

**HIGH COURT OF JUDICATURE FOR RAJASTHAN  
BENCH AT JAIPUR**

S.B. Civil Writ Petition No. 16597/2019

Pawan Vijay S/o Sh. Shiv Shankar Vijay, Aged About 36 Years, By Caste Mahajan, R/o Mohalla Ladiya, New Sadak, Alwar, Rajasthan.

----Petitioner

Versus

Anil Koushik S/o Sh. Jagdish Prasad Gupta, By Caste Brahmin, R/o Mohalla Harbaksh Ka, Near Kecheri, Alwar, Rajasthan.

----Respondent

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For Petitioner(s) : Mr. Ajay Goyal.

For Respondent(s) :

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**HON'BLE MR. JUSTICE INDERJEET SINGH**

**Order**

**31/10/2019**

The instant writ petition has been filed by the petitioner with the prayer to direct the Rent Tribunal, Alwar to decide the application No.70/2016 expeditiously.

Counsel for the petitioner submitted that the application is pending before the Rent Tribunal, Alwar since 2016. Counsel further submits that according to the scheme of Rent Control Act, 2001, the eviction petition has to be decided within a period of 240 days.

In support of contentions, counsel relied upon the judgment passed by the Hon'ble Supreme Court in the matter of **Hameed Kunju vs. Nazimin**, reported in (2017) 8 Supreme Court Cases 611, wherein it has been held as under:-

"43. Before parting, we consider it apposite to observe that the object of the Rent Laws all over the State is to ensure speedy disposal of eviction cases between the

landlord and tenant and especially those cases where the landlord seek eviction for his bona fide need.

44. We sincerely feel that the eviction matters should be given priority in their disposal at all stages of litigation and especially where the eviction is claimed on the ground of bona fide need of the landlord. We hope and trust that due attention would be paid by all courts to ensure speedy disposal of eviction cases."

In that view of the matter, the writ petition is disposed of with a direction to the Rent Tribunal, Alwar to decide the application No.70/2016 preferably within a period of one year.

(INDERJEET SINGH),J

MG/118



सत्यमेव जयते