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Case No. 21 EVH 60155

Judge Stephanie Mingo

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For purposes of this Motion for Contempt, the Premises shall be defined as the subject parcels stipulated in the Order and alleged in Plaintiff's Verified Complaint for Preliminary and Permanent Injunctive Relief filed on April 14, 2021.

Paragraph 43 of the Order states the following:

"Respondents-Defendants shall maintain, install, and/or return to working condition, full HD 1080p Indoor/Outdoor Dome Cameras, or cameras of a comparable equivalent, to monitor all facets of the exterior of the Premises. The camera system shall be maintained at all times with the following stipulations:

- a. All cameras shall be operational and recording footage during all hours of operation;*
- b. Monitors displaying the real-time footage captured by all exterior cameras shall be situated in such a manner as to be easily viewed by law enforcement at all times;*
- c. Footage captured by all exterior cameras shall be recorded, stored, and held for no less than thirty (30) days;*
- d. Footage captured by all exterior cameras shall be made available to law enforcement upon request;*
- e. Within fifteen (15) days of this Order, Defendants, in conjunction with Plaintiff, shall create a plan for the installation and/or repair of the aforementioned cameras throughout the Premises;*
 - i. Respondents-Defendants shall provide the Court's Chief Environmental Specialist with the plan within fifteen (15) days of this Order."*

Paragraph 49 of the Order states, in relevant part, the following:

“Respondents-Defendants shall remediate all new emergency, interior unit and interior common area violations, and open vacant structure violations of the Columbus City Code present at or on the Premises pursuant to the deadlines indicated in the respective Notice.”

Paragraph 49(b)(4) and 49(b)(5) of the Order states the following:

“Respondents-Defendants shall provide an accurate and updated list of all vacant units to all hired security personnel, daily, and to CPD and the Columbus City Attorney, weekly. Said list shall include identification of all units currently deemed rent ready by the Defendants.”

“Respondents-Defendants shall provide an accurate and updated rent roll for the entire Premises to the hired security company and to the Columbus City Attorney, weekly.”

Paragraph 51 of the Order states, in relevant part, the following:

“Respondents-Defendants shall ensure that the Premises be maintained in compliance with all applicable provisions of the Columbus City Code.”

Paragraph 52 of the Order states the following:

“Within fifteen (15) days of this Order, Respondents-Defendants shall repair and maintain in working condition all out-of-service dumpsters at the Premises.

- a. Respondents-Defendants shall allow for the Court’s Chief Environmental Specialist or Plaintiff to complete an inspection to determine compliance with the terms of this Paragraph.”*

As of August 24, 2021, Defendants have failed to provide either Plaintiff or the Environmental Court's Chief Environmental Specialist with a plan for the installation and/or repair of cameras on the Premises according to the requirements set forth in the Order. On August 18, 2021, Counsel for Defendants communicated to Plaintiff and this Court that "*most of the cameras are up and running now and were installed in accordance with the security consultant plan that was developed last year The security company will be back out on 8/19 to service the remaining cameras that are down.*" See State's Exhibit B. On August 18, 2021, Columbus Division of Police Officer Tolber also verified that only "43 cameras out of 84" were in working condition at the Premises. This on its own fails to meet the requirements of the Order. Paragraph 43 of the Order requires, by or before August 18, 2021, much more than a mere email confirming that "most of the cameras" currently present on the Premises are in working condition. In order to further comply with the terms of Paragraph 43, said plan must demonstrate that the cameras are not only in working condition, but also, amongst other things, (1) are full HD 1080p Indoor/Outdoor Dome Cameras, or cameras of a comparable equivalent, (2) able to monitor all facets of the exterior of the Premises, (3) able to display real-time footage captured, (4) situated in such a manner as to be easily viewed by law enforcement at all times, and (5) able to record, store and hold all real-time footage captured by exterior cameras for no less than 30 days. As such, Defendants have failed to comply with the terms of Paragraph 43 of the Order.

To date, Defendant has yet to provide Plaintiff with a rent roll or vacant list pursuant to the requirements of Paragraph 49 (b)(4) – 49 (b)(5) of the Order.

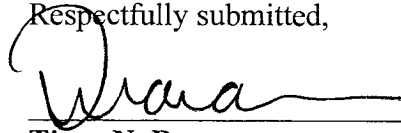
Since August 3, 2021, five (5) new Code violations have been issued at the Premises, two (2) of which were emergencies. See State's Exhibits C-G. There have also been six (6) 311 calls to report Code violations. See State's Exhibits H-M These complaints have yet to be inspected.

There are also eight (8) Code violations that pre-date the Order that are still listed as active violations – meaning Defendants have yet to bring the applicable units at the Premises in compliance. Per Paragraphs 49 and 51 of the Order, *any* violation of the City Code demonstrates Defendants’ noncompliance with the Order. On or about August 27, 2021, Code Enforcement conducted inspections at the Premises at the request of property manager, Sylvia Sherman. During said inspections, Code Enforcement issued approximately fifteen (15) new emergency notice violations for issues including; missing/inoperable smoke detectors and open and unsecured vacant units.

On or about August 19, 2021 and pursuant to the Order, Adam Gray, District Assistant Manager for the City of Columbus Department of Refuse, entered onto the Premises to inspect the dumpsters and check compliance. Adam Gray observed two (2) dumpsters that remained out-of-service. Both dumpsters were observed to be flipped over and unable to be serviced due to bulk items in and around the dumpsters. *See State’s Exhibit N*. The failure to bring the dumpsters into a serviceable condition is a violation of Paragraph 52 of the Order.

Plaintiff requests that a hearing be set in conjunction with this contempt motion by which the Court will determine the extent to which Defendants are in contempt of this Court’s Order and for the Court to consider all other remedies available at law, up to and including the appointment of a receiver pursuant to ORC 3767.41 and/or 2735.01.

Respectfully submitted,



Tiara N. Ross

Sarah C. Pomeroy

Tiara N. Ross (0089583)

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FILED
Franklin Co. Municipal Court

IN THE FRANKLIN COUNTY MUNICIPAL COURT
FRANKLIN COUNTY, OHIO
ENVIRONMENTAL DIVISION

AUG - 4 2021

Lori M. Tyack, Clerk
By _____

STATE EX. REL
COLUMBUS CITY ATTORNEY
ZACH KLEIN

Relator - Plaintiff,

v.

APEX COLONIAL OH, LLC, et. al.

Respondents-Defendants.

Case No. 2021 EVH 60155

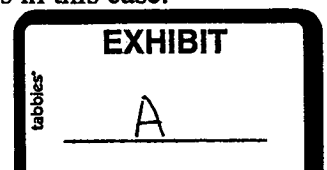
Judge Stephanie Mingo

STIPULATED ORDER FOR PERMANENT INJUNCTIVE RELIEF

Procedural History

This matter came before the Court upon Realtor-Plaintiff's Complaint for Preliminary and Permanent Injunctive Relief filed on April 14, 2021. A Preliminary Injunction Hearing was held before this Court on April 30, 2021. Plaintiff State ex rel. Klein ("Plaintiff") was represented by Assistant City Attorneys Tiara Ross and Sarah Pomeroy. The following Respondents-Defendants appeared represented by counsel, Kate Ferguson, Sean Mentel, Lindsay Nelson and Zachary Miller: Apex Colonial OH LLC, Apex Colonial Holdings LLC, Apex Colonial Investors LLC, Aloft Mgt. LLC, Aron Puretz, Oron Zarum and Sylvia Sherman. Respondents-Defendants Dequise Jackson and Isaiah Jackson appeared pro-se.

On April 30, 2021, Plaintiff and Respondents-Defendants Apex Colonial OH, LLC, Apex Colonial Holdings LLC, Apex Colonial Investments LLC, Aloft MGT, LLC, and Sylvia Sherman, by and through counsel, reached a stipulated resolution of certain preliminary matters in this case.



The terms of said stipulations and agreements were incorporated into enforceable orders and decrees of this Court filed on April 30, 2021.

