



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 17-09-2026

CORAM

THE HON'BLE MR JUSTICE N. ANAND VENKATESH

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CRP Nos. 5668 & 5690 of 2025 & CMP Nos.28396 of 2025



CNR:{HCMA012591382025}

CRP No. 5668 of 2025

1. Taarika Gnanesh
W/o.Mr.Satish Vishnu Kumar, No.119, Old
No.61, Sir Thiyagaraya road, T.Nagar,
Chennai 600017
2. Radhey Soundarya Gnanesh
D/o.P.Gnanesh, No.119, Old No.61, Sir
Thiyagaraya Road, T-Nagar, Chennai -600 017.
3. Rahul Vellanki
S/o.Ramakrishna Vellanki, No.119, Old No.61,
Sir Thiyagaraya Road, T-Nagar, Chennai -600
017.
4. Arjun Vellanki
S/o.Ramakrishna Vellanki, No.119, Old No.61,
Sir Thiyagaraya Road, T-Nagar, Chennai -600
017.
(Petitioners 1 to 4 Rep. by their Power Agent
Renuka Gnanesh, Residing at No.119, Old
No.61, Sir Thiyagaraya Road, T-Nagar,
Chennai -600 017).
5. Vickram Vijayanagaram
S/o.Rajesh Vijayanagaram Lakshmipathy,
No.119, Old No.61, Sir Thiyagaraya Road, T-
Nagar, Chennai -600 017.
6. Minor Vijayanagaram Aditya
S/o.Rajesh Vijayanagaram Lakshmipathy, Rep.



by his Mother and natural Guardian
V.Vishnupriya, No.119, Old No.61, Sir
Thiyagaraya Road, T-Nagar, Chennai -600 017.
(5th & 6th Petitioners rep. by their Power Agent
V.Vishnupriya Vijayanagaram, Residing at Flat
No.901, Fairmont Towers, No.16/2, Banaswadi
Main Road, Cooke Town, Bangalore -560 005).

..Petitioner(s)

Vs

M/s.Jainsons Rep by its partner,
1.T.Gyanchand Jain
2.Vimala Jain
Having Registered office at, No.119, Old no.61,
Sri Thiyagaraya Road, T.Nagar, Chennai
600017

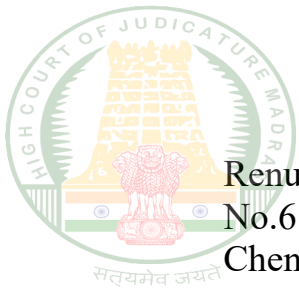
..Respondent(s)



CRP No. 5690 of 2025

CNR:{HCMA012591402025}

1. Taarika Gnanesh,
W/o.Satish Vishnu Kumar, No.119, Old No.61,
Sir Thiyagaraya Road, T-Nagar, Chennai -600
017.
2. Radhey Soundarya Gnanesh,
D/o.P.Gnanesh, No.119, Old No.61, Sir
Thiyagaraya Road, T-Nagar, Chennai -600 017.
3. Rahul Vellanki,
S/o.Ramakrishna Vellanki, No.119, Old No.61,
Sir Thiyagaraya Road, T-Nagar, Chennai -600
017.
4. Arjun Vellanki,
S/o.Ramakrishna Vellanki, No.119, Old No.61,
Sir Thiyagaraya Road, T-Nagar, Chennai -600
017.
(Petitioners 1 to 4 Rep. by their Power Agent



Renuka Gnanesh, Residing at No.119, Old No.61, Sir Thiyagaraya Road, T-Nagar, Chennai -600 017).

5. Vickram Vijayanagaram,
S/o.Rajesh Vijayanagaram Lakshmipathy,
No.119, Old No.61, Sir Thiyagaraya Road, T-Nagar, Chennai -600 017.
6. Vijayanagaram Aditya,
S/o.Rajesh Vijayanagaram Lakshmipathy, Rep.
by his Mother and natural Guardian
V.Vishnupriya, No.119, Old No.61, Sir
Thiyagaraya Road, T-Nagar, Chennai -600 017.
(5th and 6th Petitioners rep. by their Power
Agent V.Vishnupriya Vijayanagaram, Residing
at Flat No.901, Fairmont Towers, No.16/2,
Banaswadi Main Road, Cooke Town,
Bangalore -560 005).

