

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

**Present:**

**Sri. Sasi Kumar P.S., Rent Control Appellate Authority**

Tuesday, the 31<sup>st</sup> day of March, 2026/ 10<sup>th</sup> Chaithram, 1948 SE

**I.A. 01/2025 in R.C.A:151/2025**

**Petitioner:-**

Jaya Balachandran, aged 75 years,  
W/o Balachandran, Raghava Nilayam,  
Chembukkavu, Thrissur-680 020.

By Adv. P.P. Harris

**Respondent:-**

Jacob Kannambilly, aged 60 years,  
Proprietor, Wedding Gallery, GST No:32ACTPJ3751GIZK,  
Swaraj Round West, Naikanal, Thrissur village and Taluk,  
Thrissur District, Pin-680 001.

By Adv.K.V. Santhosh

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

**ORDER**

This is an application filed by the petitioner/appellant for condoning the delay of 5 days in filing the appeal against the decree and judgment in R.C.P. No.92/2021 dated 27.09.2024 passed by the Rent Control Court, Thrissur.

2. The plaintiff/respondent filed counter statement by stating that the petition is not maintainable in law. The averments in the affidavit filed by the petitioner to condone the delay is not correct and hence denied. The petitioner/appellant stated that she is suffering from back pain and hence she could not file the appeal in time. The medical certificate to substantiate the same is not

produced. Hence the delay petition may be dismissed.

3. Heard both side and perused the records. Upon perusing the records and on hearing both sides I found that there is no inordinate delay, willful laches or gross negligence on the part of the appellant. The delay is 5 days. The reasons stated by the petitioner for the delay seems to be reliable, because the settled principle that the term sufficient cause in section 5 of the Limitation Act, 1963 to be liberally construed. Hence to provide a reasonable opportunity to the petitioner to contest the case I found sufficient cause to condone the delay. Hence delay of 5 days is to be condoned.

In the result, the petition is allowed. Delay of 5 days stands condoned.

(Dictated to the Personal Assistant, typed by her, corrected by me and pronounced in the open court on this the 31<sup>st</sup> day of March, 2026).

sd/-

**SASI KUMAR P.S.,  
RENT CONTROL APPELLATE AUTHORITY.**

/true copy/

By Order,

Sheristadar

Copied by: Jancy George

Compared by: Sheena P.B.