

East Punjab Urban Rent Restriction Act, 1949, Section 13 - Bona fide requirement of landlord - His bona fide cannot be questioned by the tenant - Landlord would be the best judge of his requirement - The lack of bonafides of the landlord viz-a-viz his requirement cannot be questioned by the tenant on hypothetical basis and the landlord would have complete freedom to decide nature of business which would carry on in the demised premises

- If the landlord establishes existence of personal need then he is entitled to raise presumption in law that such need is bona fide enough to oust the tenant - Thereafter, onus heavily shifts upon the tenant to show and establish that the need of the landlord is not bona fide - Landlords son may be joint in mess and business, but the need to carry out business in the demised premises is a subjective thing as per view point of the landlord and such a need cannot be questioned on any hypothetical basis.

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