

**IN THE COURT OF THE RENT CONTROL APPELLATE AUTHORITY,  
KOZHIKODE/ ADDL. DISTRICT JUDGE-I, KOZHIKODE**

Present:- Sri. N.R. Krishnakumar,

Rent Control Appellate Authority/Addl. District Judge-I

Friday, the 31<sup>st</sup> day of October, 2025

**IA 03/2025 in RCA 84/2025**

**Between**

K.T. Abdu Raheem, S/o. K.T. Moideen koya,	}	Petitioner/
aged 69 years, Jassy Village, Punchapadam	}	Appellant
Nilam, North Beypore, Naduvattam amsom &	}	
desom, Kozhikode Taluk and District.	}	

**And**

Chakkalathop Puthiya Purayil Sareena,	}	Respondent/
W/o. Puthiyamakkantakath Dr. Aboobacker,	}	Respondent
aged 73 years, Nagaram amsom & desom,	}	
Kozhikode Taluk and District.	}	

This petition is filed u/s 18 (2) of the Kerala Buildings (Lease & Rent Control) Act 1965 praying to stay the order of Rent Controller/Munsiff, Kozhikode-I (P) in RCP 40/2020 dated 26.03.2025 till the disposal of the appeal.

This petition is coming on 24<sup>th</sup> day of October 2025 for final hearing before me in the presence of Sri. G. Manoharlal Advocate for petitioner and Sri. K. M. Muhammed Iqbal Advocate for respondent and having stood over to this day for consideration the court passed the following:

**ORDER**

This is an application to stay the execution of order of eviction passed by the trial Court u/s 11(3) of the Act.

Respondent opposed the application on the ground that there is huge arrears of rent. Respondent requests the Court not to grant stay without depositing the entire arrears of rent.

I find force in the contention of the respondent. A tenant can not prefer an appeal without paying arrears of rent. Monthly rent is admittedly Rs.6613/- per month. So execution of order impugned will be stayed on appellant's depositing entire arrears of rent at the rate of Rs.6613/- per month to the satisfaction of trial Court within one month.

(Pronounced by me in open Court, this the 31<sup>st</sup> day of October, 2025)

Sd/-  
Rent Control Appellate Authority/  
Addl. District Judge-I

Fair/copy of Order  
in IA 03/2025  
in RCA 84/2025  
Dated: 31.10.2025.