Plaintiff and Respondents-Defendants Dequise Jackson and Isaiah Jackson also participated in negotiations and reached a stipulated agreement, the terms of which were incorporated into enforceable orders and decrees of this Court filed on April 30, 2021.

Plaintiff and Respondents-Defendants Apex Colonial OH LLC, Apex Colonial Holdings LLC, Apex Colonial Investors LLC, Aloft Mgt. LLC, Aron Puretz, Oron Zarum and Sylvia Sherman, by and through counsel, appeared before this Court on August 30, 2021, for a hearing on the merits.

Nicko Person and Sentral Hill did not appear before the Court and are not parties to this Order. Resolution of all claims against parties not present during the current proceedings shall occur at a future date determined based on the availability of the Court.

Respondents-Defendants waive any defects in service regarding this cause of action. Accordingly, the Court finds that all the aforementioned parties have been served according to law and are properly before the Court.

Stipulations between the Parties

1. Respondent-Defendant Apex Colonial OH, LLC is the record property owner of the real property known as Franklin County Permanent Parcel Nos. 010-134510, 010-134511, 010-134512, 010-134513, 010-134514, 010-134515, 010-134516, 010-134517, 010-134518, 010-134519, 010-134520, 010-134521, 010-134522, 010-134523, 010-134524, 010-134525, 010-134526, 010-134527, 010-134528, 010-134529, 010-134530, 010-134531, 010-134532, 010-134533, 010-134534, 010-134535, 010-134536, 010-137570, 010-

137571, 010-137572, 010-137573, 010-137574, 010-137576 and 010-137577, situated in the City of Columbus, Franklin County, Ohio (collectively, “the Premises” or “Colonial Village Apartments”).

2. Respondent-Defendant Apex Colonial OH, LLC has been the record property owner of the Premises since March 26, 2020.
3. Respondent-Defendant Apex Colonial Holdings, LLC is the sole member of Apex Colonial OH, LLC.
4. Respondent-Defendant Apex Colonial Investors, LLC is the managing member of Apex Colonial OH, LLC.
5. Respondent-Defendant Aloft MGT, LLC is the current property management company overseeing the Premises.
6. Respondent-Defendant Oron Zarum is the owner of Respondent-Defendant Apex Colonial OH, LLC.
7. Respondent-Defendant Aron Puretz has an interest in the Premises by virtue of a personal Guaranty of Payment and Performance dated August 28, 2020, and executed by Aron Puretz in consideration of an Open-End Mortgage for the Premises.
8. Respondent-Defendant Sylvia Sherman is an employee of Aloft Mgt, LLC and is the onsite property manager at Colonial Village Apartments.
9. Respondent-Defendant Sylvia Sherman has been the property manager at Colonial Village Apartments since 2010.
10. The real property at issue in this matter is a multi-unit apartment complex, known as Franklin County Permanent Parcel Nos. 010-134510, 010-134511, 010-134512, 010-134513, 010-134514, 010-134515, 010-134516, 010-134517, 010-134518, 010-134519,

010-134520, 010-134521, 010-134522, 010-134523, 010-134524, 010-134525, 010-134526, 010-134527, 010-134528, 010-134529, 010-134530, 010-134531, 010-134532, 010-134533, 010-134534, 010-134535, 010-134536, 010-137570, 010-137571, 010-137572, 010-137573, 010-137574, 010-137576 and 010-137577, situated in the City of Columbus, Franklin County, Ohio.

11. The Premises is a five hundred and eight (508) unit multi-family residential apartment complex, spanning thirty (30) parcels and ninety-six (96) buildings, located on the east side of the City of Columbus and known as "Colonial Village Apartments."
12. Colonial Village Apartments has been among the City of Columbus Department of Code Enforcement's ("Code Enforcement") worst properties since 2018.
13. On or about October 29, 2019, Code Enforcement began interior and exterior inspections at Colonial Village Apartments pursuant to numerous complaints from tenants and community members regarding violations of Columbus City Code at the Premises.
14. Over the course of four days, and in the presence of Respondent-Defendant SYLVIA SHERMAN, Code Enforcement issued more than four hundred (400) notice violations to the property owner and to property management for violations of Columbus City Code including but not limited to: bed bugs, rodent infestation, roach infestation, water damage, holes/cracks in ceiling(s), lack of utilities, missing air conditioning units, missing handrail(s), broken outlet cover(s), prohibited occupancy, broken cabinets, loose doors, damaged flooring, missing/inoperable smoke detector(s), fire damage, broken windows, loose handrails, bare and rotted wood, detached and rotted door framing, detached sections of fascia , damaged or missing rain carriers, missing downspouts, debris filled gutters, missing soffit materials, mortar voids and damaged concrete, potholes, missing unit

addresses/identifiers, broken/damaged light fixtures, damaged fencing, loose/damaged siding, damaged thresholds, exposed wiring, unsecured vacant units, trash and debris, solid waste, yard waste, graffiti and prohibited graphics.

15. From May 26, 2021 – July 23, 2021, the City of Columbus, Department of Refuse (“Refuse”) was unable to service refuse containers (“dumpsters”) located at the Premises due to bulk and unacceptable waste inside of the dumpsters, operable and inoperable vehicles blocking safe access to the dumpsters and the general overflowing nature of dumpsters located on the Premises.
16. On July 21, 2021, Refuse observed two (2) out of service dumpsters at the Premises.
17. On July 30, 2021, Code Enforcement completed compliance inspections at the Premises and observed minimal work in progress. Code Enforcement observed two hundred and one (201) outstanding code violations at the Premises. Thirteen (13) new emergency notice violations were issued to property ownership and property management for vacant and unsecured units at the Premises as well as missing or inoperable smoke detectors. Code Enforcement observed over one hundred (100) vacant and unsecured units at the Premises. Code violations observed at the Premises were substantially the same types of violations observed during the 2019 inspections.
18. Colonial Village Apartments is a location known by the Columbus Division of Police (hereinafter “CPD”) and surrounding community as a high-crime area due to the numerous felony drug offenses and incidents of violent crime occurring at the Premises, including, but not limited to, shootings, stabbings, homicides, felonious assaults, fights and drug overdoses.

19. Since March of 2020, CPD has responded to approximately one thousand five hundred (1,500) calls for service to the Premises.

20. Since January of 2019, the Columbus Division of Fire has responded to the Premises over seven hundred (700) times for drug overdoses, injuries due to assault, shootings, stabbings and individuals who were determined to be dead on arrival (DOA).

Having considered the stipulations herein, the facts as alleged in the Complaints ~~and the testimony and evidence admitted during the Permanent Injunction Hearing~~, the Court hereby **FINDS** as follows:

21. The Premises constitutes a public nuisance as defined by O.R.C. §§ 3719.19, 3767.01, and 3767.41; C.C.C. § 4703.01, and under common law.

22. The Premises is thus subject to abatement under O.R.C. § 3767, C.C.C. § 4701.08, and under common law.

23. Respondent-Defendant Apex Colonial OH, LLC is the real property owner of the Premises.

24. Respondent-Defendant Aloft Mgt, LLC is the property management company overseeing the Premises.

25. Respondents-Defendants are guilty of maintaining a public nuisance at the Premises pursuant to § 3767.02. Respondents-Defendants are guilty of maintaining a public nuisance at the Premises, for having a structure in violation of the laws pertaining to illegal drugs (including violations of O.R.C. Chapter 2925, O.R.C. Chapter 3719.10), and through the permission or existence of criminal activity at the Premises that substantially interferes with the area's public decency, sobriety, peace, safety, welfare, and good order.

