

1 OREGON REAL ESTATE AGENCY
2 BEFORE THE REAL ESTATE COMMISSIONER
3

4 In the Matter of the Unlicensed Professional)
5 Real Estate Activity of)
6)
7 LARRY BETKER)
8 _____)

ORDER ON DEFAULT

9 1.

10 1.1 On November 15, 2012, the Real Estate Commissioner issued, by certified mail,
11 a notice of intent to levy civil penalty against Larry Betker (Betker). The Real Estate Agency
12 (OREA) sent the notice of intent to Betker's last known address of record with the OREA. The
13 notice of intent was also mailed to Betker by regular first class mail in a handwritten envelope.

14 1.2 Both the certified mailing and the first class mailing of the notice of intent have
15 been returned to OREA.

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 respondent at the respondent's last known address of record with OREA.

27 2.2 Betker's last known address of record with OREA was 21324 Hwy 20 #202,
28 Bend, Oregon, 97701.

29 2.3 A certified mailing of the notice of intent was mailed to Betker at his last known
30 address of record on November 15, 2012.

1 2.4 Over twenty (20) days have elapsed since the mailing of the notice and no
2 written request for a hearing has been received.

3 FINDINGS OF FACT
4 AND
5 CONCLUSIONS OF LAW

6 3.

7 3.1 On May 17, 2012, OREA received a complaint from Officer Ashley Volz (Volz) of
8 the Bend Oregon Police Department, reporting that she was investigating multiple complaints
9 of theft of tenant rent payments and unlicensed property management from owners of
10 properties that Betker was managing. The subsequent investigation found the following
11 violations.

12 3.2 Betker had been a respondent in an investigation into an unlicensed activity
13 complaint in 2011, but it was determined by OREA that Betker didn't need a license at that
14 time because he was an employee working under the supervision of Ty Reinhart (Reinhart),
15 who was a principal broker at the business they owned together, 4 Rent Property Management
16 (4 Rent). 4 Rent was closed on January 11, 2012, when Reinhart inactivated his license.
17 Reinhart's license was revoked on March 21, 2012.

18 3.3 Betker was managing nine properties without a property manager license after 4
19 Rent closed on January 11, 2012.

20 **Violation:** By managing nine rental properties, Betker engaged in the conduct of
21 professional real estate activity as described in ORS 696.010(15), which is a violation of ORS
22 696.020(2).

23 ORDER

24 IT IS HEREBY ORDERED that, pursuant to ORS 696.990 and based upon the
25 violations set forth above, Betker pay a civil penalty in the sum of \$8,500, said penalty to be
26 paid to the General Fund of the State Treasury by paying the same to OREA.

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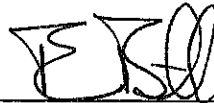
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1 IN ADDITION, Betker shall immediately cease and desist from engaging in any
2 professional real estate activity as defined in ORS 696.010(15)(a) to (n).

3
4 Dated this 11th day of December, 2012.

5
6 OREGON REAL ESTATE AGENCY

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8 

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10 _____
11 GENE BENTLEY
12 Real Estate Commissioner

13 DATE of service: 12/17/12

14
15 NOTICE: You are entitled to judicial review of this order. Judicial review may be obtained by
16 filing a petition for review within 60 days from the date of service of this order. Judicial review
17 is pursuant to the provisions of ORS 183.482.