..Petitioner(s)

Vs

M/s.Jainsons Represented by its Partner,
1. T.Gyanchand Jain,
2. Vimala Jain,
Having Registered Office at No.119, Old
No.61, Sir Thiyagaraya Road, T.Nagar,
Chennai -600 017.

..Respondent(s)

PRAYER in CRP No. 5668 of 2025: Civil Revision Petition filed under Article 227 of the Constitution of India, to set-aside the Docket order of the XIII Small Causes Court (Rent Court) at Chennai, made in MP.No.07 of 2025 in RLTOP.No.836 of 2021, dated 15.09.2025 and pass such further or other orders as the Court may deem fit and thus render justice.



PRAYER in CRP No. 5690 of 2025: Civil Revision Petition filed under Article 227 of the Constitution of India, to set aside the docket order of the XIII Small Causes Court (Rent Court) at Chennai made in MP.No.6/2025 in RLTOP.NO. 836/2021, dated 15.9.2025 and pass such further or other orders as this Court.

For Petitioner(s): S.Saisathyajith

For Respondent(s): Mr.V.Sivakumar for
M/s.P.B.Ramanujam Associates

ORDER

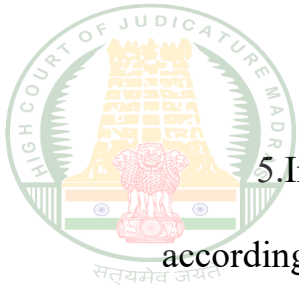
These Civil Revision Petitions have been filed under Article 227 of the Constitution of India challenging the docket orders dated 15.09.2025 in MP.Nos.6 & 7/2025 in RLTOP.No.836/2021 on the file of the XIII Small Causes Court (Rent Court) at Chennai, wherein the respondent had sought for reopening the evidence and to recall RW1 and to mark certain WhatsApp communication that is said to have been taken place between the petitioners and the respondent and the Court below has allowed both the applications.

2.Heard the learned counsel for the petitioners and the learned counsel appearing on behalf of the respondent and carefully perused the materials available on record.



3. The main ground that was urged on the side of the petitioners is that the matter was argued finally twice and based on the arguments that were made, these applications were filed by the respondent only with a view to drag on the proceedings. It is submitted that the WhatsApp communication pertains to the year 2022 and was very much available with the respondent and could have been marked as a document even during the earlier point of time and the Court below has mechanically allowed the application.

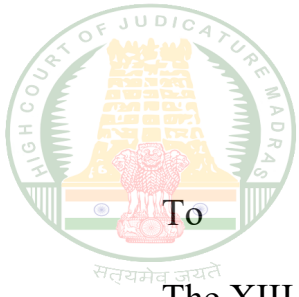
4. In the considered view of this Court, the matter has reached the stage of final arguments and in fact, the counsel on both sides had argued the matter and since no order was passed, the matter was pending. Ultimately, the respondent/tenant wants to bring to the notice of the Rent Controller certain WhatsApp communications that had been taken place between the parties. These communications can be allowed to be filed along with the written submissions and the Rent Controller can permit both the parties to make their submissions even with respect to the WhatsApp communications that is sought to be relied upon by the respondent/tenant. This will ensure that the witness is not recalled once again and that the proceedings are not further delayed. This will also ensure that both the parties get a fair opportunity to make all their submissions which includes the WhatsApp communications that is now relied upon by the respondent/tenant.



5. In the result, both the Civil Revision Petitions are disposed of accordingly and there shall be a direction to the XIII Small Causes Court (Rent Controller), to dispose of the RLTOP.No.836/2021, within a period of eight weeks from the date of receipt of copy of this order and file a compliance report before this Court. No Costs. Consequently, the connected miscellaneous petition is closed.

Index: Yes/No
Speaking/Non-speaking order
Neutral Citation: Yes/No
SSR

17-09-2026
(2/2)



CRP Nos. 5668 & 5690 of 2



Order QR

To

The XIII Small Causes Court (Rent Court) at Chennai.

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CRP Nos. 5668 & 5690 of 2



Order QR

N.ANAND VENKATESH J.

SSR

**CRP Nos. 5668 & 5690 of 2025
& CMP Nos.28396 of 2025**

**17-09-2026
(2/2)**