

IN THE COURT OF THE RENT CONTROL APPELLATE AUTHORITY
ADDL. DISTRICT JUDGE - IV, THALASSERY

(Present:-Sri. Vimal. J, Additional District Judge IV)
Wednesday, the 30th day of October, 2025/ 8th Aswina, 1947.

I.A.No. 3/2025 in R.C.A. No. 115/2025

K. Anandakrisnan, S/o. Narayanan, Aged 39 Years,
Photographer, Anand Studio, Door No. 11/436, Near
Kanhirode C.Operative Bank Ltd, Ancharakandy amsom,
Paleri desom, Kannur-670611] Petitioner/
Appellant

Vs.

M.K. Abdulla, S/o. Mammad, Aged 68 Years, Rabiya Mahal,
Valavilpeedika, Ancharakandy amsom, Mamba desom, P.O.
Mamba, Kannur-670611] Respondent/
Respondent

Petition filed under section 18(2) of Kerala Buildings (Lease and Rent Control) Act to stay the execution of the order in R.C.P.N.o.45/2013 on the file of Rent Control Munsiff Court, Thalassery, dated 14.07.2025 till the disposal of the appeal.

This petition coming on this day for hearing before me in the presence of Sri. E.R.Vinod,Advocate for the petitioner ; the court passed the following .

ORDER.

This is an application filed to stay the execution of the order dated 14.07.2025 in RCP No.45/2023 on the file of Rent Control Court, Thalassery.

2. The petitioner submits that he has a fair chance of succeeding in the appeal and the landlord is taking hectic steps to execute the order of eviction. The petitioner further submitted that if he is evicted from the petition schedule building, he would be put to great hardship and suffering. It is contended that the Rent Control Court passed the eviction order without considering the evidence on record. It is contended that the need canvassed by the landlord is not genuine and bonafide and the intention of the landlord is only a ruse to evict the tenant. The intention of the landlord is to obtain

enhanced rent. For the aforesaid reasons, I am satisfied that the petitioner has succeeded in proving a prima facie case in his favour.

3. Therefore, the order passed in RCP No.46/2023 dated 14.07.2025 passed by the Rent Control Court, Thalassery is stayed until further orders.

In the result, the petition is allowed.

(Dictated to the Confidential Assistant, transcribed and typed by her, corrected and pronounced by me, in open Court, on this the 30th day of October, 2025).

RENT CONTROL APPELLATE AUTHORITY/
ADDITIONAL DISTRICT JUDGE IV