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SUPREME COURT

Tenant Ties Cut Only at Court's Command, Says SC

Rent Dues Begin from Eviction Decree, Not Before

Sheikh Rayees • April 8, 2025

PUBLISHED REPORT

The Supreme Court has drawn a firm line in the sand: a tenant doesn't become an unlawful occupant the moment an eviction suit is filed—but only once the court says it's over. In a ruling that hinges on the Maharashtra Rent Control Act, 1999, the apex court clarified that a landlord-tenant relationship officially ends only when a decree of eviction is passed. Any claim for “mesne profits”—the compensation for unlawful...

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