26. Respondents-Defendants own fixtures, furniture, and movable property at the Premises that have been used in conducting, maintaining, and facilitating said public nuisance.
27. Respondents-Defendants at all times relevant to this action maintained a public nuisance at the Premises threatening the health, safety, and welfare of the people of the City of Columbus, persons at the Premises, and members of the Columbus, Ohio Division of Police and Division of Fire.
28. Pursuant to O.R.C. § 3767.41 and C.C.C. § 4703.01, the Court also finds that the Premises is not in compliance with Columbus City Code – Title 47.
29. Within thirty (30) days of this Order, Respondents-Defendants have a duty to abate the public nuisance at the Premises by bringing the property into compliance with any and all applicable provisions of Columbus City Code.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED THAT:

Nuisance Abatement

30. Respondents-Defendants and any heirs, successors in interest or title, transferees and/or assigns, or any other person are permanently and perpetually enjoined from conducting, maintaining, using, occupying, or in any way permitting the use of the Premises as a public nuisance. This permanent injunction shall run with the land and will be binding upon the real property itself, as well as Respondents-Defendants, and any other successors and assigns in interest.
31. Respondents-Defendants are permanently and perpetually enjoined from conducting, maintaining, using, occupying, or in any way permitting the use of a public nuisance at the Premises or any other property in Franklin County and Columbus, Ohio.

32. **New Owner Screening.** In the event of a sale of the Premises, Respondents-Defendants or any successors or assigns in interest shall provide Plaintiff the following information no less than thirty (30) days before the property is set to transfer to the perspective buyer:

- a. Name of person(s) or entity;
- b. Address;
- c. Statutory agent and Agent's address (if applicable); and
- d. Copy of the proposed sale agreement.

33. Within thirty (30) days of this Order, Respondents-Defendants shall hire and maintain a qualified maintenance staff of at least six (6) members. The maintenance staff shall work a minimum of forty (40) hours per week, with at least one (1) staff member being available on the weekends and after-hours.

34. Respondents-Defendants shall provide the Court's Chief Environmental Specialist with name(s) and contact information of all maintenance workers within thirty (30) days of this Order.

35. Respondents-Defendants shall ensure that at least one property manager is present at the Premises and available to address tenant concerns a minimum of five (5) days per week. Said property manager shall be available a minimum forty (40) hours per week.

36. Respondents-Defendants shall provide the Court's Chief Environmental Specialist with the name(s) and contact information of all property managers within thirty (30) days of this Order.

37. Respondents-Defendants shall provide written notice to all tenants at the Premises with name(s) contact information of the property manager(s) and maintenance staff.

38. Within thirty (30) days of this Order, Respondents-Defendants shall establish a Service-Level Agreement ("SLA") for response to maintenance requests.

e. Emergency maintenance requests shall be responded to in writing within twenty-four (24) hours of receipt.

i. For the purposes of this Paragraph, an emergency maintenance request is defined as a maintenance request regarding heat, water, sewage, smoke detectors, and/or electricity.

f. Non-emergency maintenance requests shall be responded to in writing within one (1) to three (3) business days of receipt.

39. Pursuant to Columbus City Code 4551.05, Respondents-Defendants shall provide all tenants with a written receipt for any security deposit and for all rental payments at the time that deposit or payment is received. In the event of payment by cash or by any other means that does not provide an automatically generated written receipt, the receipt shall be provided within four (4) business days of the security deposit or rental payment being received.

40. At all times at the Premises, Respondents-Defendants or any successors or assigns in interest, shall ensure that the following rules, policies, and conditions be implemented and maintained:

g. There shall be no sale, use, or possession of drugs, to include synthetic drugs, at the Premises;

h. There shall be no sale, use, or possession of drug paraphernalia at the Premises;

i. There shall be no lewdness or prostitution at the Premises;

- j. There shall be no loitering whatsoever permitted upon the exterior of the Premises; management shall remove any person found to be loitering;
- k. The Premises shall be kept in compliance with Columbus City Code as it pertains to Code Enforcement, Building Code, and Health Code; and
- l. There shall be a trespass form on file with the Columbus Division of Police for the Premises. This form shall be kept up to date such that it is always valid for the Premises.

41. All tenants at the Premises shall allow for the inspection of occupied units with outstanding code violations.

- a. Landlord shall provide required notice to all tenants prior to entering or facilitating access to any unit for the purpose of inspecting outstanding code violations.
- b. Upon the issuance of said notice, Landlord shall facilitate access to Code Enforcement or the Court's Chief Environmental Specialist to complete inspections.

Security

42. Within thirty (30) days of this Order, Respondents-Defendants shall employ no less than six (6) private security officers. The private security officers must cover a minimum of sixteen (16) hour shift for seven (7) days per week at the Premises.

- a. Respondents-Defendants shall provide to the Plaintiff the name(s) and contact(s) of all persons retained by the Defendants to provide security services at the Premises no less than seven (7) days after retention of said services.

b. Any private security company or officer retained by Respondents-Defendants to perform security services at the Premises shall be registered or licensed according to the laws of the State of Ohio.

i. Respondents-Defendants shall provide proof of applicable licensure or registration to the Plaintiff no less than fifteen (15) days after retention of security services at the Premises.

ii. If private security services have already been retained by the Respondents-Defendants prior to the execution of this Order, the Respondents-Defendants shall immediately provide proof of required licensure or registration to the Plaintiff.

c. Respondents-Defendants shall provide the Court's Chief Environmental Specialist with the name(s) and contact information of all security officers within thirty (30) days of this Order.

43. Respondents-Defendants shall maintain, install, and/or return to working condition, full HD 1080p Indoor/Outdoor Dome Cameras, or cameras of a comparable equivalent, to monitor all facets of the exterior of the Premises. The camera system shall be maintained at all times with the following stipulations:

a. All cameras shall be operational and recording footage during all hours of operation;

b. Monitors displaying the real-time footage captured by all exterior cameras shall be situated in such a manner as to be easily viewed by law enforcement at all times;

c. Footage captured by all exterior cameras shall be recorded, stored, and held for no less than thirty (30) days;

- d. Footage captured by all exterior cameras shall be made available to law enforcement upon request;
 - e. Within fifteen (15) days of this Order, Defendants, in conjunction with Plaintiff, shall create a plan for the installation and/or repair of the aforementioned cameras throughout the Premises;
 - i. Respondents-Defendants shall provide the Court's Chief Environmental Specialist with the plan within fifteen (15) days of this Order.
 - f. Defendants cannot be found in Contempt of this Paragraph until the aforementioned plan has been agreed upon by the Parties and implemented by Defendants unless Defendants cause undue delay in the creation or implementation of this plan.
 - i. This Paragraph is not intended to prevent legal action, enforcement, or future findings of Contempt for other findings of violations of this Order.
44. Within thirty (30) days of this Order, Respondents-Defendants shall install and maintain full and sufficient outdoor lighting upon the exterior of the Premises so as to illuminate all sides of the Premises; it shall be maintained to ensure all lights are in working order.
- a. Respondents-Defendants shall allow for the Court's Chief Environmental Specialist or Plaintiff to complete a lighting inspection to determine compliance with the terms of this Paragraph.
45. Respondents-Defendants shall cause for the immediate identification and trespass or commencement of eviction proceedings of all known persons contributing to nuisance conditions at the Premises, to include persons engaging in criminal activity and persons who invite, house or provide a haven for persons engaging in criminal activity at or on the Premises.

- a. Respondents-Defendants shall trespass from the Premises all persons evicted from the Premises pursuant to involvement or connection to criminal activity at or on the Premises.
- b. Respondents-Defendants shall keep a current and updated trespass list indicating all those who have been trespassed from the Premises, the trespass list shall be made available to law enforcement upon request.
- c. Respondents-Defendants shall maintain a current agent authorization form on file with Columbus Police at all times.

Code Violations

46. Within thirty (30) days of this Order, Respondents-Defendants are ordered to bring the property into compliance with all applicable provisions of Columbus City Code. Outstanding code violations as of August 3, 2021 shall be filed as Exhibit A, under separate cover.
47. Respondents-Defendants shall facilitate access for the Environmental Specialist to enter upon the Premises to inspect for code violations. Within thirty (30) days of this Order, Respondents-Defendants shall remediate all outstanding interior unit and interior common area violations and open vacant structure violations of the Columbus City Code present at or on the Premises.
- a. Respondents-Defendants shall allow for the Court's Chief Environmental Specialist or Plaintiff to complete an inspection to determine compliance with the terms of this Paragraph.
48. Within five (5) days of this Order, Respondents-Defendants shall remediate all outstanding emergency violations of the Columbus City Code present at or on the Premises.

