

1 REAL ESTATE AGENCY  
2 BEFORE THE REAL ESTATE COMMISSIONER  
3

4  
5 In the Matter of the Property Manager License  
6 of  
7 APRIL JEANNE VAN  
8

STIPULATED FINAL ORDER

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

12 FINDINGS OF FACT

13 Van was licensed as property manager with Phoenix Property Management, LLC.  
14 Van's license expired on May 1, 2013 and was not renewed until March 3, 2014. During the  
15 time Van's license was expired, May 1, 2013 to March 2, 2014, 306 days, Van continued  
16 conducting professional real estate activity as if actively licensed.

17 CONCLUSION OF LAW

18 By conducting professional real estate activity over the course of 306 days after her  
19 license expired and before renewing it, Van violated ORS 696.020(2) and is subject to  
20 discipline or civil penalty pursuant to ORS 696.990(4) and(9).

21 STIPULATION & WAIVER

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

1 judicial review of this matter.

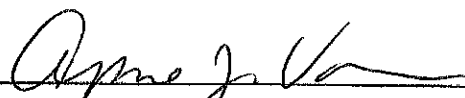
2 I hereby agree and stipulate to the above findings of fact and conclusions of law and  
3 understand that the order which follows hereafter may be completed and signed by the Real  
4 Estate Commissioner or may be rejected by the Real Estate Commissioner, in which case an  
5 amended notice of intent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

8 ORDER

9 IT IS HEREBY ORDERED that pursuant to ORS 696.990(1) to (9) and based upon the  
10 violation set forth above, Van pay a civil penalty in the sum of \$ 4,600.00, said penalty to be  
11 paid to the General Fund of the State Treasury by paying the same to the OREA. The civil  
12 penalty is computed in accordance with ORS 696.990(4) and (9) in that each 30-day period of  
13 unlicensed activity is considered one violation. In this instance, there were ten 30-day periods  
14 of unlicensed activity.

15  
16 IT IS SO STIPULATED:

IT IS SO ORDERED:

17  
18 

19 

20 APRIL JEANNE VAN

GENE BENTLEY

Real Estate Commissioner

21  
22 Date 7-23-14

Date 7-31-14

23  
24 DATE of service: 7-31-2014