1 REAL ESTATE AGENCY BEFORE THE REAL ESTATE COMMISSIONER 2 3 In the Matter of the Real Estate License 4 5 of STIPULATED FINAL ORDER 6 LEEANNA RAE CARTWRIGHT 7 8 9 10 The Oregon Real Estate Agency (OREA) and Leanna Rae Cartwright (Cartwright) do 11 hereby agree and stipulate to the following: 12 FINDINGS OF FACT 13 14 CONCLUSIONS OF LAW 15 1. 16 1.1 Cartwright's property manager license expired on December 1, 2013. Prior to her 17 license expiring, Cartwright's license was associated with South Fork Property Management. 18 On December 1, 2014, Cartwright's property management license lapsed. 19 1.2 On November 8, 2013, OREA received a complaint from Jack Pedersen, owner 20 of two apartment buildings that had been managed by South Fork Property Management. The 21 complaint alleged several things which included, missing monthly statements and rents. 22 1.3 On January 6, 2014, OREA opened an investigation. 23 1.4 On April 21, 2014, OREA Investigator/Auditor Aaron Grimes (Grimes) went to 24 Cartwrights home to obtain records relating to Pedersen's allegations. Cartwright was not 25 home, so Grimes left a demand letter for documents and bank information in the mailbox with 26 a response due date of the end of business, for April 28, 2014. The mailbox was painted with 27 reference to South Fork Property Management. 28 Grimes made several more contact attempts trying to reach Cartwright. 29 Cartwright failed to respond to any of Grimes attempts to contact her during the investigation.

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1 of 3 – Stipulated Final Order-Leeanna Rae Cartwright

III

1.6 An internet search on October 7, 2015, showed advertisement for South Fork Property Management on Facebook

Violation: By continuing to advertise South Fork Property Management on Facebook, and continuing to have signage for South Fork Property Management on the mailbox, Cartwright conducted management of rental real estate, after her license expired, in violation of ORS 696.020(2), which states an individual may not engage in, carry on, advertise or purport to engage in or carry on professional real estate activity, or act in the capacity of a real estate licensee, within this state unless the individual holds an active license.

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- 2.1 The foregoing violations are grounds for discipline pursuant to ORS 696.301.
- 2.2 OREA reserves the right to investigate and pursue additional complaints that may be 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 pursuant to ORS 696.990 and based upon the violation above, Cartwright pay a civil penalty in the sum of \$100.00, said penalty to be paid to the General Fund of the State Treasury by paying the same to OREA.

IT IS FURTHER ORDERED that Cartwright will not apply for an Oregon real estate license in the future, and Cartwright will not conduct management of rental real estate activity in Oregon.

IT IS SO STIPULATED:

IT IS SO ORDERED:

LEEANNA RAE CARTWRIGHT GENE BENTLEY

Real Estate Commissioner

Date 7.16.15

DATE of service: 12-16-2015