

1 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 RICHARD MATTHEWS)
8 _____)

ORDER ON DEFAULT AND ORDER TO
CEASE AND DESIST

9 1.

10 1.1 On September 4, 2013, the Real Estate Commissioner issued, by certified mail, a
11 notice of intent to levy civil penalty against Richard Matthews (Matthews) The Real Estate
12 Agency (OREA) sent the notice of intent to Richard Matthew's last known address of record
13 with the OREA. The notice of intent was also mailed to Matthews by regular first class mail in
14 a handwritten envelope.

15 1.2 The certified mailing was returned to the OREA as "Unclaimed Unable to
16 Forward." The first class mailing was not returned to the OREA.

17 1.3 Over twenty (20) days have elapsed since the mailing of the notice issued in this
18 matter and no written request for hearing has been received.

19 1.4 Copies of the entire investigation file are designated as the record for purposes
20 of default, including any submission from respondent and all information in the administrative
21 file relating to the mailing of notices and any responses received.

22 2.

23 Based upon the foregoing and upon a review of the above described investigation
24 reports, documents and files, the Real Estate Commissioner finds:

25 2.1 Oregon Administrative Rule 863-001-0006 states, in part, that a notice of intent is
26 properly served when deposited in the United States mail, registered or certified mail,
27 addressed to the real estate licensee or to any other person having an interest in a proceeding
28 before the Commissioner at the licensee's or other person's last known address of record with
29 OREA.

30 ///

1 ORDER

2 IT IS HEREBY ORDERED that, pursuant to ORS 696.397, Matthews immediately
3 cease and desist from engaging in any management of rental real estate as defined in ORS
4 696.010(11) unless Matthews first obtains a license from the OREA to perform management of
5 rental real estate. In addition, pursuant to ORS 696.990, and based upon the violation set
6 forth above, Matthews, pay a civil penalty in the sum of \$500.00, said penalty be paid to the
7 General Fund of the State Treasury by paying the same to the OREA.

8
9 Dated this 4th day of October, 2013.

10
11 OREGON REAL ESTATE AGENCY

12
13 

14
15 GENE BENTLEY

16 Real Estate Commissioner

17
18 DATE of service: 10/4/2013

19
20 NOTICE: You are entitled to judicial review of this order. Judicial review may be obtained by
21 filing a petition for review within 60 days from the date of service of this order. Judicial review
22 is pursuant to the provisions of ORS 183.482.