



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

148**CR-4628-2026****Date of Decision:29.05.2026****DEEPAK JAIN**

....Petitioner

V/s

GAUTAM JAIN AND OTHERS

....Respondents

CORAM: HON'BLE MR. JUSTICE VIKRAM AGGARWAL

Present: Mr. Mani Ram Verma, Advocate
for the petitioner.

VIKRAM AGGARWAL, J. (ORAL)

The instant revision petition assails the order dated 09.05.2026 (Annexure P-5) passed by the Appellate Authority, Jind vide which operation of order dated 02.01.2026 (Annexure P-1) passed by the Court of Rent Controller, Jind, ordering eviction of the respondent-tenant was stayed.

2. Though the grievance of the petitioner is that there was no occasion for the Appellate Court to have stayed the operation of the impugned order. Learned counsel for the petitioner submits that he restricts his prayer to the extent that no unconditional stay should have been granted.

2.1 Learned counsel submits that while staying the operation, a direction should have issued to the respondent-tenant to pay entire arrears of rent and also to pay the monthly rent regularly.

2.2 Learned counsel submits that as on today, a sum of Rs.1,80,000/- (approximately) is outstanding.

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

4. In the considered opinion of this Court, the Appellate Authority should not have granted an unconditional stay to the appellant against whom

an order of eviction had been passed on 02.01.2026.

5. That being so, the instant revision petition is disposed of with a modification in the order dated 09.05.2026 that stay of operation of the order dated 02.01.2026 shall be subject to payment of entire arrears of rent (as assessed by the Court of Rent Controller) on or before the date fixed before Appellate Authority i.e. 14.07.2026 and also subject to payment of monthly rent on or before the 10th of every month.

6. All other conditions as imposed in the said order shall remain the same.

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

(VIKRAM AGGARWAL)
JUDGE

May 29, 2026

Mani Kumar

Whether speaking/reasoned:

Yes/No

Whether reportable:

Yes/No