Restriction Act, 1949 titled "**Kamla Devi v. Vijay Jain and another**" in the year 2023. The issues in the said rent petition were framed on 16.08.2024. Thereafter, the matter was fixed for petitioner's evidence, and despite the fact that PW1 Suresh Kumar and PW2 Pooja Singhal were examined by petitioner on 14.11.2024, there cross-examination has not been conducted till date on the pretext of pending applications. The respondents-tenants have been repeatedly filing one application after another to delay the proceedings. It is asserted that now all the applications have been disposed of and the case is listed for



07.07.2026, for evidence of petitioner. It is prayed that a direction be issued to decide the matter expeditiously and unnecessary delay being caused by respondents-tenants be curtailed.

3. Keeping in view all noted facts and circumstances, I find it appropriate to direct Rent Controller, Ludhiana to ensure expeditious disposal of Rent Petition bearing No.RP/613/2023 (Annexure P-1). The examination of PW1 and PW2 be concluded on date already fixed. Any adjournment sought by either of the parties shall not be granted unless a cause is shown and duly accepted by the Court by a speaking order.

4. Petitioner shall also ensure presence of her witnesses and shall conclude her evidence by examining the said witnesses within two effective opportunities subsequent to 07.07.2026. Similarly, evidence of respondents/tenants be concluded after granting effective opportunities in time bound manner.

5. Learned Rent Controller is accordingly requested to decide rent petition expeditiously.

6. Pending application(s), if any, also stands disposed of.

(PARMOD GOYAL)
JUDGE

May 26, 2026

Rajan

Whether speaking / reasoned:

Yes/No

Whether Reportable:

Yes/No