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City Attorney Zach Klein: “Help is here” for Residents of Colonial Village

Franklin County Common Pleas Court issues court order to improve safety, security and living conditions at east side apartment complex

COLUMBUS, OH— Columbus City Attorney Zach Klein today announced that the City of Columbus in partnership with lender, EFM Transfer Agent, obtained a court order to appoint a receiver to the Colonial Village Apartments on the city’s east side, a major victory for residents at the 508 unit complex that have been battling property management for years due to criminal activity and unsafe and unsanitary living conditions at the complex.

According to court documents, the property’s appointed receiver, Robert J. Weiler, Sr, an experienced Ohio-based real estate professional who has served as a receiver in numerous other matters, will manage, maintain and work to improve living conditions for residents. Once court mandated improvements are made, the property will be sold.

Residents are being notified of the change in management.

“For years, we’ve worked alongside CPD and Code Enforcement to improve conditions at Colonial Village, and this action is major victory to improve the quality of life of residents,” said City Attorney Zach Klein. **“Transferring day-to-day operations will expedite remediation and ensure this property is brought into compliance. Residents have suffered far too long, and now, help is here.”**

The City of Columbus has been engaged with Colonial Village for several years in an effort to hold property owners accountable for criminal activity, violence, and countless code violations that have harmed residents at the complex.

In Aug. 2021, the City secured a court order declaring the property a public nuisance, with an agreement of enforceable orders to bring the property into compliance with City Code by remediating outstanding emergency violations, increasing staff, and improving maintenance, security, cameras and lighting.

Hundreds of code violations were present when Apex Colonial acquired the property in March 2020. Violations included bed bugs, rodent infestation, water and fire damage, lack of utilities, prohibited occupancy, missing and inoperable smoke detectors, bare and rotted wood and door framing, debris filled gutters, mortar voids and damaged concrete, potholes, damaged siding, exposed wiring, broken light fixtures and unsecured vacant units, among other issues.

After obtaining the nuisance order, the City Attorney filed a joint motion to appoint Weiler as receiver of the premises. Weiler currently serves as Chairman of the Board of the Robert Weiler Company, and has served as the Chairman of the Ohio Real Estate Appraiser Board, as well as President of the Ohio Chapter of Appraisal Institute and the Columbus Board of Realtors.

Weiler has acknowledged that he will act in conformity with Ohio law, the Court's local rules, and the best interests of the estate. The proposed scope of work and duties are enumerated in the attached order.

“The City is using every legal avenue to get these apartments to the standard residents deserve. We are confident this new team has the experience and proven track record to address the issues facing the residents of Colonial Village,” said Assistant City Attorney Tiara Ross.

Additionally, the court permitted Mr. Weiler to hire Hayes Gibson Property Services, LLC as property manager for Colonial Village. With over 65 years of experience, Hayes Gibson is a leading expert in the multifamily affordable housing industry, with expertise in property operations, financial management, regulatory compliance, facilities maintenance, value recovery, and resident and community relations. All of Hayes Gibson's necessary licenses are in good standing.

[The court order is attached.](#)

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