

IN THE COURT OF THE RENT CONTROL APPELLATE AUTHORITY, THRISSUR

Present:

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

Thursday, the 16<sup>th</sup> day of October, 2025/24<sup>th</sup> Aswinam, 1947 SE

I.A. 01/2025 in R.C.A.119/2025

Petitioner/ Appellant:-

Joshy, aged 45 years, S/o Pulikkan Johny,  
Manaloor Village, desom, Thrissur Taluk.

By Advs. K. Madhavan & Jaisha T. Prakash

Respondent:-

Sukumaran, aged 73 years,  
S/o Ambhadi Govindan,  
Pavaratty Amsom and desom, Chavakkad Taluk.

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 tenant/respondent in R.C.P.90/2018 of Rent Control Court, Chavakkad against an order of eviction passed on 02.08.2025 under Section 11(4)(iii) of the Act. I have heard the learned counsel for the appellant/petitioner and perused the impugned order as well as the memorandum of appeal. Upon hearing the learned counsel for the petitioner 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/petitioner. Moreover his 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 dated 02.08.2025 in RCP 90/2018 of Rent Control Court, Chavakkad. Hence stay granted as prayed for for a period of three months from today.

Issue notice to the respondent and call for LCR. Call on 15.12.2025.

(Pronounced in open court on this the 16<sup>th</sup> day of October, 2025).

sd/-

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

/true copy/

By Order,

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Compared by:pbs

Sheristadar