

1 REAL ESTATE AGENCY
2 BEFORE THE REAL ESTATE COMMISSIONER
3

4 In the Matter of the Property Manager License)
5 of)
6 PATRICIA ANN REED) ORDER ON DEFAULT
7)
8)

9 1.

10 1.1 On February 2, 2016, the Real Estate Commissioner issued, by certified mail, a
11 notice of intent to levy a civil penalty again Patricia Ann Reed (Reed). The Real Estate Agency
12 (OREA) sent the notice of intent to Reed's last known address of record with the OREA. The
13 notice of intent was also mailed to Reed by regular first class mail in a handwritten envelope.

14 1.2 The certified mailing of the notice of intent and the first class mailing were sent to
15 Reed at PO Box 5019, Central Point, OR 97502.

16 1.3 Over twenty (20) days have elapsed since the mailing of the notice issued in this
17 matter and no written request for hearing has been received.

18 1.4 Copies of the entire investigation file are designated as the record for purposes
19 of default, including any submission from respondent and all information in the administrative
20 file relating to the mailing of notices and any responses received.

21 2.

22 Based upon the foregoing and upon a review of the above described investigation
23 reports, documents and files, the Real Estate Commissioner finds:

24 2.1 Oregon Administrative Rule 863-001-0006 states, in part, that a notice of intent is
25 properly served when deposited in the United States mail, registered or certified mail,
26 addressed to the real estate licensee or to any other person having an interest in a proceeding
27 before the Commissioner at the licensee's or other person's last known address of record with
28 OREA.

29 2.2 Reed's last known address of record with OREA was PO Box 5019, Central
30 Point, OR 97502.

1 3.5 On April 18, 2014 and May 30, 2014, Compass Property Management advertised
2 the following properties for lease on their website: 3319 Alameda St Medford, 26 Pine St,
3 Central Point, and 328 S. Central, Medford. On October 1, 2014, Compass Property
4 Management advertised the following two properties for lease on their website: 1110 S. 3rd St.,
5 Jacksonville, OR, and 834 W. 13th St., Medford OR. For all the advertisements, Reed was
6 listed as the leasing agent.

7 3.6 On October 1, 2014, Reed advertised herself on LinkedIn as the owner of
8 Compass Property Management. At that time, there were no other active real estate licensees
9 associated with Compass Property Management.

10 3.7 On October 22, 2014, Grimes interviewed Reed. Reed stated she continued to
11 perform management of rental real estate after her license expiration on March 1, 2014. Reed
12 stated she was working towards renewing her license by fulfilling the continuing education
13 requirements for renewals. Reed told Grimes she managed 32 properties for 20 owners.

14 **Violation:** By continuing to engage in management of rental real estate for 364 days
15 after her license expired and before renewing it, Reed violated ORS 696.020(2) (2013 Edition),
16 which states an individual may not engage in, carry on, advertise or purport to engage in or
17 carry on professional real estate activity, or act in the capacity of a real estate licensee, within
18 this state unless the individual holds an active license.

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1 ORDER

2 IT IS HEREBY ORDERED, pursuant to ORS 696.990 and based upon the violation set
3 forth above, Reed pay a civil penalty in the sum of \$11,500.00, said penalty to be paid to the
4 General Fund of the State Treasury by paying the same to OREA. The civil penalty is
5 computed in accordance with ORS 696.990(4) and (9) in that each 30-day period of unlicensed
6 activity is considered one violation. In this instance, there were twelve 30-day periods of
7 unlicensed activity.

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9 Dated this 9th day of MARCH, 2016.

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11
12 OREGON REAL ESTATE AGENCY

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16 GENE BENTLEY
17 Real Estate Commissioner

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19 DATE of service: 3/9/2016

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21 NOTICE: You are entitled to judicial review of this order. Judicial review may be obtained by
22 filing a petition for review within 60 days from the date of service of this order. Judicial review
23 is pursuant to the provisions of ORS 183.482.