REAL ESTATE AGENCY
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Real Estate License of JUSTIN M BIELER	STIPULATED FINAL ORDER

The Oregon Real Estate Agency (Agency) and Justin Bieler (Bieler) do hereby agree and stipulate to the following:

FINDINGS OF FACT
AND
CONCLUSIONS OF LAW

1.

1.1 At all times mentioned herein, Bieler was licensed as a property manager acting in the capacity of a sole practitioner and doing business under the registered business name of ProFast Properties LLC (ProFast).

1.2 On July 17, 2026, ProFast was notified by the Agency that their clients' trust account ending in 2809 (CTA 2809), which holds owner funds, had been selected for a reconciliation review. May 2026 records were requested.

1.3 A review of the reconciliation records showed the May Trust Account Reconciliation form was not completed and signed by Bieler until July 28, 2026.

(1) Conclusion of Law: By failing to complete, review and approve the monthly reconciliation within 30 days of the bank statement, Bieler violated ORS 696.301(3) and its implementing rule OAR 863-025-0028(2)(d)(A) and (B) 1/1/2026 Edition.

1.4 Bieler made disbursements from CTA 2809 causing 22 owner ledger accounts to have a negative balance totaling $36,534.27. Many of the negative ledger balances resulted from payments for utilities, repairs, and cleaning expenses when there were insufficient funds to cover the expense in the corresponding owner ledger.

(2) Conclusion of Law: By disbursing funds from a clients' trust account when there were insufficient funds in the ledger account in which the disbursement was made, Bieler violated ORS 696.301(3) and its implementing rule OAR 863-025-0027(3) 1/1/2026 Edition.

1.5 Bieler disbursed property management fees from the clients' trust account when there were insufficient funds to pay the fee in the corresponding owner ledger

(3) Conclusion of Law: By disbursing property management fees from the clients' trust account when the corresponding ledger did not contain sufficient funds to pay the fee, Bieler violated ORS 696.301(3) and its implementing rule OAR 863-025-0027(6) 1/1/2026 Edition.

1.6 A corporate ledger account named "ProFast Properties Admin" is in use. As of May 29, 2026, this ledger had a balance of $2,802. There was another balance associated with the same ledger for the security deposit account, which had a negative balance of $5,315.

(4) Conclusion of Law: By posting transactions to a corporate ledger and not the corresponding owner ledger, Bieler violated ORS 696.301(3) and its implementing rule OAR 863-025-0040(5) 1/1/2026 Edition.

(5) Conclusion of Law: By failing to take corrective action to resolve all adjustments made in a reconciliation period prior to the next reconciliation, Bieler violated ORS 696.301(3) and its implementing rule OAR 863-025-0028(4) 1/1/2026 Edition.

1.7 Entries for electronic transfers in the record of receipts and disbursements did not consistently identify the person from whom funds were received, the purpose of the funds, or the person to whom funds were disbursed, as applicable.

(6) Conclusion of Law: By failing to include the identity of the person who tendered the funds, who the funds were disbursed to and the purpose of the funds for the electronic transfers on the record of receipts and disbursements, Bieler violated ORS 696.301(3) and its implementing rule OAR 863-025-0040(2)(a)(C) and (2)(b)(C) and (D) 1/1/2026 Edition.

1.8 All of the above demonstrate a failure to uphold the affirmative duties to exercise reasonable care and diligence and to act in a fiduciary manner in all matters related to trust funds.

(7) Conclusion of Law: Based on the foregoing, Bieler violated ORS 696.301(3) as it incorporates ORS 696.890(4)(c) and (e) 2026 Edition.

1.9 All of the above demonstrate incompetence or untrustworthiness in performing acts for which the real estate licensee is required to hold a license and is conduct that is below the standard of care for the practice of professional real estate activity in Oregon.

(8) Conclusion of Law: Based on the foregoing, Bieler is subject to discipline under ORS 696.301(12) and (15) 2026 Edition

2.

2.1 The foregoing violations are grounds for discipline pursuant to ORS 696.301.

2.2 The Agency reserves the right to investigate and pursue additional complaints that may be received in the future regarding this licensee.

2.3 In establishing the violations alleged above, the Agency may rely on one or more of the definitions contained in ORS 696.010.

3.

STIPULATION AND WAIVER

I, Justin Bieler, have read and reviewed this Stipulated Final Order and its Findings of Fact, Statements of Law and Conclusions of Law. I understand that the Findings of Fact, Conclusions of Law and this Stipulation and Waiver of Hearing rights embody the full and complete agreement and stipulation between the Agency 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. I also understand that any Hearing would be 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. By signing this Stipulated Final Order, 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, which I have also read and understand, may be completed and signed by the Real Estate Commissioner or may be rejected by the Real Estate Commissioner. I further understand that, in accordance with the provisions of

ORS 696.445(3), notice of this Order shall be published in the Oregon Real Estate News Journal.

In addition to all of the above, I agree that once the Commissioner executes this Stipulated Final Order, I will accept service of the Stipulated Final Order by email, and hereby waive the right to challenge the validity of service.

ORDER

IT IS HEREBY ORDERED that Justin Bieler's license be reprimanded.

IT IS FURTHER ORDERED that Bieler complete the Agency hosted Property Management and Reconciliation Requirements course within 6 months of the issuance of this order.

IT IS FURTHER ORDERED that due to the violations addressed above, Bieler will be subject to a future client's trust account review within 6 months of the issuance of this order.

IT IS SO STIPULATED:

Justin Bieler
box SIGN 19QQRW9Q-4KLWWQP3

JUSTIN BIELER

Date Nov 6, 2026

IT IS SO ORDERED:

Steve Strode
box SIGN 193X36Y6-196Y7J7Q

STEVEN STRODE
Real Estate Commissioner

Date Nov 10, 2026.

Date of Service: Nov 10, 2026