



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 10-07-2026

WEB COPY

CORAM

THE HONOURABLE MR JUSTICE ABDUL QUDDHOSE

CRP No. 3730 of 2026

AND

CMP NO. 16170 OF 2026

V. Rama Jayakumar

Petitioner(s)

Vs

1. R. Krishnamohan

2.K.Malleeswari

Respondent(s)

PRAYER

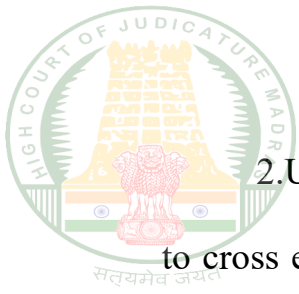
To set aside the order dt. 03.06.2026 made in M.P. No.03 of 2026 in RLTOP No. 511 / 2025 on the file of the Learned XII Judge of Small Causes Court at Chennai.

For Petitioner(s): Ms.R.Bhuvaneshwari

For Respondent(s): Mr.V.Kannan

ORDER

This Civil Revision Petition has been filed, challenging the impugned order dated 03.06.2026 passed by the XII Judge, Small Causes Court, Chennai in M.P. No.03 of 2026 in RLTOP No.511 of 2025.



2. Under the aforesaid order, the application filed by the petitioner seeking to cross examine the respondents, who are the petitioners in RLTOP No.511 of 2025 has been dismissed.

3. The respondents in their counter have disputed the title of the respondents, who claim to be the landlords of the property. As seen from the impugned order, the application seeking to cross examine the respondents was filed only in the argument stage in RLTOP No.511 of 2025. The Rent Court, under the impugned order, has elaborately dealt with the application filed by the petitioner seeking to cross examine the respondents' witness.

4. The Rent Court has held that question of permitting the petitioner to cross examine the respondents at the time when RLTOP No.511 of 2025 is posted for arguments does not arise. The Rent Court has also observed that the petitioner will have to prove his defence with regard to the title of the property through the documentary evidence produced by him and not through the cross examination of the respondents. The Rent Act of the year 2017 has been legislated for early disposal of landlord-tenant disputes, which is a summary proceeding and therefore, the said Act makes it clear that the right to cross examination of the witness cannot be taken up as a matter of right. Only after giving due consideration to the contentions of the petitioner, the Rent Court, under the impugned order, has rightly rejected the request of the petitioner to



cross examine the respondents and had also taken into consideration the fact that RLTOP No.511 of 2025 is posted for arguments and at this stage the right to

cross examine the respondents sought for by the petitioner cannot be granted.

The Rent Court has also taken into consideration the various decisions rendered by this Court in the impugned order and only after giving due consideration to the same, has rejected the petitioner's application.

5.This Court does not find any infirmity in the impugned order. Accordingly, this Civil Revision Petition is dismissed. Consequently, connected CMP is closed. No costs.

10-07-2026

vga

To

- 1.The XII Judge, Small Causes Court, Chennai
- 2.The Section Officer, VR Section, High Court, Madras.



WEB COPY

CRP No. 3730 of 2026



ABDUL QUDDHOSE J.

vga

**CRP No. 3730 of 2026
AND CMP NO. 16170
OF 2026**

10-07-2026