

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 RITA MAPLE)
8

STIPULATED FINAL ORDER

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

12 FINDINGS OF FACT
13 AND
14 CONCLUSIONS OF LAW

15 1.

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

18 1.2 On April 9, 2012, OREA received a complaint from Gerri Sue Lent (Lent) stating
19 that she had hired Maple in late 2008 to manage her home located at 8430 SE Spokane St,
20 Portland, Oregon, while she was out of the country, and agreed to pay Maple 10% of the rent
21 proceeds as compensation. Upon Lent's return in 2010, Lent was dismayed at the condition of
22 her property, and believes that Maple owes her \$231.19 of leftover retainer money. The
23 subsequent investigation found the following violations.

24 1.3 Maple advertised Lent's property for rent or lease, procured prospective tenants,
25 negotiated with prospective tenants, accepted deposits from prospective tenants, and checked
26 the qualifications and creditworthiness of prospective tenants.

27 **Violations:** ORS 696.020(2) (2007 Edition), which states that an individual may not
28 engage in professional real estate activity within this state unless the individual holds an active
29 license.

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