

regulated apartment based upon a nontraditional family relationship must establish both emotional and financial commitment and interdependence. The verdict sheet merely tracked the regulation. Further, the jury was correctly instructed to consider the totality of the relationship in evaluating the evidence (see *Braschi v Stahl Assoc. Co.*, 74 NY2d 201, 213, [1989]). The evidence was sufficient to support the jury's finding that there was no financial commitment and interdependence.

THIS CONSTITUTES THE DECISION AND ORDER
OF THE SUPREME COURT, APPELLATE DIVISION, FIRST DEPARTMENT.

ENTERED: JULY 31, 2014


CLERK