

1 REAL ESTATE AGENCY  
2 BEFORE THE REAL ESTATE COMMISSIONER  
3

4 In the Matter of the Real Estate License of )  
5 )  
6 TONYA MARIE CORONADO ) STIPULATED FINAL ORDER  
7 )  
8 )  
9 )

10 The Oregon Real Estate Agency (OREA) and Tonya Marie Coronado (Coronado) do  
11 hereby agree and stipulate to the following:

12 FINDINGS OF FACT  
13 &  
14 CONCLUSIONS OF LAW  
15 1

16 1.1 On January 3, 2013, OREA issued Coronado a property manager license. After  
17 getting licensed, Coronado conducted management of rental real estate activity under her  
18 licensed name.

19 1.2 On March 20, 2013, OREA received a complaint from Jack Graham (Graham),  
20 on behalf of Jami Sterling (Sterling) of Sterling Management Group, Inc (SMG). The complaint  
21 alleged contractual interference and unlicensed management of rental real estate by various  
22 individuals including Coronado.

23 1.3 Coronado, worked for Jami Sterling (Sterling), at Sterling's property management  
24 company Sterling Management Group, Inc (SMG) during the latter part of 2012.

25 1.4 On December 14, 2012, Rand Cooper (Cooper), owner of several properties  
26 managed by SMG wrote to Sterling as follows: "Jamie, this email serves as notice that  
27 effective March 1<sup>st</sup> 2013 my partners and I will no longer be needing Sterling managements  
28 services. This includes the following locations: Chestnut Village, Harrison and Coolidge Court,  
29 Avondale, Apperson Arms, 2530-2536 NW Coolidge, Maple Tree Condos, Coronado Duplex,  
30 and the La Fonda Apts. I will inform you in the coming month where all of the information

1 regarding these properties will be transferred. I would expect that the transition will be  
2 smooth.” [sic].

3 1.5 On December 22, 2012, Coronado sent an email to Sterling resigning from SMG.

4 1.6 On February 13, 2013, there was an exchange of emails between Darleen Major  
5 of SMG and Cooper. The emails discussed the termination of the property management  
6 agreement for Chestnut Village apartments. A handwritten note on a copy of the email  
7 provided by Sterling stated, “Rand called in response to this email. Wanted turnover on Friday  
8 2/15!”

9 1.7 On February 14, 2013, Coronado incorporated At Home Properties, Inc (At  
10 Home), as a domestic business corporation with the Secretary of State.

11 1.8 Coronado wrote in an email to OREA on August 15, 2013, that they took over  
12 management of Chestnut Village “Effective 2/28.” The property management agreement for  
13 the Chestnut Village Apartments signed and provided by Coronado was dated February 15,  
14 2013.

15 1.9 In response to the complaint, attorney Pam Hediger (Hediger), for Coronado  
16 wrote that “At Home contracted with Rand Cooper on February 18, 2013.”

17 1.10 Paperwork submitted with the complaint included a printout from the Secretary of  
18 State website showing the name “At Home Property Management” had been applied for  
19 registration as an assumed business name on February 21, 2013.

20 1.11 On February 22, 2013, a letter was sent to the residents of Coolidge Court  
21 Apartments on paper with the heading “At Home Property Management” in the form of a logo  
22 using the “@” symbol. The letter informed the tenants that “At Home Property Management”  
23 was assuming the management of the property effective March 1, 2013. Neither the name  
24 Tonya Coronado or “At Home Properties, Inc.” was used as the business name on the letters.

25 **Violations:** By sending out letters on February 22, 2013, to the residents of Coolidge  
26 Court Apartments, using notepaper with the heading “h@me property management” Coronado  
27 violated ORS 696.026(6)(b) (2011 Edition), which states that a licensed property manager may  
28 only conduct professional real estate activity under their licensed name or a registered  
29 business name registered with OREA.

30 1.12 Two photographs were submitted with the complaint. The pictures showed signs  
displayed on the outside of buildings. The signs contained the following logo, “At Home

1 Property Management," using the "@" symbol together with a telephone number 541-224-  
2 8700. The photographs were alleged to have been taken on June 27, 2013, the day after  
3 Coronado registered the name, "At Home Properties, Inc." with OREA.

