

1 REAL ESTATE AGENCY
2 BEFORE THE REAL ESTATE COMMISSIONER
3

4 In the Matter of the Real Estate License)
5 of)
6 LEEANNA RAE CARTWRIGHT) STIPULATED FINAL ORDER
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 1.5 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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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

LEEANNA RAE CARTWRIGHT

GENE BENTLEY

Date *Dec. 8, 2015*

Real Estate Commissioner

Date *12.16.15*

DATE of service: *12-16-2015*