REAL ESTATE AGENCY
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Real Estate License of WILMA BRYANT	)	STIPULATED FINAL ORDER

The Oregon Real Estate Agency (Agency) and Wilma Bryant (Bryant) do hereby agree and stipulate the following:

FINDINGS OF FACT
AND
CONCLUSIONS OF LAW

1.

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

1.2 On November 6, 2025, the Agency received a complaint from Carol Seger (Seger) against Bryant. In her complaint Seger wrote she terminated property management services for three entities Bryant was managing, effective October 1, 2025.

1.3 Seger alleged Milestone sent out rent reminder notices to her tenants and continued to collect rents for two months after the termination, charged vacant properties for garbage services and charged property management and landscaping fees for a property no longer under Milestone's management.

1.4 Seger wrote she was charged for unauthorized purchases and was provided with owner ledgers showing multiple negative balances.

1.5 During the investigation, Investigator Lindsey Nunes (Nunes), identified Bryant's signature block on her as "Olive Tree Property Management LLC' and her title read, 'Human Resource & Compliance Officer'.

(1) Conclusion of Law: By communicating to the public Bryant was performing property management activity under a name other than the one Bryant's license is associated, and not an active registered business name, Bryant violated ORS 696.301(3) as it incorporates OAR 863-025-0125(2)(b) 1/1/2025 edition. This act is also in violation of ORS 696.026(9)(14)(b) 2025 edition.

1.6 Bryant sent rent reminder notices to all Seger's tenants after the termination of the property management agreement and collected rent and housing authority subsidy payments from Seger's tenants for October and November 2025.

1.7 Bryant explained that the former CEO of Milestone, Jamie Martinson (Martinson), had contacted AppFolio to cancel the tenant portals and Bryant was unaware if notices were sent out after the termination. Bryant explained to Investigator Nunes that when the error was discovered she reported it to Martinson but claimed she had no authority over the employees.

(2) Conclusion of Law: By failing to control and supervise the property management activity conducted under her license, Bryant violated ORS 696.301(3) as it incorporates ORS 696.026(7) 2025 edition.

(3) Conclusion of Law: By allowing the collection of rent and housing authority subsidy payments after the property management agreement was terminated, Bryant violated ORS 696.301(3) as it incorporates OAR 863-025-070(1)(2)(a) 1/1/2025 edition.

1.8 Bryant charged Seger's Vista Hills Apartments for a printer that was purchased from Staples in June 2025 and should have been billed to the property owner of Grand Vista Apartments. Bryant claimed the AppFolio Smart Bill/AI feature incorrectly associated with the incorrect property.

1.9 Bryant charged $4,128.28 for garbage service for two of Seger's vacant properties, both owned by Cosmo Investments LLC. Bryant informed Investigator Nunes that two employees in the property management department of Milestone were responsible for the management of Seger properties and were negligent by failing to ensure the vacant properties were not charged for garbage service.

1.10 Bryant charged Seger property management fees and landscaping fees for a property no longer under Milestone management. Bryant explained she was unaware of the property being sold.

(4) Conclusion of Law: By failing to ensure Seger's properties were billed accurately and failing to supervise the property management activity conducted under her license, Bryant violated ORS 696.301(3) as it incorporates ORS 696.890(4)(c)(d)(e) and ORS 696.026(7) 2025 edition.

(5) Conclusion of Law: By charging Seger property management and landscaping fees for a property no longer under her management. Bryant violated ORS 636.301(3) as it incorporates ORS 696.890(3) 2025 edition.

1.11 A review of Segers owner ledgers shows negative balance on multiple occasions.

1.12 Bryant stated when funds were moved between Seger's properties to cover insufficient funds, AppFolio initially classified these as owner distributions or contributions rather than properly coding them, which caused negative balances.

(6) Conclusion of Law: By failing to ensure all owner ledgers had positive balances by the end of a business day, Bryant violated ORS 696.301(3) as it incorporates OAR 863-025-0027(3) 1/1/2025 edition.

1.13 Bryant was unable to provide proof of transmittal of the property management records sent to Seger's new property management company.

1.14 In an email dated May 26, 2026, Bryant explained Martinson responded to an email from Seger's new property management company indicating that a Dropbox link had been sent in order to transfer records. Bryant stated that because Martinson is no longer employed with the company, she no longer has access to that Dropbox account.

(7) Conclusion of Law: By failing to maintain proof of transmittal, Bryant violated ORS 696.301(3) as it incorporates, OAR 863-025-0070(7) 1/1/25 edition.

(8) Conclusion of Law: By failing to maintain records of professional property management activity, Bryant violated ORS 696.301(3) as it incorporates ORS 696.280(1)(4)(c)(d) 2025 edition.

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

(9) Conclusion of Law: Based on the foregoing, Bryant violated ORS 696.301(3) as it incorporates ORS 696.890(4)(c)(d)(e)(f) 2025 edition**.**

(10) Conclusion of Law: Based on the foregoing, Licensee is subject to discipline under ORS 696.301(12) and (15) 2025 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, Wilma Bryant, 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 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 Wilma Bryant's property manager license be reprimanded.

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

IT IS SO STIPULATED:

Wilma Bryant
box SIGN 42633ZK9-177YYQJX

Date Sep 24, 2026

IT IS SO ORDERED:

Steve Strode
box SIGN 193X36Y6-13P7327R

STATE OF OREGON REAL ESTATE AGENCY

STEVEN STRODE
Real Estate Commissioner

Date Oct 6, 2026

Date of Service: Oct 6, 2026