## 1 OREGON REAL ESTATE AGENCY BEFORE THE REAL ESTATE COMMISSIONER 2 3 In the Matter of the Unlicensed Professional 4 Real Estate Activity of .5 6 STIPULATED FINAL ORDER 7 MIKE RUMPAKIS 8 9 10 The Real Estate Agency (OREA) and Mike Rumpakis (Rumpakis) do hereby agree and 11 stipulate to the following: 12 FINDINGS OF FACT 13 1 14 1.1 At all times mentioned herein, Rumpakis was not licensed to conduct 15 professional real estate activity in Oregon. 16 On June 21, 2011, OREA received a complaint from Joyce Bitar (Bitar), co-owner 17 of property located at 307 SE Washington Ave., Portland, Oregon (subject property). Bitar 18 stated that Rumpakis, who is the husband to another co-owner of the subject property. 19 conducted the management of rental real estate for many years without compensation. On 20 May 3 and 4, 2011, that changed when Rumpakis took a management fee from her and at 21 least one other co-owner's rent distribution check. 22 1.3 Ownership of the subject property is recorded as Louise Rumpakis, Rumpakis' 23 wife, as 1/2 owner, Bitar as 1/6 owner, Justin Charles as 1/6 owner and a trust as 1/6 owner. 24 1.4 Since Rumpakis is not the owner of the property, he is prohibited from managing 25 the property for compensation. 26 CONCLUSIONS OF LAW 27 ORS 696.020(2) (2011 Edition), states that an individual may not engage in professional 28 real estate activity within this state unless the individual holds an active license. 29 III30 111

1 of 2 - Stipulated Final Order - MIKE RUMPAKIS

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## STIPULATION & WAIVER

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

I hereby agree and stipulate to the above findings of fact and conclusions of law and understand that the order which follows hereafter may be completed and signed by the Real Estate Commissioner or may be rejected by the Real Estate Commissioner, in which case an amended notice of intent may be issued in this matter.

## ORDER

IT IS HEREBY ORDERED that, pursuant to ORS 696.990 and based upon the violation set forth above, Rumpakis pay a civil penalty in the sum of \$100, said penalty to be paid to the General Fund of the State Treasury by paying the same to OREA.

IT IS FURTHER ORDERED that Rumpakis will immediately cease and desist from engaging in any professional real estate activity as defined in ORS 696.010(15(a) to (n) unless Rumpakis first obtains a real estate license from the Real Estate Agency.

24	IT IS SO STIPULATED:	IT IS SO ORDERED:
25	-7, 80.	TO CO
26	Mehrffangshen	E DU
27	MIKE RUMPAKIS	GENE BENTLEY
28		Real Estate Commissioner
29	Date 10-7-2012	Date 10 (18)17.
30		DATE of service: 10-17-12