

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 JENNIFER ELIZABETH LARSON )  
8

STIPULATED FINAL ORDER

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10 The Real Estate Agency (OREA) and Jennifer Elizabeth Larson (Larson) do hereby  
11 agree and stipulate to the following:

12 FINDINGS OF FACT

13 AND

14 CONCLUSIONS OF LAW

15 1.

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

18 1.2 On June 7, 2011, OREA received a complaint from Victor Lopes (Lopes) alleging  
19 that Larson of Real Property Management Portland, Inc. (RPM), was managing properties  
20 without a property manager's license. Larson is an employee of RPM.

21 1.3 OREA records show that Michele Wright (Wright) was the licensed property  
22 manager with RPM Portland from March 12, 2009 to March 22, 2011.

23 1.4 RPM's registration with OREA was void from March 22, 2011, when Wright  
24 inactivated her license, until Larson became licensed on July 7, 2011.

25 1.5 Larson began working for RPM on March 29, 2011, and was trained and  
26 supervised by Ericka Martin (Martin), who had told Larson that she was a licensed property  
27 manager, but soon after quit working for RPM.

28 1.6 Larson first learned that Martin was never licensed when OREA came to the  
29 RPM office on June 13, 2011 and told her.

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1 1.7 Larson knowingly conducted unlicensed property management activity from June  
2 13, 2011, until she obtained her property manager license on July 7, 2011.

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

6 STIPULATION & WAIVER

7 I have read and reviewed the above findings of fact and conclusions of law which have  
8 been submitted to me by OREA and further, the order which follows hereafter. I understand  
9 that the findings of fact, conclusions of law and this stipulation and waiver embody the full and  
10 complete agreement and stipulation between OREA and me. I further understand that if I do  
11 not agree with this stipulation I have the right to request a hearing on this matter and to be  
12 represented by legal counsel at such a hearing. Hearings are conducted in accordance with  
13 the procedures set forth in ORS Chapter 183 and in accordance with the Rules of Practice and  
14 Procedure adopted by the Attorney General of the State of Oregon. I freely and voluntarily  
15 waive my rights to a hearing, to representation by legal counsel at such a hearing, and to  
16 judicial review of this matter.

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

21 ORDER

22 IT IS HEREBY ORDERED that, pursuant to ORS 696.990 and based upon the violation  
23 set forth above, she pay a civil penalty in the sum of \$250, said penalty to be paid to the  
24 General Fund of the State Treasury by paying the same to OREA. Per ORS 696.990(4) (2011  
25 Edition), any person that violates ORS 696.020(2) may be required to pay a civil penalty in an

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1 amount determined by the commissioner of \$100 to \$500 for the first offense of unlicensed  
2 professional real estate activity. Based on the facts as stated above, there is one occurrence  
3 based on one 30-day period.

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5 IT IS SO STIPULATED:

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9 JENNIFER ELIZABETH LARSON

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11 Date July 26, 2012  
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IT IS SO ORDERED:

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16 GENE BENTLEY

17 Real Estate Commissioner

18 Date 8.2.12

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DATE of service: 8-2-12