

IN THE XVI COURT OF SMALL CAUSES, CHENNAI
PRESENT: Miss. N. KAVIYADHARSHINI, B.A., L.L.B (Hons)
XVI JUDGE

Wednesday, the 22nd day of July, 2026

EP No. 110 of 2026

in

RLTOP No. 193 of 2025

(CNR No: TNCH09-010867-2025)

1) Mrs. E.T. Nirmala, (Since Deceased)

W/o. Late E.R. Thulasiraman

2) Mr. E.T. Satish,

S/o. Late E.R. Thulasiraman

Both of them are residing at

Ground Floor, New No. 29, Old No. 13,

Thalaiyari Street, Royapettah,

Chennai – 600 014.

...Decree Holder/Applicant/Landlords

-Vs-

S. Balasubramanian

S/o. Late K. Sundram

2nd Floor, New No. 29, Old No. 13,

Thalaiyari Street, Royapettah,

Chennai – 600 014.

...Judgment Debtor/Respondent/Tenant

This petition is filed under section 39(1) (a) of the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act 2017.

This petition came up for final hearing before me in the presence of Advocates M/s. R. Rekha and R. Nirmala, learned counsel for the Decree Holders and Advocate M/s. P. Rajendran, learned counsel for the Judgment Debtor and having stood over for consideration till this day, this Court delivered the following:

ORDER

Decree Holder counsel present. Bailiff report received stating delivery warrant executed and stated that despite being present in the petition premises, the Judgment Debtor has refused to vacate the premises and remove his articles lying in the premises. Hence, the articles present in the premises were delivered in the safe custody of the Decree Holder who has undertaken and executed a security bond to return the articles listed as 1 to 14 in the annexure, when required by this court and further vacant possession of the premises was consequently delivered to the Decree Holder. Hence, issue letter to the Judgement Debtor to take delivery of the listed inventories within 30 days

from the date of receipt of said notice (or) in default, the decree holder is at liberty to initiate sale proceedings. Thus, in view of the bailiff report, this EP stands terminated.

This order was pronounced by me in the open court on this the 22nd day of July, 2026.

**XVI Judge,
Court of Small Causes,
Chennai -104.**

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DECREE

That, in view of the bailiff report, this EP stands terminated.

SCHEDULE

All the piece and parcel of land and building at 2nd Floor, New No. 29, Old No. 13, Thalaiyari Street, Royapettah, Chennai – 600 014.

Give under my hand and seal of this court, on this the 22nd day of July, 2026.

XVI Judge,
Court of Small Causes,
Chennai - 104.