

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

4 In the Matter of the Real Estate License of )

5  
6 LAURALENE HAYDEN )

STIPULATED FINAL ORDER

7  
8  
9 The Real Estate Agency (OREA) and Lauralene Hayden (Hayden) do hereby agree and  
10 stipulate to the following:

11 FINDINGS OF FACT  
12 AND  
13 CONCLUSIONS OF LAW

14 1.

15 1.1 At all times mentioned herein, Hayden was licensed as a principal broker with  
16 Morris Hayden Property Management, LLC.

17 1.2 On February 2, 2012, OREA received a complaint from Rachel and Laurence  
18 "Corky" Birge (the Birges), alleging that Hayden had failed to protect their property, located at  
19 5904 SW Badger, Terrebonne, OR 97760. The subsequent investigation found the following  
20 violation.

21 1.3 Hayden and Erika Morris (Morris) own Morris Hayden Property Management,  
22 LLC. When Hayden and Morris took over management of 72 properties from another property  
23 management company on March 1, 2010, she secured property management agreements with  
24 all the owners except for the Birges.

25 **Violation:** OAR 863-025-0020(1) (2009 Edition), which states that a property manager  
26 must not engage in the management of rental real estate without a written property  
27 management agreement between the owner and the property manager.

28 2.

29 OREA reserves the right to investigate and pursue additional complaints that may be  
30 received in the future regarding this licensee.

