

**IN THE SUPREME COURT OF INDIA**  
**CIVIL APPELLATE JURISDICTION**  
**CIVIL APPEAL NO.                      OF 2026**  
**(Arising out of SLP (C) No. 14128 of 2025)**

**HARPREET SINGH**

**Appellant (s)**

**VERSUS**

**PARNEET SINGH SOHI**

**Respondent(s)**

**O R D E R**

- 1) Leave granted.
- 2) The present appeal has been preferred by the appellant-tenant assailing order dated 04.04.2025 passed by the High Court<sup>1</sup> dismissing Civil Revision No.2039 of 2024 preferred by him against order dated 12.02.2024 passed by the Rent Controller<sup>2</sup> allowing Rent Petition No.187 of 2023 filed by the respondent-landlord. The Rent Controller dismissed the application filed by the appellant-tenant seeking condonation of delay in filing application for leave to defend and, consequently, also the application seeking leave to defend, while allowing

1 High Court of Punjab and Haryana at Chandigarh

2 Court of Rent Controller, Chandigarh

the Rent Petition directing him to hand over the vacant and physical possession of the demised premises to the respondent-landlord.

3) After hearing learned counsel for the parties at length, we find that it is a peculiar case where summons were not served. However, after filing vakalatnama, the appellant filed application for supply of copies of documents. Thereafter, application seeking leave to defend along with an application for condonation of delay was filed which was rejected on the ground of limitation.

4) Having considered the submissions, in the peculiar facts of the case where the summons were not served, in our view, the application seeking leave to defend is required to be considered on merits. In this view of the matter, we set aside the order passed by the High Court and remit the matter to the Rent Controller to consider the application seeking leave to defend on merits as early as possible and not later than one month from the date of appearance of the parties.

5) The parties, represented in the Court, shall

appear on 23<sup>rd</sup> January, 2026, before the Rent Controller and make their submissions.

6) We make it clear that this Court has not expressed any opinion on the merits of the prayer asking leave to defend.

7) All contentions are left open to the parties to be made before the Rent Controller.

8) In view of the above, the civil appeal stands disposed of. Pending application(s), if any, shall stand disposed of.

....., J.  
[ J.K. MAHESHWARI ]

....., J.  
[ ATUL S. CHANDURKAR ]

**New Delhi;  
January 06, 2026.**

ITEM NO.40

COURT NO.3

SECTION IV-D

**S U P R E M E C O U R T O F I N D I A**  
**RECORD OF PROCEEDINGS**

Petition(s) for Special Leave to Appeal (C) No. 14128/2025

[Arising out of impugned final judgment and order dated 04-04-2025 in CR No. 2039/2024 passed by the High Court of Punjab & Haryana at Chandigarh]

HARPREET SINGH

Petitioner(s)

VERSUS

PARNEET SINGH SOHI

Respondent(s)

Date : 06-01-2026 This petition was called on for hearing today.

CORAM :

HON'BLE MR. JUSTICE J.K. MAHESHWARI  
HON'BLE MR. JUSTICE ATUL S. CHANDURKAR

For Petitioner(s) :

Mr. Sapan Dhir, Adv.  
Mr. P. N. Puri, AOR  
Mrs. Reeta Dewan Puri, Adv.

For Respondent(s) :

Mr. Kanu Agrawal, AOR  
Mr. Gaurav Vats, Adv.

**UPON hearing the counsel the Court made the following**  
**O R D E R**

- 1) Leave granted.
- 2) The appeal stands disposed of in terms of the signed order. Pending application(s), if any, shall stand disposed of.

(NIDHI AHUJA)  
DEPUTY REGISTRAR

(NAND KISHOR)  
ASSISTANT REGISTRAR

[Signed order is placed on the file.]