- a. Respondents-Defendants shall allow for the Court's Chief Environmental Specialist or Plaintiff to complete an inspection to determine compliance with the terms of this Paragraph.

49. Respondents-Defendants shall remediate all new emergency, interior unit and interior common area violations, and open vacant structure violations of the Columbus City Code present at or on the Premises pursuant to the deadlines indicated in the respective Notice.

- a. For the purposes of this Order, vacant unit shall mean any of the following:

- ii. A dwelling or dwelling unit which is not being occupied under a lease, rental agreement or permission of the Respondents-Defendants.
- iii. A dwelling unit that has been ordered vacant or declared unfit for habitation by Code Enforcement.
- iv. A dwelling unit which is not being occupied under a lease, rental agreement or permission of the Respondents-Defendants and has an open notice of violation issued by Code Enforcement.

1. This Paragraph shall not apply to the following:

- a. Vacant units at the Premises that are deemed rent ready by the Defendants.
 - b. Vacant units that are in short term transition, not to exceed seven (7) days.
- b. All persons found unlawfully occupying vacant units at the Premises shall be immediately removed and trespassed from the Premises.

2. Respondents-Defendants shall immediately begin nightly checks of all vacant units to ensure compliance with the terms of this Paragraph.
3. Respondents-Defendants shall provide an accurate and updated list of all vacant units to all hired security personnel daily, and to CPD and the Columbus City Attorney, weekly. Said list shall include identification of all units currently deemed rent ready by the Defendants.
4. Respondents-Defendants shall provide an accurate and updated rent roll for the entire Premises to the hired security company and to the Columbus City Attorney, weekly.
 - a. Any rent roll list provided in accordance to the terms of this Paragraph shall include tenant name and corresponding unit
- c. Within seventy-two (72) hours of this Order, all emergency vacant units, as defined by Columbus City Code Enforcement, located at the Premises shall be boarded and secured to the specifications required by Columbus City Code.
 - i. Respondents-Defendants shall allow for the Court's Chief Environmental Specialist or Plaintiff to complete an inspection to determine compliance with the terms of this Paragraph.
- d. Within thirty (30) days of this Order, all non-emergentvacant units located at the Premises shall be boarded and secured at all times in accordance to the specifications required by Columbus City Code.

- i. Respondents-Defendants shall allow for the Court's Chief Environmental Specialist or Plaintiff to complete an inspection to determine compliance with the terms of this Paragraph.
- 50. Respondents-Defendants shall ensure that all units that are vacant with outstanding code violations are rendered vacant due to hazardous conditions or need for extensive repairs at the Premises, shall pass a life and safety inspection completed by Code Enforcement prior to re-occupancy.
- 51. Respondents-Defendants shall ensure that the Premises be maintained in compliance with all applicable provisions of Columbus City Code.
 - a. Plaintiff shall notify Respondent-Defendants of any violations of Columbus City Code following its regular methods of notification for the applicable code violation.
 - b. Upon notifications of the violation, Respondents-Defendants shall have the chance to cure the violation within the timeframe regularly allotted for the applicable code violation under Columbus City Code.
 - c. Both Plaintiff's notification and Respondent-Defendants' chance to cure shall occur prior to Plaintiff filing for Contempt of this Order pursuant to this paragraph.
- 52. Within fifteen (15) days of this Order, Respondents-Defendants shall repair and maintain in working condition all out-of-service dumpsters at the Premises.
 - a. Respondents-Defendants shall allow for the Court's Chief Environmental Specialist or Plaintiff to complete an inspection to determine compliance with the terms of this Paragraph.
- 53. Respondents-Defendants shall perform regular grounds maintenance, including managing trash and debris.

54. Within thirty (30) days of this Order, Respondents-Defendants shall establish prohibited areas for parking of operable vehicles so as to not block safe access to dumpsters and/or public right of ways.

55. Within thirty (30) days of this Order, Respondents-Defendants shall remove any and all inoperable vehicles on the Premises.

a. Should Respondents-Defendants fail to do so, Plaintiff has permission to enter onto the Premises to remove the inoperable vehicles, to the extent that they are blocking safe access to the dumpsters, at the expense of Respondent-Defendant.

Costs

56. Respondents-Defendants are responsible for paying court costs in the amount of \$1,476.00.

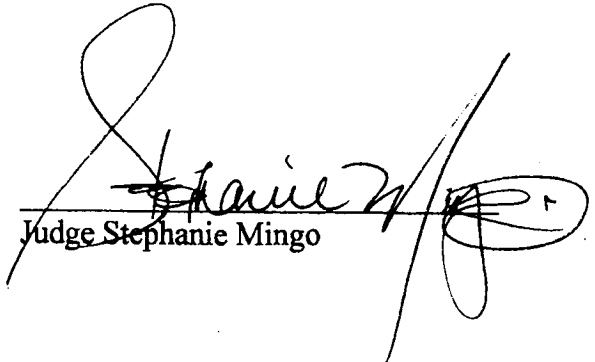
These costs are due ninety (90) days after the closing of this matter.

A hearing shall be held on September 14, 2021 to determine compliance, contempt or any other remedy available at law up to and including the appointment of a receiver pursuant to ORC 3767.41 and/or 2735.01.
@ 11am

This is a final appealable order. Pursuant to Civ. R. 58, the Clerk of Court is directed to serve upon all parties not in default notice of this Judgment and its date of entry upon the journal.

IT IS SO ORDERED.

8/3/2021
Date


Judge Stephanie Mingo

Ross, Tiara N.

From: Lindsay Nelson <lnelson@kmfylaw.com>
Sent: Thursday, August 19, 2021 2:10 PM
To: Ross, Tiara N.; Pomeroy, Sarah C.; kirkerk@fcmcclerk.com
Cc: Sean Mentel; Kate Ferguson
Subject: [EXTERNAL] RE: Colonial Village - Security Cameras

All,

The cameras are all up and running at Colonial Village. CPD will need to bring in their iPads so that each one can be manually set up to the new cameras.

Please let us know if you have questions.

Lindsay M. Nelson
Associate Attorney
Kooperman I Mentel I Ferguson I Yaross
100 S. Fourth Street, Suite 100
Columbus, Ohio 43215
Phone: 614.344.4800 | Fax: 614.344.4801
kmfylaw.com

From: Lindsay Nelson
Sent: Wednesday, August 18, 2021 11:35 AM
To: Ross, Tiara N. <TNRoss@columbus.gov>; Pomeroy, Sarah C. <SCPomeroy@columbus.gov>; kirkerk@fcmcclerk.com
Cc: Sean Mentel <sean@kmfylaw.com>
Subject: Colonial Village - Security Cameras

Kyle, Tiara, and Sarah,

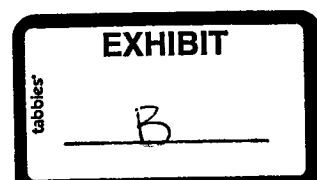
Pursuant to ¶143 of the Permanent Injunction Order, today is the deadline for the parties to "create a plan" for the installation and/or repair of the cameras at Colonial Village.

Apex/Colonial Village communicated to us that most of the cameras are up and running now and were installed in accordance with the security consultant plan that was developed last year. Officer Tolber with CPD has the password for all the cameras. The security company will be back out on 8/19 to service the remaining cameras that are down.

Please let us know if there is any additional information you need from us on this.

