

**ORDER SHEET**  
**IN THE HIGH COURT OF SINDH AT KARACHI**  
**First Rent Appeal No.20 of 2026**

|      |                                 |
|------|---------------------------------|
| DATE | ORDER WITH SIGNATURES OF JUDGES |
|------|---------------------------------|

1. For orders on CMA No.3735/2026 (U/A)
2. For orders on CMA No.3586/2026 (Exp/A)
3. For orders on CMA No.3587/2026 (Stay/A)
4. For hearing of main case

21.05.2026

Mr. Ahsan Ali Siyal, advocate for appellant  
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Learned counsel for the appellant submits that the appellant resides in Saudi Arabia and, therefore, was unable to enter appearance in the rent proceedings, however, he had intimated the Court that he was in the process of executing a power of attorney, which required attestation from the Pakistan Embassy in Saudi Arabia, and that he would duly file his written statement thereafter. Despite the same, the learned Rent Controller proceeded against the appellant ex parte and, without discussing the merits of the case, allowed the eviction petition filed by the respondent/landlord. He further argued that although the respondent claimed that the rented premises were required for personal use on account of the marriage of his son, the respondent had other accommodation available, and no proof whatsoever was tendered in support of the alleged personal need.

I heard learned counsel for the appellant and perused the material available on record.

Perusal of the impugned order reveals that although service was held to be good on 29.01.2026 by the learned Rent Controller, Clifton Cantonment, Karachi in Rent Case No.95 of 2025, the appellant was granted a last chance on 09.02.2026 to file the written statement. On the next date of hearing; however, the appellant remained absent. Thereafter, the office received a letter dated 23.02.2026 through courier from Saudi Arabia, purportedly sent by the appellant, stating that he was in the process of getting the special power of attorney attested and that the same would be sent after attestation by 28.02.2026. On account thereof, the learned Rent Controller granted the appellant yet another opportunity to file the written statement, which he again failed to avail. Consequently, his right to file the written statement was closed on 03.03.2026.

Learned counsel for the appellant was asked whether the letter allegedly sent from Saudi Arabia to the learned Rent Controller is available on the record; however, he failed to point out the same. In any event he has not denied that he had undertaken to file the written statement by 28.02.2026 vide such letter but failed to do so. Therefore, it appears that the appellant failed to file written statement even on the date given by him after service had already been held good. In such circumstances, the learned Rent Controller rightly proceeded with the matter ex parte.

Insofar as the contention that the respondent had alternate accommodation available is concerned, since the appellant failed to file a written statement, there is nothing on record to support such contention or to rebut the allegations leveled by the respondent/landlord regarding his personal need.

In view of the foregoing, instant First Rent Appeal is dismissed *in limine*, along with listed applications.

  
JUDGE

Gulsher/PS