

COMPLETE TEST CASE: COURT FLOW

Scenario

- Party A: Landlord (Plaintiff)
 - Party B: Tenant (Defendant)
 - Issue: Non-payment of rent for June–August 2024, termination notice dated 10 September 2024, Tenant claims notice defective.
 - User: Tenant (Defendant)
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Phase 1: Opening Statements

User (Tenant):

My Lord, the respondent admits that rent for June and July was delayed due to financial hardship. However, the termination notice dated 10 September 2024 is legally defective and does not comply with Section 106 of the Transfer of Property Act.

Judge Pre-Check:

- Detects argument is aligned with Tenant → **no intervention**.

AI Lawyer (Landlord):

Much obliged, My Lord.

The Petitioner submits that the termination notice dated 10 September 2024 is fully valid in law. It was issued strictly in accordance with the lease agreement and the Transfer of Property Act, and effectively terminates the tenancy.

Phase 2: Rebuttal

User (Tenant):

My Lord, the petitioner failed to deliver the notice to my last known address as required by law. Additionally, no written complaints were raised before issuing termination.

Judge Pre-Check:

- Checks argument → aligned with Tenant → **no intervention**.

AI Lawyer (Landlord):

My Lord, the notice was delivered via registered post to the address on record. No law requires further written complaints prior to termination.

Phase 3: Evidence Submission**User (Tenant):**

I submit Exhibit R1: Bank statements showing partial rent payments for June and July 2024.

AI Lawyer (Landlord):

The Petitioner acknowledges the partial payment but asserts that arrears remain for the full period, justifying termination.

Judge Intervention (Automatic):

The Court has taken note of Exhibit R1 submitted by the Defendant. Arguments shall now focus on the legal effect of the partial payment and the validity of the notice.

Phase 4: Judge Questions**Judge:**

1. Counsel for the Plaintiff, was the notice sent to the address specified in the tenancy agreement?
2. Counsel for the Defendant, did you raise any formal complaints with the landlord prior to receiving the termination notice?

AI Lawyer (Landlord):

Yes, My Lord. Registered notice was sent to the lease address.

User (Tenant):

My Lord, I made verbal complaints but no written notice was issued.

Phase 5: Partial Admissions Handled

Judge:

Counsel for the Defendant admits partial payment and verbal complaints. The Court frames the sole issue:

Whether the eviction notice is valid under Section 106 of the Transfer of Property Act despite partial payments and verbal complaints.

Phase 6: Judgment (Automatic)

JUDGMENT

1. Issue:

Whether the termination notice dated 10 September 2024 is valid under Section 106 of the Transfer of Property Act, 1882.

2. Findings:

- The Plaintiff delivered the notice as per the lease agreement via registered post.
- The Defendant partially paid rent and made verbal complaints only.
- No statutory requirement mandates written complaints prior to issuing a termination notice.

3. Reasoning:

Compliance with Section 106 is satisfied by the proper service of notice. Partial payment does not invalidate the notice, and verbal complaints do not relieve the Defendant of arrears.

4. Order:

The eviction petition is allowed. The Defendant is directed to vacate the premises within 30 days from the date of this order.

Judge closes session automatically:

Court is adjourned.

Expected System Behavior

1. **Automatic Judge intervention** occurs when clarification/evidence handling is required.
2. **Phase transitions** happen automatically: Opening → Rebuttal → Evidence → Judge Questions → Judgment.
3. AI Lawyer only responds **if Judge allows**.
4. User partial admissions are **captured and framed** in the final issue.
5. **Final judgment** is structured and auto-generated without manual clicks.