



IN THE HIGH COURT OF PUNJAB AND HARYANA AT CHANDIGARH  
127

CR-2039-2026 (O&M)

Date of Decision: 09.03.2026

Balwinder Singh

.... Petitioner

Versus

Tej Bahadur

.... Respondent

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

Present: - Mr. Deepak Arora, Advocate for the petitioner.

Mr. Vivek K. Thakur, Advocate for Caveator/respondent.

**NIDHI GUPTA, J. (ORAL)**

1. Prayer in the present petition filed by the petitioner/tenant is for setting aside the order dated 02.02.2026 passed by the learned Appellate Authority, Rupnagar, whereby the appeal filed by the petitioner-tenant against the order dated 18.11.2025 passed by the learned Rent Controller, Rupnagar was dismissed, upholding the order of the learned Rent Controller, directing the petitioner to vacate and hand over the vacant possession of the demised premises to the respondent-landlord within a period of 02 months.

2. After arguing for some time, when this Court is not inclined to interfere in the matter on merits, learned counsel for the petitioner submits that the petitioner may be granted some reasonable time to vacate the demised premises.

3. Learned counsel appearing for the Caveator/respondent-landlord vehemently opposes the aforesaid submissions of learned counsel



for the petitioner and submits that earlier the matter was referred to mediation for amicable settlement between the parties and a settlement dated 18.03.2024 had been arrived at between the parties (as mentioned in the order dated 18.11.2024 passed by the learned Rent Controller, Rupnagar, at page No. 22 of paper-book) wherein the petitioner had undertaken to vacate the demised premises by 13.06.2024. It is submitted that the petitioner-tenant has failed to honour the said undertaking.

4. Heard.

5. Keeping in mind the entirety of the facts and circumstances of the case, the present petition is **disposed of** in the following terms:-

- i) petitioner-tenant shall continue to occupy the demised premises for a period of 06 months from today i.e. upto **31.08.2026**;
- ii) the entire arrears of rent, if any, shall be paid by the petitioner to the respondent-landlord within a period of **one month** from today;
- iii) petitioner shall continue to pay the future rent/mesne profits by **7th** of every month. In the event of even a single default, respondent-landlord shall be at liberty to execute the order of eviction forthwith;
- iv) petitioner shall be under obligation to defray all the electricity and water charges for the period he would occupy the demised premises;
- v) petitioner shall vacate the demised premises and hand-over its actual physical and vacant possession, free from all encumbrances, on or before the stipulated date **i.e. 31.08.2026**; and



vi) petitioner shall furnish an undertaking in the above terms, in the form of an affidavit, within a period of **02 weeks** from today, with the executing court, failing which respondent-landlord shall be free to execute the order of eviction and obtain eviction.

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

7. Registry is directed to send a copy of this order to the learned Rent Controller, concerned by FAX, through the learned District and Sessions Judge, Rupnagar.

**09.03.2026**

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**( NIDHI GUPTA )  
JUDGE**

**Whether speaking/reasoned    Yes/No**

**Whether Reportable            Yes/No**