Thanks,

Lindsay M. Nelson
Associate Attorney
Kooperman I Mentel I Ferguson I Yaross
100 S. Fourth Street, Suite 100
Columbus, Ohio 43215



THE CITY OF
COLUMBUS
CODE ENFORCEMENT

Heather Truesdell, Administrator

Date of Service/Posting _____

Order Number: 21440-04106
Parcel Number: 010137574

APEX COLONIAL OH LLC
433 E LAS COLINAS BLVD, STE 300
IRVING, TX 75039

COLUMBUS CITY CODE VIOLATION NOTICE

Re: 1210 RAND AVE UNIT: C

An inspection has been made at the above address on **August 10, 2021**.

As provided by the Columbus City Code you are hereby given notice to correct the alleged violations listed below within **30** calendar days of the service of this notice unless otherwise noted in this notice, or an approval to a written request for extension is granted by this office.

Failure to comply with this notice is a Misdemeanor of the First Degree and may be punishable by a \$1000 fine and 180 days imprisonment.

Please be advised that another violation of this code(s) may result in criminal or civil court action being initiated against you without another written notice being issued to you by the Code Enforcement Division.

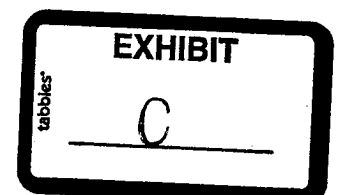
To exercise your right of appeal a written petition must be filed in this office stating the specific factual reasons for such an appeal within fifteen **(15)** calendar days after service of this notice. Remit the written appeal petition to the City of Columbus, Department of Development/ Code Enforcement, 111 North Front St, Columbus, Ohio 43215.

To verify any permit requirements for the work being completed, please check with the Building and Zoning Services Department at 614-645-7433.

For further information on this notice contact the Code Enforcement Officer.

SEE LIST OF VIOLATIONS ON THE ATTACHED PAGE(S)

Gary Harris
Code Enforcement Officer
Phone: 614-645-0151
gnharris@columbus.gov
111 North Front St.
Columbus Ohio 43215



ITEM#	CODE SECTION	COMMENTS
<u>Housing: Ground Floor</u>		
1	4525.12 Floors and interior walls ceilings and doors	Living room: holes in the walls. Hall: closet door has a hole and broken door knob. Kitchen: ceiling and wall over sink has leaking water and water damage (cabinets also damaged).
2	4525.02 Windows doors and hatchways	Rear door: door knob is not secured to the door.
<u>Housing: Second Floor</u>		
3	4525.12 Floors and interior walls ceilings and doors	Bathroom: floor is not watertight, ceiling has possible water damage (stains), unstable floor.

THE CITY OF
COLUMBUS
CODE ENFORCEMENT

Heather Truesdell, Administrator

Date of Service/Posting _____

Order Number: 21440-04512
Parcel Number: 010137574

COLONIAL VILLAGE APARTMENTS
C/O SYLVIA SHERMAN, MANAGER
1256 RAND AVE
COLUMBUS, OH 43227

COLUMBUS CITY CODE VIOLATION NOTICE

Re: 3538 E LIVINGSTON AVE UNIT: A

An inspection has been made at the above address on **August 20, 2021**.

As provided by the Columbus City Code you are hereby given notice to correct the alleged violations listed below within **5** calendar days of the service of this notice unless otherwise noted in this notice, or an approval to a written request for extension is granted by this office.

Failure to comply with this notice is a Misdemeanor of the First Degree and may be punishable by a \$1000 fine and 180 days imprisonment.

Please be advised that another violation of this code(s) may result in criminal or civil court action being initiated against you without another written notice being issued to you by the Code Enforcement Division.

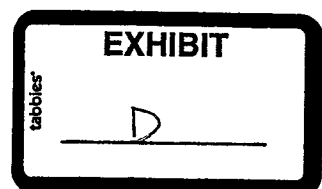
To exercise your right of appeal a written petition must be filed in this office stating the specific factual reasons for such an appeal within fifteen **(15)** calendar days after service of this notice. Remit the written appeal petition to the City of Columbus, Department of Development/ Code Enforcement, 111 North Front St, Columbus, Ohio 43215.

To verify any permit requirements for the work being completed, please check with the Building and Zoning Services Department at 614-645-7433.

For further information on this notice contact the Code Enforcement Officer.

SEE LIST OF VIOLATIONS ON THE ATTACHED PAGE(S)

Jacklyn Martin
Code Enforcement Officer
Phone: 614-645-0154
JRMartin@columbus.gov
111 North Front St.
Columbus Ohio 43215



ITEM#	CODE SECTION	COMMENTS
<u>Housing Violations</u>		
1	4525.12 Floors and interior walls ceilings and doors	- Living room ceiling has a large piece of drywall hanging. Remove hanging piece within 5 days.

THE CITY OF
COLUMBUS
CODE ENFORCEMENT

Heather Truesdell, Administrator

Date of Service/Posting _____

Order Number: 21441-00671

Parcel Number: 010137574

APEX COLONIAL OH LLC
C/O VCORP AGENT SERVICES, INC., STATUTORY AGENT
4400 EASTON COMMONS WAY SUITE 125
COLUMBUS, OH 43219

EMERGENCY ORDER

Re: 3538 E LIVINGSTON AVE UNIT: A

An inspection of the above referenced site on **August 20, 2021** reveals that an emergency exists which requires immediate action to protect the public health and safety.

SEE ATTACHED PAGE(S) FOR LIST OF VIOLATIONS

You are hereby notified of the existence of this emergency and ordered to take immediate action to abate the emergency within 1 day(s) from service of this order. Pursuant to Section 4509.06, should abatement not occur, the Code Enforcement Officer may cause the abatement, including building demolition, charging the costs against the land or owner.

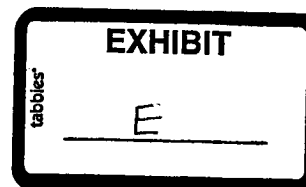
Note: Failure to comply with this notice is a Misdemeanor of the First Degree and may be punishable by a \$1000 fine and 180 days imprisonment.

To verify any permit requirements for the work being completed, please check with the Building and Zoning Services Department at 614-645-7433.

To exercise your right of appeal, a written petition must be filed in this office stating the specific factual reasons for an appeal within fifteen (15) calendar days after service of this notice. Failure to provide specific factual reasons for an appeal or not filing a written petition in this office within the given time frame of this notice may cause the Property Maintenance Appeals Board to not hear the appeal. Appeal hearings requested prior to the time given to vacate a premise must be heard before enforcement of the vacate order. Other cited emergency conditions must be complied immediately, even if an appeal is requested/scheduled.

Remit the written appeal petition to the City of Columbus, Department of Development/Code Enforcement, 111 North Front St, Columbus, Ohio 43215.

Jacklyn Martin
Code Enforcement Officer
Phone: 614-645-0154
JRMartin@columbus.gov
111 North Front St
Columbus, Ohio 43215



ITEM#	CODE SECTION	COMMENTS
<u>Housing: All (Emergency)</u>		
1	4509.06 Emergency orders	Standing water and/or sewage present in the bathroom tub (CCC 4521.02, CCC 4521.08).

THE CITY OF
COLUMBUS
CODE ENFORCEMENT

Heather Truesdell, Administrator

Date of Service/Posting _____

Order Number: 21440-04526
Parcel Number: 010137574

COLONIAL VILLAGE APARTMENTS
C/O SYLVIA SHERMAN, MANAGER
1256 RAND AVE
COLUMBUS, OH 43227

COLUMBUS CITY CODE VIOLATION NOTICE

Re: 3538 E LIVINGSTON AVE UNIT: A

An inspection has been made at the above address on **August 20, 2021**.

As provided by the Columbus City Code you are hereby given notice to correct the alleged violations listed below within **30** calendar days of the service of this notice unless otherwise noted in this notice, or an approval to a written request for extension is granted by this office.

Failure to comply with this notice is a Misdemeanor of the First Degree and may be punishable by a \$1000 fine and 180 days imprisonment.

Please be advised that another violation of this code(s) may result in criminal or civil court action being initiated against you without another written notice being issued to you by the Code Enforcement Division.

