1	REAL ESTATE AGENCY	
2	BEFORE THE REAL ESTATE COMMISSIONER	
3		
4	In the Matter of the Real Es	ate License of)
5		}
6	JEFFRY ALLEN STILES	STIPULATED FINAL ORDER
7		}
8	E/L field to the control of the cont	}
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10	The Oregon Real Estate Agency (OREA) and Jeffry Allen Stiles do hereby agree and	
11	stipulate to the following:	
12	FINDINGS OF FACT	
13	&	
14	CONCLUSIONS OF LAW	
15		1.
16	1.1 At all times me	ntioned herein, Jeffry Allen Stiles (Stiles) was licensed as a
17	property manager and doing business under the registered business name of Leeland	
18	Property Management, LLC.	
19	1.2 On July 28, 20	14, property owner, Laurel Bishop (Bishop), notified Leeland
20	Property Management, LLC she was terminating her property management agreement.	
21	1.3 Bishop notified	Stiles, by email, on September 29, 2014, to forward the reserve
22	and security deposit funds to Nunamaker Property Management.	
23	1.4 Bishop receive	d the reserve and operating funds on November 14, 2014, but did
24	not receive the security funds.	
25	1.5 January 5, 20 ⁻	5, Stiles audited Bishop's account, and determined Leeland
26	Property Management, LLC failed to forward Bishop's tenant's security deposit to Nunamaker	
27	Property Management.	
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29	///	
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1 of 3 – Stipulated Final Order- Jeffry Allen Stiles

Violation: By failing to account for and disburse the tenant's security deposit to Bishop or to Bishop's new property manager within 60 days of termination of the property management agreement, Stiles violated ORS 696.301(3) as it incorporates Oregon Administrative Rule 863-025-0070(2)(b)(C) and (D), 5-15-14 Edition, which states that no later than 60 days after the effective date of termination, the property manager must provide the owner with: (C) an accounting of all security deposits and fees held for the tenants, and (D) all tenant security deposits and fees held for tenants, unless the owner directs the property manager, in writing, to transfer the security deposits and fees to another property manager, escrow agent or person.

2.

2.1 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. 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.

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ORDER IT IS HEREBY ORDERED that Stiles' property manager license be reprimanded. IT IS SO STIPULATED: IT IS SO ORDERED: GENE BENTLEY Real Estate Commissioner Date 4/3/17 Date of Service: 4/10/2017