

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

4 In the Matter of the Real Estate License of)
5)
6 ERIKA MORRIS) STIPULATED FINAL ORDER
7 _____)
8

9 The Real Estate Agency (OREA) and Erika Morris (Morris) 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, Morris 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 Morris 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 Morris and Lauralene Hayden (Hayden) own Morris Hayden Property
22 Management, LLC. When Morris and Hayden took over management of 72 properties from
23 another property management company on March 1, 2010, she secured property management
24 agreements with 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.

STIPULATION & WAIVER

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

I hereby agree and stipulate to the above findings of fact and conclusions of law and understand that the order which follows hereafter may be completed and signed by the Real Estate Commissioner or may be rejected by the Real Estate Commissioner, in which case an amended notice of intent may be issued in this matter. I understand that, in accordance with the provisions of ORS 696.445(3), notice of this order shall be published in the Oregon Real Estate News Journal.

ORDER

IT IS HEREBY ORDERED that Morris' license be, and hereby is, reprimanded.

IT IS SO STIPULATED:

Erika Morris

ERIKA MORRIS

Date 11-5-12

IT IS SO ORDERED:

Gene Bentley

GENE BENTLEY
Real Estate Commissioner

Date 11.13.12

DATE of service: 11-14-12