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CRP No.5886 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 26-11-2025

CORAM

THE HONOURABLE MR.JUSTICE S. SOUNTHAR

**CRP No. 5886 of 2025 and
CMP No.29078 of 2025**

1. P.R. Janakiraman
S/o. Shri Periyakaruppan, Plot 40,
Bharathi Nagar, 3rd Street,
Maduravoyal, Chennai - 600095.

Petitioner(s)

Vs

1. P.L. Nalini
D/o. P.V.Lakshminarayanan, No.42,
Bharathi Nagar, 33rd Street,
Maduravoyal, Chennai - 600095.

Respondent(s)

PRAYER: Civil Revision Petition filed under Article 227 of Constitution of India to set aside the fair and decretal order dated 15.10.2025 passed in MP No.1 of 2025 in RLTOP No.19 of 2024 by the learned Principal District Munsif Cum Rent Court, Poonamallee by allowing this CRP.

For Petitioner(s): Mr. P.Rajendrakumar



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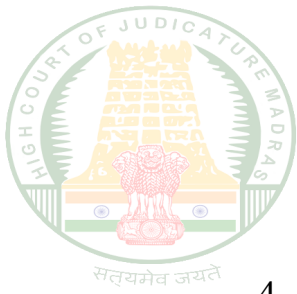
ORDER

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This civil revision petition is filed, challenging the order passed by the Rent Court, dismissing the application filed by the petitioner seeking joint trial of petition for eviction filed by the respondent in RLTOP No.19 of 2024 and suit for permanent injunction filed by the petitioner in O.S.No.191 of 2023 pending on the file of same court.

2. It is an admitted fact that the petitioner filed a suit for bare injunction in O.S.No.191 of 2023 against the respondent, restraining her from interfering with the alleged possession of the suit property except by due process of law. The Suit was filed before the District Munsif, Poonamallee. The respondent herein filed eviction petition under Sections 21(2)(a)(b)(d) of the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act against the petitioner before the Principal District Munsif cum Rent Controller, Poonamallee.

3. The instant application filed by the petitioner seeking joint trial of RLTOP No.19 of 2024 for eviction and O.S.No.191 of 2023 for permanent injunction was dismissed by the Trial Court. Aggrieved by the same, the petitioner has come before this court by filing the present civil revision petition.



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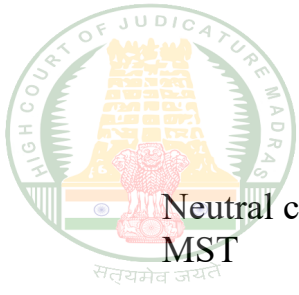
4 . The learned counsel for the petitioner would submit that the issues involved in both the cases are one and the same and therefore, Joint Trial of both cases may be ordered.

5. The Rent Court, exercising power under the Special Act, namely Tamil Nadu Regulation of Rights and Responsibilities of Landlors and Tenants Act is not bound by the procedure under the Code of Civil Procedure. The enquiry contemplated under the said Special Act is summary in nature. As far as the suit filed by the petitioner is concerned, the same shall be tried as per the provisions of Code of Civil Procedure. In view of the substantial difference in procedure, this court is not inclined to accept the submission made by the counsel for the petitioner. The Trial Court rightly appreciated the above facts and dismissed the application filed by the petitioner. I do not find any error in the impugned order passed by the Trial Court to interfere the same.

6. Accordingly, this civil revision petition is dismissed. There shall be no order as to costs. Connected miscellaneous petition is closed.

26-11-2025

Internet: Yes
Index: Yes/No



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Neutral citation: Yes/No
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To

The Principal District Munsif cum Rent Court,
Poonamallee.



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S.SOUNTHAR, J

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