To exercise your right of appeal a written petition must be filed in this office stating the specific factual reasons for such an appeal within fifteen (**15**) calendar days after service of this notice. Remit the written appeal petition to the City of Columbus, Department of Development/ Code Enforcement, 111 North Front St, Columbus, Ohio 43215.

To verify any permit requirements for the work being completed, please check with the Building and Zoning Services Department at 614-645-7433.

For further information on this notice contact the Code Enforcement Officer.

SEE LIST OF VIOLATIONS ON THE ATTACHED PAGE(S)

Jacklyn Martin
Code Enforcement Officer
Phone: 614-645-0154
JRMartin@columbus.gov
111 North Front St.
Columbus Ohio 43215



ITEM#	CODE SECTION	COMMENTS
<u>Environmental Violations</u>		
1	713.03 Standards relative to rodents, insects, vermin and other pests	- Evidence of roach infestation; roach egg sacks observed in the kitchen cabinets. The owner or person having charge of any premises is responsible for the safe and legal elimination of any rodents, insects, vermin, or other pests on the premises. The owner or person having charge is also responsible whenever improper rodent proofing of the premises causes the infestation.
<u>Housing Violations</u>		
2	4525.12 Floors and interior walls ceilings and doors	- Living room ceiling is in disrepair; large hole present and evidence of water damage.
3	4525.05 Safe equipment and facilities	- Multiple kitchen cabinet doors are not attached/do not close properly.
4	4521.05 Water-heating facilities	- Water tank is missing an overflow pipe.

THE CITY OF
COLUMBUS
CODE ENFORCEMENT

Heather Truesdell, Administrator

Date of Service/Posting _____

Order Number: 21441-00679

Parcel Number:

TONI SPRUELL AND ALL OCCUPANTS
3627 ALLENDALE DR - C
COLUMBUS, OH 43227

ORDER TO VACATE
DECLARATION OF PUBLIC NUISANCE

Re: 3627 ALLENDALE DR UNIT: C

An inspection was made at the above referenced address on **August 24, 2021**.

Pursuant to Columbus Housing Code Section 4513.03, the above captioned building or structure has been declared a public nuisance and declared and placarded as unfit for human habitation or use.

NOTICE:

Vacate the above-captioned building or structure by **8/24/2021**. No owner or other person shall occupy or use, or allow another to occupy or use the above captioned building or structure (per C.C. section 4513.05). This building shall NOT again be used for occupancy or use until written approval is first secured from the Director (per C.C. section 4707.07).

SPECIFIC VIOLATION(S) ATTACHED

Pursuant to C.C. section 4509.99, a violation of the Columbus Housing Code is a Misdemeanor of the First Degree and may be punishable by a \$1000 fine and 180 days imprisonment.

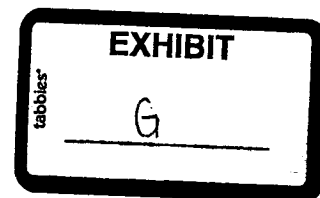
Note:

Please be advised that since you are being ordered to vacate the premises, you may be eligible for optional relocation assistance offered to low and moderate income families. Please contact the code officer below for additional information.

To exercise your right of appeal a written petition must be filed in this office stating the specific factual reasons for such an appeal within fifteen (15) calendar days after service of this notice. Remit the written appeal petition to the City of Columbus, Department of Development/Code Enforcement, 111 North Front St, Columbus, Ohio 43215.

by Aric Schmitter

Aric Schmitter
Code Enforcement Supervisor
Phone: 614-645-0670
KASchmitter@columbus.gov
111 North Front St.
Columbus, Ohio 43215



ITEM#	CODE SECTION COMMENTS	Order Number: 21441-00679
<u>Housing: All (Emergency)</u>		21441-00679
1	4513.05 Vacation of premises 4525.07 - Unsanitary conditions present throughout the dwelling. 4525.12 - Living room ceiling has collapsed creating a hazardous condition. 4525.12 - Multiple sections of flooring buckling creating a trip hazard. 4529.11- Smoke detectors present on the first and second level are inoperable.	

Total Property Sequence Report

Record Number: **21440-04456**

Complainant:



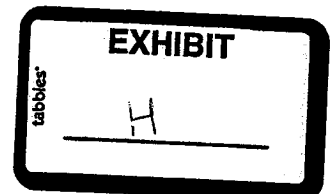
Phone1

Address: **3548 RAND CT UNIT: A**Parcel: **010137572**

Summary

3548 RAND CT A. COLONIAL VILLAGE APARTMENTS. A LOT OF THE APARTMENTS ARE FULL OF MOLD. SOME HAVE BEEN ORANGE STICKERED AND BOARDED UP. SHE HAS COPD FROM LIVING HERE. CITIZEN IS ON TWO PUMPS. HER DOGS THROWUP. SHE GETS HEADACHES. YOU CAN SMELL IT. IT IS BAD. THEY DONT CLEAN OUT THE GUTTERS. THE WOOD IS ROTTED OUT. YOU CAN SEE THE MOLD ON THE BUILDING AND IN THE APARTMENTS. IT IS EVERYWHERE. THE FLOOR IS RAISING UP FROM THE BEDROOM WHERE THE WATER HAS CAME IN. THERE IS BROWN SPOTS ON THE CEILING WHERE THE MOLD IS COMING THROUGH. THE RAIN WENT FROM UPSTAIRS TO DOWN STAIRS IN THE SPRING TIME ABOUT MAY 2021. THIS WENT IN THROUGH THE WALLS AND INTO THE FRONT ROOM. THIS EFFECTED THE AC. THERE IS MOLD IN THE AC. HER NEIGHBOR WHO WAS A VETERAN DIED FROM THIS PLACE. HE LEFT AND NEVER CAME BACK. PLEASE CHECK OUT AND HELP. THANKS THIS LOCATION NEEDS SHUT DOWN. THERE ARE DRUGS BEING SOLD ALL OVER THE PLACE. THERE ARE KIDS. THIS LOCATION NEEDS TORN DOWN. THEY ARE TRYING TO SELL IT AND FIX IT UP. THIS IS SAD.

<u>Action</u>	<u>Action Date</u>	<u>Action Status</u>	<u>Action Comment</u>
Case Created	08/18/2021	Accepted	Automatically accepted by script
Phone call	08/23/2021	Voice message	CEO Harris left a voice message seeking an inspection date.
Initial Inspection	08/23/2021	Initial Inspection Re-Schedule	CEO Harris left a voice message seeking an inspection date.



Total Property Sequence Report

Record Number: **21440-04458**

Complainant:



Phone1



Address:

3548 RAND CT UNIT: B

Parcel:

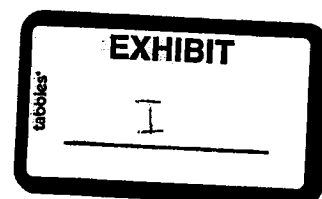
010137572

Summary

3548 RAND CT B. COLONIAL VILLAGE. A LOT OF THE APARTMENTS ARE FULL OF MOLD. SOME HAVE BEEN ORANGE STICKERED AND BOARDED UP. SHE HAS COPD FROM LIVING HERE. CITIZEN IS ON TWO PUMPS. HER DOGS THROWUP. SHE GETS HEADACHES. YOU CAN SMELL IT. IT IS BAD. THEY DONT CLEAN OUT THE GUTTERS. THE WOOD IS ROTTED OUT. YOU CAN SEE THE MOLD ON THE BUILDING AND IN THE APARTMENTS. IT IS EVERYWHERE. THE FLOOR IS RAISING UP FROM THE BEDROOM WHERE THE WATER HAS CAME IN. THERE IS BROWN SPOTS ON THE CEILING WHERE THE MOLD IS COMING THROUGH. THE RAIN WENT FROM UPSTAIRS TO DOWN STAIRS IN THE SPRING TIME ABOUT MAY 2021. THIS WENT IN THROUGH THE WALLS AND INTO THE FRONT ROOM. THIS EFFECTED THE AC. THERE IS MOLD IN THE AC. HER NEIGHBOR WHO WAS A VETERAN DIED FROM THIS PLACE. HE LEFT AND NEVER CAME BACK. PLEASE CHECK OUT AND HELP. THANKS THIS LOCATION NEEDS SHUT DOWN. THERE ARE DRUGS BEING SOLD ALL OVER THE PLACE. THERE ARE KIDS. THIS LOCATION NEEDS TORN DOWN. THEY ARE TRYING TO SELL IT AND FIX IT UP. THIS IS SAD.

