

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 JAY RYMESKI )  
8 \_\_\_\_\_ )

STIPULATED FINAL ORDER

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

12 FINDINGS OF FACT  
13 &  
14 CONCLUSIONS OF LAW

15 1.

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

18 1.2 On April 28, 2014, OREA received a complaint from Eric Geislinger (Geislinger)  
19 against Rymeski alleging that Rymeski had engaged in professional real estate activity without  
20 holding a real estate license.

21 1.3 In January 2010, Geislinger and his wife moved to Arizona. They considered  
22 selling their home at 1402 SW Upland Drive, Portland OR (subject property) but felt that the  
23 real estate market was weak and that they would do better to hold off on selling. The  
24 Geislingers chose to rent the subject property. Rymeski owned his own rental properties and  
25 was a neighbor to the Geislingers.

26 1.4 In October 2010, Rymeski and Geislinger executed their first property  
27 management agreement on the subject property. The contract stated that Rymeski was to be  
28 compensated for \$100.00 for setting up new tenants and then half of the first month's rent  
29 followed by 7% of gross monthly rents.

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ORDER


IT IS HEREBY ORDERED that, pursuant to ORS 696.397, Rymeski immediately cease and desist from engaging in any professional real estate activity as defined in ORS 696.010(14)(a) to (n) (2013 Edition) unless Rymeski first obtains a real estate license from the OREA. The Commissioner's authority for this order is under ORS 696.397.

IT IS FURTHER ORDERED that, pursuant to ORS 696.990 and based upon the violations set forth above, Rymeski pay a civil penalty in the sum of \$750.00, said penalty to be paid to the General Fund of the State Treasury by paying the same to OREA.

IT IS SO STIPULATED:

  
\_\_\_\_\_  
JAY RYMESKI  
Date 11/25/14

IT IS SO ORDERED:

  
\_\_\_\_\_  
GENE BENTLEY  
Real Estate Commissioner  
Date 12.10.14

DATE of service: 12-10-2014