

1 REAL ESTATE AGENCY  
2 BEFORE THE REAL ESTATE COMMISSIONER  
3

4  
5 In the Matter of the Property Manager License  
6 of  
7 PATRICIA SUZANNE KOCH  
8

}  
STIPULATED FINAL ORDER

9  
10 The Oregon Real Estate Agency (OREA) and Patricia Suzanne Koch (Koch) do hereby  
11 agree and stipulate to the following:

12 FINDINGS OF FACT

13 Koch was licensed as a property manager with Holiday Property Management. Koch's  
14 license expired on October 1, 2013 and was not renewed until April 12, 2014. During the time  
15 Koch's license was expired, October 1, 2013 to April 11, 2014, 193 days, Koch continued  
16 conducting professional real estate activity as if actively licensed. Through a settlement  
17 conference, Koch provided mitigating circumstances which allowed OREA to reduce the civil  
18 penalty.

19 CONCLUSION OF LAW

20 By conducting professional real estate activity over the course of 193 days after Koch's  
21 license expired and before renewing it, Koch violated ORS 696.020(2) and is subject to  
22 discipline or civil penalty pursuant to ORS 696.990(4) and (9).

23 STIPULATION & WAIVER

24 I have read and reviewed the above findings of fact and conclusions of law which have  
25 been submitted to me by OREA and further, the order which follows hereafter. I understand  
26 that the findings of fact, conclusions of law and this stipulation and waiver embody the full and  
27 complete agreement and stipulation between OREA and me. I further understand that if I do  
28 not agree with this stipulation I have the right to request a hearing on this matter and to be  
29 represented by legal counsel at such a hearing. Hearings are conducted in accordance with  
30 the procedures set forth in ORS Chapter 183 and in accordance with the Rules of Practice and

1 Procedure adopted by the Attorney General of the State of Oregon. I freely and voluntarily  
2 waive my rights to a hearing, to representation by legal counsel at such a hearing, and to  
3 judicial review of this matter.

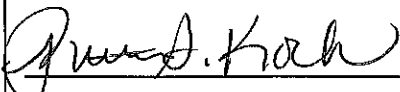
4 I hereby agree and stipulate to the above findings of fact and conclusions of law and  
5 understand that the order which follows hereafter may be completed and signed by the Real  
6 Estate Commissioner or may be rejected by the Real Estate Commissioner, in which case an  
7 amended notice of intent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

10 ORDER

11 IT IS HEREBY ORDERED that pursuant to ORS 696.990(1) to (9) and based upon the  
12 violation set forth above, Koch pay a civil penalty in the sum of \$1,300.00, said penalty to be  
13 paid to the General Fund of the State Treasury by paying the same to the OREA. The civil  
14 penalty is computed in accordance with ORS 696.990(4) and (9) in that each 30-day period of  
15 unlicensed activity is considered one violation. In this instance, there were six 30-day periods  
16 of unlicensed activity.

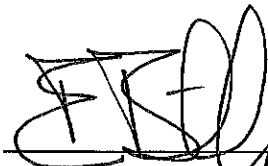
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18 IT IS SO STIPULATED:

IT IS SO ORDERED:

19  
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21 

22 PATRICIA SUZANNE KOCH

23  
24 Date 9-22-14



25  
26 GENE BENTLEY  
27 Real Estate Commissioner

28 Date 9.25.14

29  
30 DATE of service: 9-26-2014