

**Supreme Court of the State of New York**  
**Appellate Division: Second Judicial Department**

D56063  
Q/afa

\_\_\_\_\_AD3d\_\_\_\_\_

Submitted - March 15, 2018

WILLIAM F. MASTRO, J.P.  
JEFFREY A. COHEN  
FRANCESCA E. CONNOLLY  
VALERIE BRATHWAITE NELSON, JJ.

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2016-02767

DECISION & ORDER

In the Matter of 35 Jackson House Apartments  
Corporation, petitioner-respondent, v Ray Yaworski,  
appellant, et al., respondents.

(Index No. 57081/10, Docket No. 896/14)

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Alterman & Boop LLP, New York, NY (Arlene F. Boop of counsel), for appellant.


Gutman, Mintz, Baker & Sonnenfeldt, LLP, New Hyde Park, NY (Arianna  
Gonzalez-Abreu of counsel), for petitioner-respondent.

In a summary holdover proceeding, Ray Yaworski appeals, by permission, from an order of the Appellate Term of the Supreme Court for the Second, Eleventh, and Thirteenth Judicial Districts, dated December 15, 2015. The order affirmed an order of the Civil Court of the City of New York, Queens County (John S. Lansden, J.), entered April 23, 2014, which, insofar as appealed from, granted that branch of the petitioner's motion which was for leave to execute a warrant of eviction.

ORDERED that the order dated December 15, 2015, is affirmed, with costs.

For the reasons stated in our decision and order on the companion appeal (*see Matter of 35 Jackson House Apartments Corporation v Yaworski*, \_\_ AD3d \_\_ [Appellate Division Docket No. 2016-02766; decided herewith]), we agree with the determination of the Appellate Term of the Supreme Court for the Second, Eleventh, and Thirteenth Judicial Districts to affirm the order of the Civil Court, insofar as appealed from, granting that branch of the petitioner's motion which was for leave to execute a warrant of eviction.

MASTRO, J.P., COHEN, CONNOLLY and BRATHWAITE NELSON, JJ., concur.

ENTER:   
Aprilanne Agostino  
Clerk of the Court

July 18, 2018

MATTER OF 35 JACKSON HOUSE APARTMENTS CORPORATION v YAWORSKI