

**IN THE COURT OF THE RENT CONTROL APPELLATE AUTHORITY
THRISSUR**

Present:

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

Thursday, 5th day of September, 2024/ 14th Bhadram 1946.

IA.05/2024 in R.C.A: 90/2023

Petitioner/Appellant:-

Sooraj Prakash, Aged 51 years,
S/o Jayaprakash, Mundappattu House,
Kanimangalam Desom, Village & P.O.,
Thrissur Taluk & District-680 027.

By Adv. Sri. Saji Joseph

Respondent:-

Rappayi @ T.V. Roy,
Aged 43 years, S/o Varunny,
Kannambuzha Thrukkookkaran House,
Ayyanthole Desom, Village & P.O.,
Thrissur Taluk & District-680 003.

By Adv. Sri. T.R. Rajeev

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

ORDER

This is a petition under Order 41 Rule 5 r/w 151 of Code of Civil Procedure. The petitioner is the appellant herein. The present appeal is filed against the impugned order in IA 1/2023 in RCP 36/2019 of the Rent Control Court, Thrissur.

2. In the present petition, it is contended that, on 27.05.2024 as per order

in IA 2/2024 this court has already granted interim stay for the operation of the impugned order for a period of 3 months. In the present petition it is further contended that, the interim stay to be extended till the disposal of the appeal if not the petitioner will put to irreparable loss and injury.

3. Notice given to the respondent. The respondent entered appearance. He filed counter statement and opposed the petition.

4. I have heard both sides and perused the records and rival contentions.

5. I have already observed that, the appellant/petitioner has got good grounds to argue in appeal. That be so, if the impugned order is executed that will cause much harm and prejudice to the petitioner. The appeal itself may become infructuous. Hence this court of the view that *prima facie* there are reasonable grounds to extent the stay already granted as per order in IA 2/2024 for a further period of 3 months. By this time the parties has to explore the possibility of settlement of dispute through mediation. Therefore both parties are directed to appear before this court for considering the matter for mediation on 03.10.2024.

(Dictated to the Confidential Assistant, transcribed by her, corrected by me and pronounced in open court on this the 5th day of September, 2024).

Sd/-

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

/true copy/

By Order,

Sheristadar