



**148 IN THE HIGH COURT OF PUNJAB AND HARYANA
AT CHANDIGARH**

**CR-481-2025 (O&M)
Date of decision : 01.04.2025**

Amit Kumar

...Petitioner

Vs.

Suresh Chander and another

...Respondent

CORAM:- HON'BLE MR. JUSTICE ANIL KSHETARPAL

Present: Mr. Manoj Pundir, Advocate
Mr. Puneet Munjal, Advocate
for the petitioner.

Mr. Namit Khurana, Advocate
for the respondents.

ANIL KSHETARPAL, J. (Oral)

1. This revision petition has been filed against the order passed by the Rent Controller assessing the provisional rent.
2. The petitioner herein is a tenant. He claims to have paid certain amount either towards rent or towards the maintenance of the premises to the Resident Welfare Association. It is claimed by the petitioner that the aforesaid amount is required to be adjusted while assessing the amount payable by him.
3. Learned counsel representing the respondents submits that the tenant can adjust the maintenance amount with respect to period from 01.06.2020 to 30.06.2023.
4. This Court has considered the submissions made by the learned counsel representing the parties.
5. It is not in dispute that the charges for maintenance of the area is



payable by the landlord. Moreover, the tenant is entitled to adjust the amount paid on behalf of the landlord while calculating the remaining amount which is payable by the tenant. Consequently, the Rent Controller is directed to assess the amount payable by the tenant after giving him adjustment of the amount, which has already been paid.

6. With these observations, the revision petition is disposed of.

01.04.2025

neeraj

**(ANIL KSHETARPAL)
JUDGE**

Whether speaking/reasoned :	Yes	No
Whether Reportable :	Yes	No