4 **Violation:** By having signs displayed on buildings in Corvallis in approximately  
5 June 2013, using the name "h@me property management," Coronado violated OAR 863-015-  
6 0125(4) (9-14-2012 Edition), which states the licensed name or registered business name of  
7 the property manager must be prominently displayed, immediately noticeable, and  
8 conspicuous in all advertising.

9 1.13 Copies of property management agreements were provided by Coronado to  
10 OREA. Each of the following agreements was in the name of "At Home Properties, Inc." and  
11 was signed by Coronado: a) 2766 SW Pickford St., Corvallis, (known as Chestnut Village  
12 Apartments) signed by Coronado on February 15, 2013, b) Maple Tree Condos, Corvallis,  
13 signed by Coronado on February 28, 2013, c) 810 NW 23<sup>rd</sup> St., Corvallis, (known as Coolidge  
14 Court) signed by Coronado on April 2, 2013, d) 2530 NW Coolidge St., Corvallis, (known as  
15 Coolidge Fourplex) signed by Coronado on February 22, 2013, e) 1300 SW E. Ave, Corvallis,  
16 (known as Fall Quarters) signed by Coronado on March 20, 2013, f) 3493 NW Coronado St.,  
17 #101 and #102, Corvallis, (known as Coronado Duplex) signed by Coronado on April 25, 2013,  
18 g) 2941 NW Tyler 1-4, Corvallis, signed by Coronado on May 21, 2013, and h) 115 NW 15<sup>th</sup>  
19 St., Corvallis, signed by Coronado on June 1, 2013.

20 1.14 When the above agreements were signed, the name "At Home Properties, Inc."  
21 had not been registered with OREA as a registered business name.

22 **Violation:** By using the name "At Home Properties, Inc." on the above listed property  
23 management agreements, Coronado violated ORS 696.026(6)(b) (2011 Edition), which states  
24 that a licensed real estate property manager may only conduct professional real estate activity  
25 under their licensed name or a registered business name registered with OREA.

26 1.15 Coronado registered "At Home Properties, Inc." with OREA, effective June 26,  
27 2013.

28 **Violation:** By using variations of the name "At Home" for business purposes until June  
29 25, 2013, Coronado violated OAR 863-024-0095(1) (9-14-2012 Edition), which states, before  
30 conducting business in a name other than the licensee's legal name, the property manager

1 must register the business name with OREA.

2 2.

3 2.1 OREA reserves the right to investigate and pursue additional complaints that  
4 may be received in the future regarding this licensee.

5 STIPULATION & WAIVER

6 I have read and reviewed the above findings of fact and conclusions of law which have  
7 been submitted to me by OREA and further, the order which follows hereafter. I understand  
8 that the findings of fact, conclusions of law and this stipulation and waiver embody the full and  
9 complete agreement and stipulation between OREA and me. I further understand that if I do  
10 not agree with this stipulation I have the right to request a hearing on this matter and to be  
11 represented by legal counsel at such a hearing. Hearings are conducted in accordance with  
12 the procedures set forth in ORS Chapter 183 and in accordance with the Rules of Practice and  
13 Procedure adopted by the Attorney General of the State of Oregon. I freely and voluntarily  
14 waive my rights to a hearing, to representation by legal counsel at such a hearing, and to  
15 judicial review of this matter.

16 I hereby agree and stipulate to the above findings of fact and conclusions of law and  
17 understand that the order which follows hereafter may be completed and signed by the Real  
18 Estate Commissioner or may be rejected by the Real Estate Commissioner, in which case an  
19 amended notice of intent may be issued in this matter. I understand that, in accordance with  
20 the provisions of ORS 696.445(3), notice of this order shall be published in the Oregon Real  
21 Estate News Journal.

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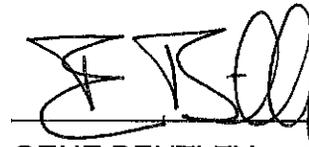
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ORDER

IT IS HEREBY ORDERED that Coronado's property manager license be, and hereby is, reprimanded.

IT IS SO STIPULATED:

IT IS SO ORDERED:



TONYA MARIE CORONADO

GENE BENTLEY

Real Estate Commissioner

Date 2/20/14

Date 2.24.14

DATE of service: 2/24/14