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City Attorney Secures Court Order Against Negligent Landlord

COLUMBUS — Columbus City Attorney Zach Klein announced today that the City of Columbus secured two injunctions against a repetitively negligent landlord for unsafe properties in the Hilltop and King-Lincoln Bronzeville neighborhoods.

After repeated pleas to Max City Management LLC for repairs, residents in the four multi-family complexes located at [822-840 Whitethorne Ave.](#) continue to deal with carbon dioxide leaks, cockroaches, missing fire detectors, unsecured front doors and multiple other needed repairs. In 2015, the owner of Max City Management LLC, Peter Ryumshin, plead guilty to a violation of Columbus Housing Code for non-functioning heat and electric at 834 Whitethorne Ave., Unit A. In 2019 alone, Columbus Code Enforcement issued notices for at least 121 violations of the Columbus Housing Code in just six of the units. After an extended period of non-compliance, the case was referred to the Columbus City Attorney's Office.

The same landlord owns [453 N. Monroe Ave.](#) in the King-Lincoln Bronzeville neighborhood. Broken and missing windows, loose roof slate, rotting wood structure and significant debris taint the property.

“During this pandemic when many of us are at home more often – sometimes even quarantined in our homes, people shouldn’t have to live like this,” said Klein. **“We will not tolerate the lack of regard and ignored responsibility of a landlord that puts people’s health and safety at risk.”**

“Living like this is not healthy and not how I want my children to live. The roaches are unbelievable, and we can’t even use our bathroom sink. We are willing to continue to pay rent and give them a chance to fix the problems or they just need to shut it down. With school being virtual, how can I expect my kids to learn in an environment like this?” said one resident.

After hearing evidence from Columbus Code Enforcement regarding the conditions of the interior and exterior of the properties, the Court issued a permanent injunction against Max City Management LLC for both 423 N. Monroe Ave. and 822-840 Whitethorne Ave. requiring the owner to bring all of the properties into compliance by Sept. 27, 2020. The Defendant is slated to return to court on Sept. 28, 2020, for a contempt hearing in which they could face potential sanctions of \$1,000 per day for each property that remains in violation of Columbus Housing Code.

“A landlord cannot just sit back and simply collect rent payments. If they refuse to actively maintain their properties to meet regulatory requirements and provide a safe, secure home for their tenants, then we will pursue action under the full extent of the law,” Zach Gwin, Assistant City Attorney.

Max City Management LLC was charged with similar infractions in 2018 regarding a Franklinton property.

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