



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

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**Civil Revision No.6554 of 2025 (O & M)**

**Date of decision :-22.09.2025**

**Gurvinder Kaur**

**.....Petitioner**

**Versus**

**Loveneesh Kumar**

**.....Respondent**

**CORAM:- HON'BLE MS. JUSTICE NIDHI GUPTA**

Present:- Mr. A.P. Kaushal, Advocate  
for the petitioner.

**NIDHI GUPTA J. (Oral)**

Prayer in the present civil revision petition is for issuing direction to the learned Rent Controller, Ludhiana to decide the Rent Petition No.38 of 2024 (Annexure P-1) dated 29.1.2024 titled as “Gurvinder Kaur vs. Loveneesh Kumar”, in a time bound manner, which is pending since January 2024 and the respondent/tenant is lingering on the petition either one pretext or the other by filing frivolous applications even without getting decide the application for leave to defend of the respondent.

Learned counsel for the petitioner submits that the petitioner/landlord, who is about 70 years of age, has filed the petition under Sections 20 and 24 of the Punjab Rent Act, 1995 on 29.1.2024 for ejection of the respondent/tenant from one property/shop No.6 in the name of ‘Mobile Hut’ on ground floor, forming part of property No.347/12, Shergill Complex, Netaji Nagar, Salem Tabri, Ludhiana,



on the grounds of non-payment of rent and personal necessity as husband of the petitioner has died and now the petitioner requires the demise premises for her three children. Learned counsel submits that the arrears of rent is due since January 2015. Learned counsel further submits that after filing the Ejectment Petition, first the respondent/tenant avoided the service of summons and when the service upon respondent/tenant was effected, he filed an application to contest the Ejectment Petition and for leave to defend (Annexure P-3) dated NIL, which, till date is pending adjudication. Reply (Annexure P-4) to the said application (Annexure P-3) has already been filed by the petitioner/landlord on 17.12.2024. After that respondent/tenant filed an application under Section 5 of the Limitation Act (Annexure P-5) dated NIL, reply (Annexure P-6) to which has also been filed by the petitioner on 03.4.2025. After that the respondent/tenant has filed an application under Order 7 Rule 11 CPC read with Section 151 CPC for rejection of the plaint on 03.4.2025 (Annexure P-7); reply to which has also been filed by the petitioner/landlord on 08.5.2025 as Annexure P-8). Learned counsel submits that since 22.5.2025 to 22.7.2025 arguments on the application under Order 7 Rule 11 CPC were not advanced, therefore the petitioner/landlord has filed written arguments on 12.8.2025.

Learned counsel for the petitioner refers to the decision dated 17.9.2025 passed by a co-ordinate Bench of this Court in CR-6542-2025, which was filed on the similar grounds as the present one. Learned counsel prays that the present petition be decided in the same



terms as in CR-6542-2025. Copy of the said order dated 17.9.2025 is handed over in the Court, which is taken on record.

Heard.

After hearing learned counsel for the petitioner, issuance of notice of motion is dispensed with at this stage, as it will cause further delay in disposal of the case.

The petitioner is about 70 years old widow and she has filed the ejectment petition on the grounds of non-payment of rent and personal necessity as she requires the premises for her three children. Now, considering the fact that the ejectment petition has been filed on 29.1.2024 and since then the same including the application(s) mentioned above, are pending adjudication.

Accordingly, keeping in view the above facts as canvassed by learned Counsel for the petitioner/landlord, this petition is **disposed of** in terms of CR-6542-2025 and the learned Rent Controller is directed to dispose of the Ejectment Petition alongwith the pending application(s) moved by either of the parties within a period of three months from the date next fixed before the learned Rent Controller.

Pending application(s), if any, shall stand(s) disposed of.

September 22, 2025

Vijay Asija

( NIDHI GUPTA )  
JUDGE

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