



ZACH KLEIN

COLUMBUS CITY ATTORNEY

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Contact: Pete Shipley, 614.965.0203
Email: pishipley@columbus.gov

City Attorney Zach Klein Files Lawsuit Against West Side Slumlords Accused of Letting Drug Dealing and Crime Run Rampant at Properties

Says property owners knew about the problems but turned a blind eye to illegal activity and deplorable living conditions as they cashed rent checks each month

COLUMBUS, OH— Columbus City Attorney Zach Klein today announced that his Property Action Team filed a lawsuit against Vikas Dadlani and Sadhna Hingorani, two notorious landlords whose west side properties have been the scene of various nuisance activity, from reports of shots fired, intoxicated individuals, drug sales and use, to assaults, robberies, overdoses, a stolen vehicle, and the operation of an illegal after-hours club.

In its filing, the City is asking the Court to declare Dadlani and Hingorani nuisance landlords, shutter the after-hours club, and close the upper floor of a property the landlords had illegally been using as a rental unit despite it not being zoned for renting or up to code.

“Landlords who allow criminal activity to fester and living conditions to deteriorate at their properties will be held accountable in the City of Columbus,” said Columbus City Attorney Zach Klein. **“For too long, these landlords took advantage of their tenants, and this lawsuit is a positive step toward cleaning up that mess, improving public safety, and making life better for residents and families along Sullivant Ave and the west side.”**

“I want to thank my team, the Division of Police, concerned neighbors, and community organizations like SecUrban Living who worked collaboratively not only to build this case, but also fight to clean up these properties and the criminal culture these landlords let take root.”

According to court documents, the property located at 1885 Sullivant has been operating as an unregistered after-hours club, which often sees large crowds, fights, alleged drug use, numerous noise complaints from neighbors, threatened gun violence, and a sexual

assault. In addition, the property failed to obtain proper zoning clearance to operate as a club, violated Ohio liquor laws, and failed fire code inspections due to unsafe conditions.

Additionally, multiple properties owned by the two landlords have been the subject of narcotics complaints in recent years, with CPD surveilling these properties, conducting operations, and gathering evidence of drug sales and use.

At 408 Columbian, CPD obtained nearby surveillance footage capturing overwhelming evidence of narcotics sales and use. In fact, CPD documented two separate 24-hour periods in September 2025 in which approximately 400 individuals entered or exited the six-unit apartment building.

Similarly, CPD received numerous tips and conducted several operations to intercept individuals leaving the property located at 1894 Sullivant, each time finding evidence of drug dealing at the premises. Complaints of narcotics-related activity have also plagued properties at 228 S. Highland and 485 Clarendon.

Several other units on Sullivant Ave remain a public nuisance even after CPD provided the landlords with recommendations to improve safety, including additional security cameras and other measures to reduce crime—further example that Dadlani and Hingorani refuse to take any meaningful action to abate nuisance activity, improve living conditions for tenants, and improve public safety.

In addition to criminal activity, numerous code and safety violations plague the various properties, including unsafe and unsanitary conditions, steps in disrepair, exposed electrical wiring, the use of gas generators to power units, rotting window sills, rodent infestations, and extensive damage to the exterior of several properties.

“These landlords subjected tenants to deplorable living conditions and levels of crime no one should have to endure,” said Property Action Team Lead Attorney Steve Dunbar. **“It’s time these landlords be held accountable for their negligence, and the west side will be better and safer for it.”**

Properties owned by Dadlani and Hingorani include 228-232 S. Highland Ave, 1691-1709 Sullivant Ave, 1884-1894 Sullivant Ave, 1885-1889 Sullivant Ave, 1893-1895 Sullivant Ave, 520 S. Harris Ave, 485 Clarendon Ave, and 1999-2001 Avalon Place.

In addition to the work of CPD and community-based tips, the Property Action Team noted SecUrban Living, a local nonprofit dedicated to collaborative approaches to preventing crime and creating safer, more secure neighborhoods, provided invaluable support to help build the City’s case against Dadlani and Hingorani.

A preliminary injunction hearing is Wednesday, November 5.

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