Record Chronology

<u>Action</u>	<u>Action Date</u>	<u>Action Status</u>	<u>Action Comment</u>
Case Created	08/18/2021	Accepted	Automatically accepted by script
Phone call	08/23/2021	Voice message	CEO Harris left a voice message seeking an inspection date.
Initial Inspection	08/23/2021	Initial Inspection Re-Schedule	CEO Harris left a voice message seeking an inspection date.



Total Property Sequence Report

Date: 8/25/2021

Record Number: **21440-04595**

Complainant:

[REDACTED]
[REDACTED]

Phone1

[REDACTED]

Address: 3599 ALLENDALE DR UNIT: B

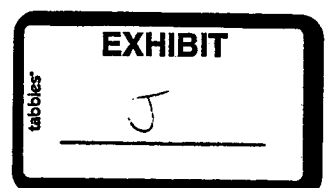
Parcel: 010137576

Summary

3599 ALLENDALE DR B. . AIR CONDITIONING IS MOLDED AROUND THE WOOD FRAMING AND IS BLACK AND THE WOOD IS WET. REPORTED TO LANDLORD 2 WEEKS AGO. CELING LEAKS WHEN IT RAINS. LANDLORD HAS NOT RESPONDED DECLINED EMAIL

Record Chronology

<u>Action</u>	<u>Action Date</u>	<u>Action Status</u>	<u>Action Comment</u>
Case Created	08/24/2021	Accepted	Automatically accepted by script



Total Property Sequence Report

Record Number: **21440-04103**

Complainant:

 **Phone1** 

Address: 1256 BERWICK ARMS PL UNIT: A

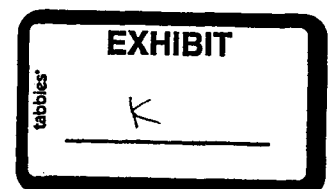
Parcel: 010137577

Summary

1256 BERWICK ARMS PL A. . SMOKE DETECTOR OUT DATED MOLD ROACH INFESTATION LEAKY SINK IN BATHROOM THE STEPS LEADING UP TO THE APT BUILDING IS CRACKING APART RATS IN THE HALLWAY SMELL COMING FROM AN APT WHERE A BODY WAS LAYING IN THERE FOR 3 WEEKS AND THEY HAVE YET TO CLEAN THE APT THE OFFICE DOES NOT RESPOND

Record Chronology

<u>Action</u>	<u>Action Date</u>	<u>Action Status</u>	<u>Action Comment</u>
Case Created	08/05/2021	Accepted	Automatically accepted by script



Total Property Sequence Report

Record Number: **21440-04071**

Complainant:

Phone1

Address: 1256 BERWICK ARMS PL UNIT: D

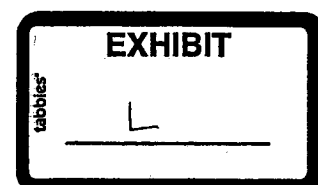
Parcel: 010137577

Summary

1256 BERWICK ARMS PL D. . CALLER STATES THAT THEY ARE GETTING FLYS AND BUGS. STATES THAT THERE WAS A TENENT THAT DIED IN ANOTHER UNIT AND THEY REMLOVED THE BODY BUT NEVER CLEANED UP THE UNIT. STATES THAT HE WAS THERE FOR 3 WEEKS BEFORE HE WAS REMOVED. PLEASE CHECK AND ADVISE.

Record Chronology

<u>Action</u>	<u>Action Date</u>	<u>Action Status</u>	<u>Action Comment</u>
Case Created	08/03/2021	Accepted	Automatically accepted by script
Meeting	08/24/2021	Inspection	CEO Harris was onsite to perform an interior inspection: the common door was locked and the phone number was inoperable.
Initial Inspection	08/24/2021	Initial Inspection Re-Schedule	CEO Harris was onsite to perform an interior inspection: the common door was locked and the phone number was inoperable.



Attached Documents

<u>Doc Type</u>	<u>Upload Date</u>	<u>Doc Name</u>	<u>Doc Description</u>
Code Enf Miscellaneous	08/24/2021	1256berwickarmsDAug24do orhanger	1256berwickarmsDAug24doorhanger

Total Property Sequence Report

Record Number: **21440-04346**

Complainant:

Phone1

Address: **3533 RAND CT UNIT: A**Parcel: **010137572**

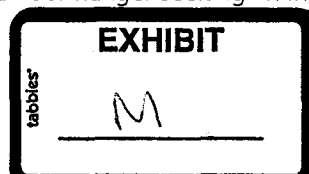
Summary

3533 RAND CT A. SYLVIA, I AWOKE YESTERDAY MORNING TO FIND THAT MY KITCHEN WINDOW HAD BEEN PUSHED IN AND THE FIRST FLOOR, AT LEAST, APPARENTLY RANSACKED OR AT LEAST LEFT IN EXTREME DISARRAY. I REQUESTED MONTHS AGO THE INFORMATION TO ACTIVATE THE SECURITY SYSTEM WHICH WAS INSTALLED IN THE APARTMENT WHEN I MOVED IN. AS YOU KNOW, I HAVE BEEN WITHOUT HALF OF MY LIVING ROOM WINDOWS PRACTICALLY SINCE I MOVED IN WITH A PROMISE THAT THEY WOULD BE REPLACED. THIS HAS NOT ONLY INCREASED MY UTILITY BILLS EXCESSIVELY BUT CREATED AN EVEN WORSE INSECT INFESTATION THAT EVER. AS I TRIED TO DISCUSS WITH YOU THE OTHER DAY BEFORE THE MAINTENANCE MAN STARTED YELLING AT ME AND MAKING UNFOUNDED ALLEGATIONS FAR TOO AGGRESSIVELY TO BE CONSIDERED ANYWHERE NEAR APPROPRIATE. MY REFRIGERATOR AND FREEZER ARE BOTH STILL COMPLETELY INOPERABLE AFTER WEEKS, MORE THAN A MONTH REALLY. NOW, SECURITY GUARDS MALICIOUSLY HAD MY JEEP TOWED BECAUSE IT HAD A COUPLE OF FLAT TIRES

Record Chronology

FOR ONLY A FEW DAYS WHILE THERE IS STILL A CAR SITTING THERE WITH ALL FLAT TIRES THAT HAS NOT MOVED SINCE THE ACTION MOVED IN, OR VEHICLE. ACTION DATE: 08/13/2021. ACTION STATUS: DON T HAVE ACTION COMMENT: LEAVING FOOD COLD BUT CANNOT EVEN GET IT THANKS TO THIS THEFT OF MY VEHICLE. SECURITY STAFF HAD BEEN MAKING INAPPROPRIATE JOKES ABOUT MY RELIGION AND DEROGATORY HOMOPHOBIC LANGUAGE OVER THEIR RADIO BEFORE COMPLETELY NEGLECTING TO CONTACT POLICE WHEN I WAS ROBBED AT GUNPOINT IN THE UNDERLIT PARKING LOT. SECURITY BLAMES THE TOWING ON THE APARTMENT MANAGER AND VICE VERSA. THE FOREGOING, ALONG WITH A LEAKING LIVING ROOM CEILING, THE THIRTY SOM CODE VIOLATIONS CITED BY THE CITY FAR TOO LONG AGO DEEMING THE APARTMENT A HEALTH AND SAFETY HAZARD WHEN FIRST INSPECTED AT THE BEGINNING OF THE YEAR OR EVEN EARLIER BUT WHICH HAVE BEEN COMPLETELY UNADDRESSED BY COLONIAL VILLAGE MAINTENANCE PERSONNEL ARE, OF COURSE, COMPLETELY UNACCEPTABLE, AND NOT ONLY A BREACH O THE LEASE AGREEMENT BUT CRIMINAL VIOLATIONS. EMAIL CONTINUED

Case Created	08/13/2021	Accepted	Automatically accepted by script
Phone call	08/19/2021	Voice message	CEO Harris left a voice message seeking a re-inspection date.
Initial Inspection	08/19/2021	Initial Inspection Re-Schedule	CEO Harris left a voice message seeking an inspection date.
Initial Inspection	08/24/2021	Initial Inspection Re-Schedule	CEO Harris left a door hanger seeking an inspection date.



