

M.P. Accommodation Control Act (1961), S.12(1)(c) - Denial of title of landlord by tenant - Is an act which is likely to affect adversely and substantially interest of landlord - Under Section 111(g) of the Transfer of Property Act, 1882, the lease is determined by forfeiture, if the lessee denies the lessor's title - While dealing with eviction suit, arising out of the M.P. Act, in *Devasahyam v. P. Savithramma*, (2005) 7 SCC 653, this Court has held that so just is the above rule that in various rent control legislations such a ground is recognized and incorporated as a ground for eviction of a tenant either expressly or impliedly within the net of an act injurious to the interest of the landlord - It is further held that denial of landlord's title or disclaimer of **tenancy by tenant is an act which is likely to affect adversely and substantially the interest of the landlord.**

. [**2014 PLRonline 0102**](#)

[**Keshar Bai v. Chhunulal, 2014 PLRonline 0102**](#)