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Columbus City Attorney Zach Klein Announces Court Agreement to Clean Up Hilltop-Area Apartment Complex Plagued by Safety Issues

After more than 100 calls for service in two years, property owners agreed to changes to improve safety, security and cleanliness at West Broad Street apartment complex

COLUMBUS, OH— Columbus City Attorney Zach Klein today announced the owners of a Hilltop-area apartment complex have agreed upon a court order to clean up the property and make several safety and security enhancements following 117 calls for service over a two-year period from April 2023 to April 2025, including calls for drugs, violence and squatting.

“Everyone deserves quality housing and a safe neighborhood. Landlords can’t take rent checks every month and then disappear. They have a responsibly to invest in their properties and maintain a quality standard of living—or we will take action to ensure that they do,” said Columbus City Attorney Zach Klein.

“This agreement is a positive step to improve public safety and living conditions, and would not have been possible without community tips and the hard work of the Property Action Team, Division of Police and Code Enforcement.”

Court documents highlight 117 calls for service to apartments located at 2009-2033 West Broad Street between April 2023 and April 2025, with police runs trending upward year-over-year. The property has been plagued by squatters, shots fired, theft and violence, and Code Enforcement personnel have observed prostitution and narcotics activity on the premises on multiple occasions.

In May 2025, police responded after an individual was found bleeding near the premises. This individual reported being the victim of a home-invasion robbery. In June 2025, a stabbing occurred at the complex after the City filed its complaint.

The Property Action Team also filed a motion to hold owners in contempt for continually and flagrantly violating a court order requiring trash pickup twice per week. Upon multiple

inspections over several months, Code Enforcement has documented trash remaining on site for a week or longer.

As part of the agreed upon order, property owners agreed to pay a \$10,000 bond to ensure that trash is picked up from everywhere on the complex's exterior between the filing of the order and December 1, 2025. Additional terms of the agreement require landlords to hire security, allow Code Enforcement to secure vacant units after periodically sharing their rent roll, canvass all vacant units at least once a week for 60 days to ensure squatters are no longer accessing units, and maintain trespass authorization for CPD to remove individuals from the premises who should not be there.

“Fixing health and safety issues at apartment complexes without displacing residents is always our goal,” said Property Action Team Attorney Rob Doersam. **“We will monitor compliance and will not hesitate to take further action should landlords fail to uphold their responsibilities to their tenants and the City.”**