

IN THE COURT OF THE RENT CONTROL APPELLATE AUTHORITY
ADDL. DISTRICT JUDGE - IV, THALASSERY
(Present:-Sri. Vimal. J, Additional District Judge IV)
Friday, the 06th day of February, 2026/ 17th Magha, 1947.

I.A.No. 1/2026 in R.C.A. No. 19/2026

Thara Ranjith, W/o.Ranjith, aged 44 years, Vasantha Nivas,] Petitioner/
South Bazaar, Kannur - 670 002, Kannur District.] Appellant

Vs.

1. Society for Prevention of Cruelty to Animals, Kannur,]
Near Municipal Office, Kannur 2, represented by its]
Secretary K.Vinod Raj, aged 61 years,]
S/o.K.K.Lakshmanan] Respondents/
2. K.Vinod Raj, Secretary (Present), Society for] Respondents
Prevention of Cruelty to Animals, Kannur, Near]
Municipal Corporation Office, SPCA Building, Kannur,]
Pin-670 002.]

Petition filed u/s 18(4) of the Kerala Buildings (Lease & Rent Control) Act, to stay the execution of order dated 31.10.2025 passed by the Rent Control (Addl. Munsiff) Court, Kannur and made in RCP No. 142/2024.

This application coming on this day for hearing before me in the presence of Sri. Dileshkumar.P, Advocate for the petitioner/Appellant; the court passed the following.

ORDER.

Heard. The petitioner submits that the disputes relating to the tenancy are already pending before the Hon'ble High Court of Kerala in RC Rev. No.175/2025 arising from RCP No.15/2017 and RCA No.75/2019, and the High Court has directed that any proceedings under Section 11(2)(b) of the Kerala Buildings (Lease and Rent Control) Act, 1965 shall be subject to the outcome of the revision. Despite this binding direction, the lower court hastily ordered eviction without adverting to the High Court's order, rendering the eviction premature and legally unsustainable. The petitioner further contends

that the respondent lacks locus standi to institute the RCP. I am prima facie satisfied that the petitioner has got an arguable case and if the petitioner is evicted during the pendency of the appeal, it will cause serious prejudice to the petitioner. Therefore the execution of order dated 31.10.2025 in RCP No.142/2024 on the file of Rent Control (Addl. Munsiff) Court, Kannur is stayed for a period of 6 months. Post on 01.04.2026.

(Pronounced by me in open Court, on this the 6th day of February, 2026)

sd/-
RENT CONTROL APPELLATE AUTHORITY/
ADDITIONAL DISTRICT JUDGE IV

Fair/Copy of Order in
IA 1/2026 in RCA 19/2026