Attached Documents

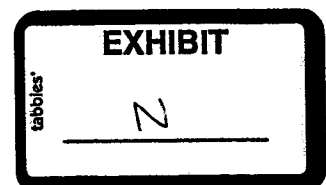
<u>Doc Type</u>	<u>Upload Date</u>	<u>Doc Name</u>	<u>Doc Description</u>
Code Enf Miscellaneous	08/24/2021	3533randctAAug24doorhan ger	3533randctAAug24doorhanger

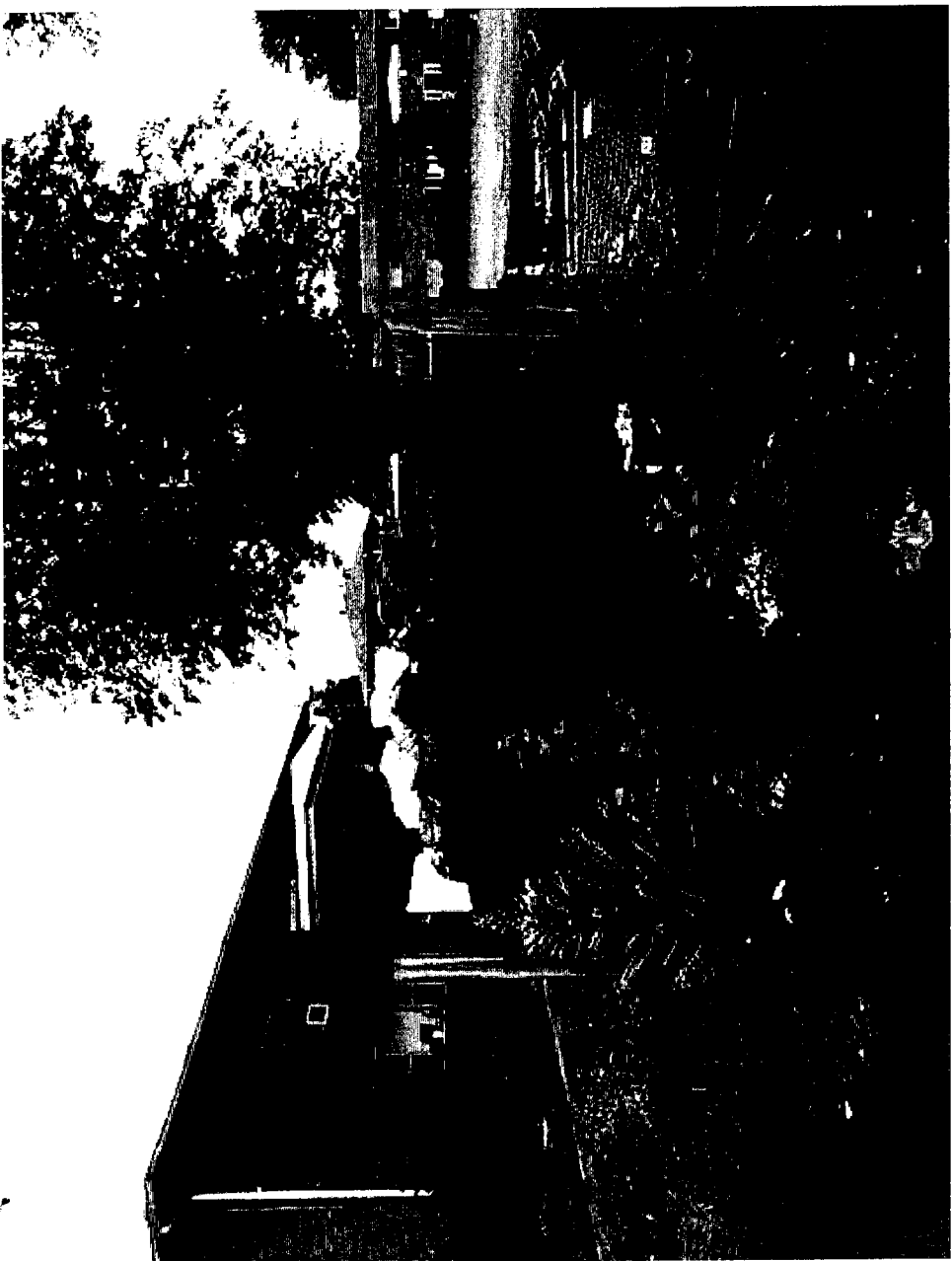
Ross, Tiara N.

From: Gray, Adam S.
Sent: Thursday, August 19, 2021 8:59 AM
To: Ross, Tiara N.; Pomeroy, Sarah C.
Cc: Pickard, Michael A.
Subject: Colonial Village dumpsters

Tiara and Sarah, these photos are from this morning. Both dumpsters are still out of service.

Thank you,
Adam







Sent from my iPhone

CERTIFICATE OF SERVICE

This certifies that copy of the foregoing *Motion for Contempt* was sent by regular U.S. Mail

August 30, 2021, to the following:

Apex Colonial OH LLC
c/o Katherine Ferguson
Kooperman Mentel Ferguson Yaross
100 S 4th Street, Suite 100
Columbus, Ohio 43215

Apex Colonial Holdings LLC
c/o Katherine Ferguson
Kooperman Mentel Ferguson Yaross
100 S 4th Street, Suite 100
Columbus, Ohio 43215

Apex Colonial Investors LLC
c/o Katherine Ferguson
Kooperman Mentel Ferguson Yaross
100 S 4th Street, Suite 100
Columbus, Ohio 43215

Aloft Mgt. LLC
c/o Katherine Ferguson
Kooperman Mentel Ferguson Yaross
100 S 4th Street, Suite 100
Columbus, Ohio 43215

Colonial Village CDPX LLC
c/o Steven M. Harris
Harris & Engler
30 Northwoods Blvd., Suite 350
Columbus, Ohio 43235

Sylvia Sherman
c/o Katherine Ferguson
Kooperman Mentel Ferguson Yaross
100 S 4th Street, Suite 100
Columbus, Ohio 43215

Oron Zarum
c/o Katherine Ferguson
Kooperman Mentel Ferguson Yaross
100 S 4th Street, Suite 100
Columbus, Ohio 43215

Aaron Puretz
c/o Katherine Ferguson
Kooperman Mentel Ferguson Yaross
100 S 4th Street, Suite 100
Columbus, Ohio 43215

Pierce Carpet Cleaning LLC
c/o Jeffrey Pierce, Statutory Agent
215 Buckeye Circle
Columbus, Ohio 43217

Garver Asset Protection LLC
c/o Nicholas R. Garver, Statutory Agent
22 Valley View Dr. SE
Heath, Ohio 43056

Isaiah Jackson
741 Mount Vernon Ave.
Marion, Ohio 43302

Niko Person
1318 Littlejohn Drive
Columbus, Ohio 43227

Dequise Jackson
1652 E. 25th Ave.
Columbus, Ohio 43213

Sentral Hill
Inmate #0060872
c/o Jackson Pike Jail
2460 Jackson Pike
Columbus, Ohio 43223



Tiara N. Ross (0089583)
Assistant City Attorney