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FOR IMMEDIATE RELEASE  
Wednesday, September 19, 2018  
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# Columbus City Attorney Files Largest Public Nuisance Lawsuit in City's History

*Complaint against Illinois-based property owner encompasses 802 units, also seeks largest monetary damages after city began imposing \$1000 daily fines*

**COLUMBUS**—Columbus City Attorney Zach Klein announced today that his office filed the largest public nuisance lawsuit on record in the City of Columbus, citing the owner of three large multi-building apartment complexes for an “extensive history of continued violations” of city housing, nuisance abatement, and health, sanitation and safety codes. The complaint, which was filed in the Franklin County Environmental Court, includes all 802 units located in the Mayfair Apartments, Hartford on the Lake, and Fitzroy Apartments owned by three subsidiaries controlled by AMG Realty Group and its managing partner and founder, Adam M. Glickman.

Along with encompassing the largest number of properties included in a single nuisance abatement lawsuit, the City Attorney also is setting precedent by seeking the largest amount of monetary damages levied against a property owner in Columbus. The city previously has issued notices of civil penalties to impose \$1000 daily fines against negligent property owners under a law originally enacted in 2014, but the mere threat of those fines prior to AMG has been enough to compel compliance. This is the first known case where the City Attorney has had to go to court to seek payment of the accrued administrative fines, which currently stands at \$75,000 and counting.

**“Filing a lawsuit of this size and scope became necessary because of the property owner’s troubling pattern of ignoring the city’s orders to fix a series of code violations,” said Columbus City Attorney Zach Klein. “We already have evidence of harm and injury to our residents, so it’s imperative for us to get every one of AMG’s apartments under court order to force them to take their tenants’ safety seriously and maintain all 802 units in full compliance with the law.”**

According to court documents, city inspectors officially notified Mr. Glickman in early 2017 that they would begin inspecting all of AMG’s Columbus properties due to “a record of chronic [code] violations.” Inspections by the Columbus Department of Development’s Proactive Code Enforcement (PACE) team commenced in March 2017 and resulted in the city issuing AMG orders to correct over 150 violations, including extensive water damage, an inoperable furnace, damaged walls and ceilings, mold growth, clogged drains, light fixtures hanging from wires, loose and missing handrails, bug, rodent, and roach infestations and a multitude of electrical issues such as bare and exposed wiring. After the deadline for those initial orders passed, the PACE team re-inspected the premises and found that they still were not in compliance.

On January 4, 2018 the director of the Columbus Department of Development issued a notice of violation and a compliance schedule to AMG, ordering them to remedy all outstanding code violations by April 4. The notice informed AMG that their failure to comply would result in \$1000 in daily fines being imposed pursuant to Columbus City Code Section [4509.995](#).

AMG once again failed to comply and on May 25, 2018, the city issued a notice of civil penalty declaring that \$1000 daily fines would commence on June 1 and would continue to run until they complied with the notice of violation that was issued in January.

As of today's filing, AMG still has not complied with the orders. In addition to the violations originally cited in 2017 and earlier this year, more violations continue to be reported and confirmed by city inspectors. AMG's current total of \$75,000 in fines also continues to accrue.

**“Our first priority will always be to hold property owners responsible for maintaining their properties up to code, which they are legally obligated to do,” said Stephen C. Dunbar, Section Chief of the City Attorney’s Zone Initiative. “Most of them end up working cooperatively with the city sooner or later, but there are cases like AMG where we have to sue them just to get them to provide safe, livable accommodations for their tenants.”**

AMG drew media scrutiny earlier this year when the ceiling collapsed onto a tenant at one of the units in the Mayfair Village apartment complex. The City Attorney also names a tenant who was injured in a stairwell at the Hartford on the Lake complex as a party in the city's lawsuit.