

1 REAL ESTATE AGENCY
2 BEFORE THE REAL ESTATE COMMISSIONER
3

4 In the Matter of the Real Estate License of)
5)
6 DAWN L LEAVENS) STIPULATED FINAL ORDER
7)
8)
9

10 The Real Estate Agency (OREA) and Dawn L. Leavens (Leavens) 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, Leavens was licensed as a property manager doing
17 business under her own name.

18 1.2 On March 29, 2011, OREA received a complaint from Charles Berry (Berry)
19 alleging that Reliance Property Management, Inc (Reliance) employee, Dawn Leavens
20 (Leavens), allowed his estranged wife, Emma, to sign his name on a lease agreement for
21 tenancy at 8921 Waverly Dr, Tigard, Oregon.

22 1.3 Leavens failed to ensure that she was properly associated with Reliance after she
23 obtained her property manager license and before she began working for Reliance.

24 **Violation:** OAR 863-015-0045(5) (4/13/07 Edition), which requires that a property
25 manager working for another property manager have written permission to work under that
26 registered business name.

27 1.4 Leavens failed to ensure that her property management activity was included in a
28 written company policy that included the effective date and the duties, responsibilities,
29 supervision, and authority, including any authority to negotiate tenant rental and lease
30 agreements.

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ORDER

IT IS HEREBY ORDERED that Leavens shall be, and hereby is, reprimanded.

IT IS SO STIPULATED:

IT IS SO ORDERED:

Dawn L Leavens

Gene Bentley

DAWN L LEAVENS

GENE BENTLEY

Real Estate Commissioner

Date 6-6-12

Date 6.12.12

DATE of service: 6/13/12