

East Punjab Urban Rent Restriction Act, 1949, S. 13-B - Resort to vacation of premises only of one building irrespective of number of the tenants therein can be made in terms of provisions of Section 13-B read with Section 2 (dd) of the Act - Unit is the building and not the premises - There may be multiple premises with multiple tenants but the building sought to be vacated is required to be one.

Held,

Location of the shop qua which eviction is sought, is established to be in one building from where other tenants under special provisions of Section 13-B of the Act have suffered eviction. Since right of eviction available to a specified landlord under Section 13-B is restricted to a building which may even have multiple tenants there is no doubt that the respondent-landlords are within their statutory rights to claim eviction of the present premises in terms of the Section 13-B of the Act notwithstanding the fact that they have already got their tenants evicted from the building in question.

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