1 OREGON REAL ESTATE AGENCY 2 BEFORE THE REAL ESTATE COMMISSIONER 3 In the Matter of the Unlicensed Professional 4 5 Real Estate Activity of STIPULATED FINAL ORDER 6 7 SUSAN CARRINGTON 8 9 10 The Real Estate Agency (OREA) and Susan Carrington (Carrington) do hereby agree 11 and stipulate to the following: 12 FINDINGS OF FACT 13 AND 14 **CONCLUSIONS OF LAW** 15 16 1.1 At all times mentioned herein, Carrington was not licensed to conduct 17 professional real estate activity in Oregon. 18 1.2 On November 8, 2011, OREA received a complaint against Carrington from 19 Nick and Lisa Blodgett (the Blodgetts) regarding the rental of a vacation property located in 20 Bend, Oregon, which they rented through Carrington and her business, Dutch Bend Vacation 21 Rentals (DBVR). The subsequent investigation found the following violations. 22 1.3 Carrington created a rental agreement for the Blodgetts for 91 consecutive 23 days. Carrington created a rental agreement for tenant "Jolene" for 72 consecutive 24 1.4 25 days. 26 1.5 Carrington created a rental agreement for tenant "Laundry" for 62 consecutive 27 days. 28 1.6 Carrington created a rental agreement for tenant "Barnett" for 221 consecutive 29 days. 30 111

Violations: ORS 696.020(2) (2011 Edition), which states that an individual may not engage in professional real estate activity within this state unless the individual holds an active license.

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 violations set forth above, Carrington pay a civil penalty in the sum of \$500, if Carrington obtains a property manager license within six (6) months from the date of this order. The \$500 civil penalty will be due and payable before Carrington obtains her real estate license. Said penalty is to be paid to the General Fund of the State Treasury by paying the same to OREA.

IT IS FURTHER ORDERED that, should Carrington fail to obtain her real estate
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1	license within six (6) months from the date of this order, the civil penalty shall be \$1,600, and	
2	will be due and payable no later than six (6) r	nonths from the date of this order.
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4	IT IS SO STIPULATED:	IT IS SO ORDERED:
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6	C. Lines	EXM
7	/ Stort MIM	- Charles
8	SUSAN CARRINGTON	GENE BENTLEY
9		Real Estate Commissioner
10	Date /2/5/12	Date <u>וגיוגיוג</u> .
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12		DATE of service: 12-12-12-
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