



WEB COPY

CRP.No.6363 of 2



Order QR

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 15-10-2026

CORAM

THE HON'BLE MR.JUSTICE S. SOUNTHAR

CRP.No.6363 of 2026

CNR: {HCMA012303922026}



Case QR

and

CMP.No.27395 of 2026

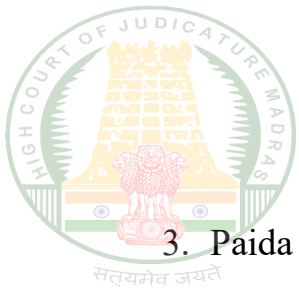
M/s. Agaram Recreation Club,
Represented by its Secretary,
Mr.S.Harichandran,
Plot No.10, New No.22, Old No.128,
Chamiers Road, Nandanam,
Chennai – 600 035,
Also at Door No.2/116-C, Plot No.88,
1st Avenue, 4th Cross Street,
Vettuvankeni, Neelankarai,
Chennai 600 -115.

..Petitioner(s)

Vs

1. Paida Rajesh Kumar
2. Paida Sindhura

Both represented by their Power Agent
Mr.P.Vijaya Narayana Reddy,
S/o. Mr.Madhavan Reddy,
46/89-6A, Budhawaripeta,
Kurnool, Andhra Pradesh – 518 001.



3. Paida Prameela

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..Respondent(s)

PRAYER : Civil Revision Petition is filed under Article 227 of the Constitution of India, to set aside the order dated 24.06.2026 passed in RTLOP No.80 of 2026 by the XVI Judge, Court of Small Causes, Chennai.

For Petitioner : M/s.V.Kamala Kumar

For Respondents : Mr.P.C.Haarikumar
for M/s.P.C.Harikumar and Associates

ORDER

The Civil Revision Petition is filed challenging the order passed by the Rent Court allowing the application filed by the respondents herein seeking repossession under Section 21(2)(a) of the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017 (hereinafter referred to as the 'TNRRRLT Act' for brevity).

2. The learned counsel appearing for the petitioner would submit that even as per the admitted case of the respondents, the tenancy arrangement came into existence only subsequent to coming into force of the TNRRRLT Act.



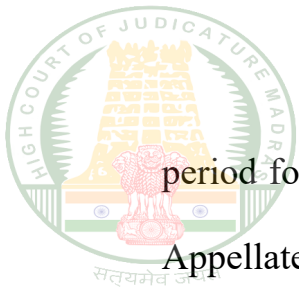
Therefore, the ground for repossession under Section 21(2)(a) of the TNRRRLT Act is not at all available to the respondent.

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3. Against the order passed by the Rent Court, an appeal shall lie before the Rent Appellate Tribunal under Section 30 of the TNRRRLT Act. Since the statutory remedy of appeal is available under the Special Enactment, the petitioner is not entitled to invoke the revisional jurisdiction of this Court, even assuming the order is erroneous. Therefore, this Court is not inclined to entertain this revision petition.

4. Accordingly, the Civil Revision Petition is dismissed with liberty to the petitioner to file a regular appeal under Section 30 of the TNRRRLT Act. It is brought to the notice of this Court, the respondent taking advantage of the order for repossession passed by the Rent Court, already filed execution petition and obtained an order for delivery in E.P.No.894 of 2026 on the file of the XVI Court of Small Causes, Chennai.

5. Since the petitioner is relegated to avail the appellate remedy and also taking into consideration that delivery has been ordered by the Executing Court, this Court is inclined to stay further proceedings in E.P.No.894 of 2026 for a



period four weeks. If any stay petition is filed by the petitioner before the First Appellate Court, the same shall be dealt with in accordance with law by the Appellate Court. No costs. Consequently, the connected Miscellaneous Petition is closed.

15-10-2026

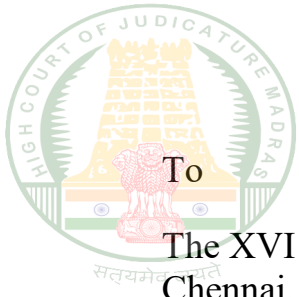
Index: Yes/No

Speaking/Non-speaking order

Neutral Citation: Yes/No

dm

Note: Issue order copy on 16.10.2026.



To

The XVI Judge, Court of Small Causes,
Chennai.

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S.SOUNTHAR J.

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