REAL ESTATE AGENCY
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Unlicensed Professional Real Estate Activity of TRANG PHAM	STIPULATED FINAL ORDER AND ORDER TO CEASE AND DESIST

The Oregon Real Estate Agency (Agency) and Trang Pham (Pham) do hereby agree and stipulate the following:

FINDINGS OF FACT
AND
CONCLUSIONS OF LAW

1.

1.1 At all times mentioned herein, Pham was not licensed to conduct professional real estate activity in Oregon.

1.2 On January 15, 2026, property owner Eric Chang (Chang) submitted a complaint to the Agency against Pham. Pham was a prior tenant of Chang's rental property under mutual lease agreement. Chang claimed that during her tenancy, Pham listed and marketed his property for rent without authorization.

1.3 Pham denied the marketing allegations.

1.4 At the time of investigation, Pham's company website reflected rental listings with property photos, property details, minimum lease terms, required fees and deposits, and directed to contact Pham for rent rates. The website listed "Property Management" as a service Pham offered. Profiles Pham established on other websites also included property rental listings and advertised she offered property management services.

1.5 The platform Nextdoor for Pham Housing Group, LLC showed services provided as interior designer, property manager, rental agent, and home stager, with the statement,

"Hello! I am a Property Manager that specializes in designing and staging your real estate property for mid-term rentals or for sale."

(1) Conclusion of Law: By advertising and purporting to offer property management services, Pham engaged in the professional real estate activity as described in ORS 696.010(18)(i)(j) and (n) (2025 edition), without a license, which is a violation of ORS 696.020(2) (2025 edition). Pham is subject to a civil penalty under ORS 696.990(4)(a)(b) (2025 Edition)

2.

2.1 According to ORS 696.775, the lapsing, expiration, revocation or suspension of a real estate license, whether by operation of law, order of the Real Estate Commissioner or decision of a court of law, or the inactive status of the license, or voluntary surrender of the license by the real estate licensee does not deprive the commissioner of jurisdiction to: (1) proceed with an investigation of the licensee; (2) conduct disciplinary proceedings relating to the licensee; (3) Take action against a licensee, including assessment of a civil penalty against the licensee for a violation of ORS 696.020(2); or (4) revise or render null and void an order suspending or revoking a license.

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

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, Trang Pham, have read and reviewed this Stipulated Final Order and its Findings of Fact 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, pursuant to ORS 696.397, Pham immediately cease and desist from engaging in any professional real estate activity as defined in ORS 696.010(18)(a) to (n) (2025 Edition) unless Pham first obtains a real estate license from the Agency. The Commissioner's authority for this order is under ORS 696.397.

IT IS FURTHER ORDERED that, pursuant to ORS 696.990 and based upon the violation set forth above, Pham pay a civil penalty in the sum of $1,000, said penalty to be paid to the General Fund of the State Treasury by paying the same to the Agency.

IT IS SO STIPULATED:

Trang Pham
box SIGN 1VJXXP35-468JZRZX

Date Nov 2, 2026

IT IS SO ORDERED:

Steve Strode
box SIGN 193X36Y6-4Y6RX97L

STATE OF OREGON · REAL ESTATE AGENCY ·

STEVEN STRODE
Real Estate Commissioner

Date Nov 3, 2026.

Date of Service: Nov 3, 2026