

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 CHRISTOPHER HOYT)
8 _____)

STIPULATED FINAL ORDER

9
10 The Real Estate Agency (OREA) and Christopher Hoyt (Hoyt) do hereby agree and
11 stipulate to the following:

12 FINDINGS OF FACT
13 AND
14 CONCLUSIONS OF LAW

15 1.

16 1.1 At all times mentioned herein, Hoyt was not licensed to conduct professional real
17 estate activity in Oregon.

18 1.2 On March 31, 2012, OREA received a complaint from Michael Shall (Shall)
19 alleging that Hoyt was acting as a property manager for FMK Holdings, LLC, specifically
20 related to apartments at 3710 SE Stark St, Portland, OR. The subsequent investigation found
21 the following violations.

22 1.3 Hoyt conducted property management activity for Fred Kinyon, owner of FMK
23 Holdings, LLC, from August of 2007 until August of 2012, by showing and renting properties,
24 running checks on applicants, and maintenance work.

25 **Violation:** ORS 696.020(2) (2007 Edition), which states that an individual may not
26 engage in professional real estate activity within this state unless the individual holds an active
27 license. Professional real estate activity includes the management of rental real estate.

28 STIPULATION & WAIVER

29 I have read and reviewed the above findings of fact and conclusions of law which have
30 been submitted to me by OREA and further, the order which follows hereafter. I understand

1 that the findings of fact, conclusions of law and this stipulation and waiver embody the full and
2 complete agreement and stipulation between OREA and me. I further understand that if I do
3 not agree with this stipulation I have the right to request a hearing on this matter and to be
4 represented by legal counsel at such a hearing. Hearings are conducted in accordance with
5 the procedures set forth in ORS Chapter 183 and in accordance with the Rules of Practice and
6 Procedure adopted by the Attorney General of the State of Oregon. I freely and voluntarily
7 waive my rights to a hearing, to representation by legal counsel at such a hearing, and to
8 judicial review of this matter.

9 I hereby agree and stipulate to the above findings of fact and conclusions of law and
10 understand that the order which follows hereafter may be completed and signed by the Real
11 Estate Commissioner or may be rejected by the Real Estate Commissioner, in which case an
12 amended notice of intent may be issued in this matter.

13 ORDER

14 IT IS HEREBY ORDERED that, pursuant to ORS 696.990 and based upon the violation
15 set forth above, Hoyt pay a civil penalty in the sum of \$250, said penalty to be paid to the
16 General Fund of the State Treasury by paying the same to OREA, and must be paid in full
17 before a license is issued.

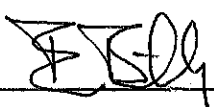
18 IN ADDITION, Hoyt shall register the business name of FMK Holdings, LLC, with OREA
19 within 60 days from the effective date of this order. At that time, OREA shall issue Hoyt a
20 Limited Property Manager license for four (4) years, in which he is only allowed to conduct
21 property management activity through FMK Holdings, LLC.

22
23 IT IS SO STIPULATED:

24 
25 _____
26 CHRISTOPHER HOYT

27
28 Date 11-10-12

IT IS SO ORDERED:

24 
25 _____
26 GENE BENTLEY

Real Estate Commissioner

28 Date 11.15.12

29
30 DATE of service: 11-15-12