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City Attorney's Property Action Team takes on landlords accused of turning blind eye to crime and deplorable living conditions at Crestwood Village Apartments on the east side

City Attorney Zach Klein says that Columbus landlords who cash rent checks but fail to meet even the minimum living standards for tenants will be held accountable

COLUMBUS, OH— Columbus City Attorney Zach Klein's Property Action Team today attended a status conference in their case against the owners of the Crestwood Village apartment complex located in the Mid East neighborhood of Columbus. In its lawsuit, the City detailed many police runs to the complex for violence and other criminal activity, as well as deplorable living conditions landlords have continually subjected tenants to despite taking rent checks every month.

"Providing clean, safe housing is the base standard for landlords to operate in the City of Columbus. Landlords that fail to meet that expectation and continue to cash rent checks as conditions deteriorate should expect to see us in court," said Columbus City Attorney Zach Klein. **"Code Enforcement and the Division of Police helped us build this case, and I'm hopeful that we'll get a plan in place to quickly improve living conditions. It's what tenants deserve."**

According to the lawsuit filed by the Property Action Team, from November 2024 to November 2025, Columbus Police were called out to the complex approximately 131 times, including calls for sex crimes, fights, assaults, and people with knives and firearms.

In addition to crime and safety concerns, Crestwood Village has a long, documented history of health and safety code violations. Over the past two years, the City's Code Enforcement officers issued approximately 60 violations, including 19 emergency violations. Many of the issues have yet to be resolved.

The lawsuit also details numerous complaints from tenants reporting infestations, lack of heat, unsecured units, unsanitary conditions, active leaks, water damage, sewage backups, damaged roofs, and solid waste around the nine-building complex.

The City is seeking to declare the property a public nuisance and have the court order landlords to clean up the complex and bring it into compliance with all health and safety codes. Once the grounds and units are cleaned up, the City is asking the Court to mandate inspections of the entire premises to ensure living conditions are up to the standard expected in the City of Columbus.

“No resident in our city should live in substandard housing, and landlords who subject tenants to these conditions will be held accountable,” said Assistant City Attorney Sophie Yano, a member of the City Attorney’s Property Action Team. **“The Property Action Team will continue to present our case to the Court and work with our partners at Code Enforcement and CPD to ensure change comes to Crestwood Village.”**