

IN THE COURT OF THE RENT CONTROL APPELLATE AUTHORITY, THRISSUR

Present:

Sri.P.P. Saidalavi, Rent Control Appellate Authority

Monday, 4th day of August, 2025/13th Sravanam, 1947 SE

I.A. 01/2025 in R.C.A. 87/2025

Petitioners/ Appellants:-

1. Shajitha Moideen, aged 53 years,
W/o Mullappilli Moideen, Eranellur Village and Post,
Kechery Desom, Kunnankulam Taluk, Pin-680 501.
2. Shafeena Moideen, aged 31 years,
D/o Mullappilli Moideen, -do-
3. Sherin Moideen, aged 27 years,
S/o Mullappilli Moideen, -do-
4. Sulfikkar, aged 47 years, Room. No.XIV/914,
Al Ameen Chicken Centre, Eranellur Village and Post,
Kunnankulam Taluk, Pin-680 501.

By Adv. B.S. Joshy

Respondents:-

1. Barkathali, aged 73 years,
S/o Pokkakkilath Saithalikutti Haji,
Pokkakkilath house, Perakam desom & P.O.,
Pookkodu Amsom, Chavakkad Taluk, Pin-680 506.
2. Midhulaju Moideen, aged 34 years,
S/o Mullappilli Moideen, Eranellur Village and Post,
Kechery Desom, Kunnankulam Taluk, Pin-680 501.

This petition is coming on this day for hearing, the court passed the following:-

ORDER

This is a petition under Section 18(2) of the Kerala Buildings (Lease and Rent Control) Act, 1965.

2. The present appeal is filed by the tenants/ respondent Nos.1, 3, 4 and 5 in R.C.P 31/2022 of Rent control Court, Wadakkanchery against an order passed on 29.03.2025 under Section 11(3) and 11(4)(i) of the Act. I have heard the learned counsel for the appellants/petitioners and perused the impugned order as well as the memorandum of appeal. Upon hearing the learned counsel for the petitioners and on perusing the impugned order as well as the memorandum of appeal at this stage *prima facie* I am satisfied that, there are good grounds to argue in appeal. Under such circumstances this court of the view that, if further proceedings on the basis of the impugned order is not stayed, that will detrimentally affect the interest of the appellant/petitioners. Moreover their appeal itself may become infructuous.

3. Therefore at this stage *prima facie* I am satisfied with the grounds mentioned in memorandum of appeal and the fact narrated in the present petition. Hence for the grounds mentioned in the affidavit filed along with the petition I found reasonable grounds to stay the operation of the impugned order. Hence stay granted as prayed for for a period of three months from today.

Issue notice to the respondents and call for LCR. Call on 04.10.2025.

(Pronounced in open court on this the 4th day of August, 2025).

sd/-

**P.P. SAIDALAVI.,
RENT CONTROL APPELLATE AUTHORITY.**

/true copy/

By Order,

Copied by:jg
Compared by:pbs

Sheristadar