

1 REAL ESTATE AGENCY
2 BEFORE THE REAL ESTATE COMMISSIONER
3

4
5 In the Matter of Joshua T. Reece's
6
7 Property Manager License
8

}
} STIPULATED FINAL ORDER
}

9
10 The Oregon Real Estate Agency (OREA) and Joshua T. Reece (Reece) do hereby
11 agree and stipulate to the following:

12 FINDINGS OF FACT

13 Reece was licensed as a Property Manager with Empire Property Management LLC.
14 Reece's license expired on May 1, 2015 and was not renewed until January 20, 2016. In a
15 written statement Reece stated he only conducting professional real estate activity during the
16 months of June, July, August, and October 2015.

17 CONCLUSION OF LAW

18 By conducting professional real estate activity over the course of 123 days after
19 Reece's license expired and before renewing it, Reece violated ORS 696.020(2) and is subject
20 to 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

1 waive my rights to a hearing, to representation by legal counsel at such a hearing, and to
2 judicial review of this matter.

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

9 ORDER

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

16
17 IT IS SO STIPULATED:

IT IS SO ORDERED:

18
19 

20
21 Joshua T. Reece

22
23 Date 6-18-2016



24
25 GENE BENTLEY

Real Estate Commissioner

26
27 Date 6.23.16

28
29 DATE of service: 6-23-2016