

1 REAL ESTATE AGENCY
2 BEFORE THE REAL ESTATE COMMISSIONER
3

4 In The Matter of the Real Estate License of)

5
6 JOHNNEY LEE TUDOR)

FINAL ORDER BY DEFAULT

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10 1.1 On June 21, 2017, the Real Estate Commissioner issued, by certified mail, a
11 notice of intent to revoke the real estate property manager license of Johnney Lee Tudor
12 (Tudor). The Oregon Real Estate Agency (OREA) sent the notice of intent to Tudor's last
13 known address of record with the OREA. The notice of intent was also mailed to Tudor by
14 regular first class mail in a handwritten envelope.

15 1.2 On June 21, 2017, the notice of intent was mailed certified to the following
16 addresses: 184 SE Bowden St, Myrtle Creek, OR 97457, 747 SE Mosher Ave, Roseburg, OR
17 97470 (address Tudor was believed to be living at), and PO Box 432, Myrtle Creek, OR 97457.
18 The certified mailings to 184 SE Bowden St, Myrtle Creek, OR 97457 and PO Box 432, Myrtle
19 Creek, OR 97457, were both returned to OREA with the following notation, "Return to Sender
20 Attempted- Not Known, Unable to Forward. The certified mailing to 747 SE Mosher Ave,
21 Roseburg, OR was received and signed for by "John Tudor" on the domestic return receipt.

22 1.3 On June 21, 2017, the notice of intent was mailed regular first class mail in a
23 handwritten envelope to the following addresses: 184 SE Bowden St, Myrtle Creek, OR 97457,
24 747 SE Mosher Ave, Roseburg, OR 97470 (address Tudor was believed to be living at), and
25 PO Box 432, Myrtle Creek, OR 97457. The mailings to 184 SE Bowden St, Myrtle Creek, OR
26 97457 and PO Box 432, Myrtle Creek, OR 97457, were both returned to OREA with the
27 following notation, "Return to Sender Not Deliverable As Addressed Unable to Forward. The
28 mailing to 747 SE Mosher Ave, Roseburg, OR 97470 has not been returned to OREA.

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1 3.7 On January 25, 2017, Grimes sent a demand letter to Tudor for documents
2 relating to the management of Brady's property. Additionally, Grimes requested recent
3 reconciliations for Tudors' clients' trust accounts. The demand letter was mailed to Tudor's
4 address of address of record and was returned marked, "Return to Sender-No Mail
5 Receptacle- Unable to Forward."

6 3.8 Tudors' address of record and main office location in OREA's licensing database
7 is 184 SE Bowden St, Myrtle Creek, OR 97457.

8 3.9 On February 22, 2017, Grimes drove to 2Doors Property Management main
9 office location on file with OREA records and found no signage for 2 Doors Property
10 Management. Grimes spoke with the resident (Tudor's ex-wife) who told him Tudor had
11 moved out over a year ago. She said Tudor lives with his girlfriend in Roseburg at a location
12 that is also his secondhand/antique store.

13 **Violation:** By failing to notify OREA of the change of office location prior to moving the
14 business location, Tudor violated ORS 696.301(3) as it incorporates ORS 696.200(1)(d) and
15 (2) (2015 and 2017 Editions). ORS 696.200(1)(d) states a property manager shall notify
16 OREA of the new office location before changing a main office location. ORS 696.200(2)
17 states the change of a business location without notification to the agency as required by
18 subsections (1) and (5) of this section is grounds for revocation of a real estate license.

19 3.10 On February 22, 2017, Grimes visited Tudors' secondhand store located at 747
20 SE Mosher, Roseburg, Oregon. Grimes dropped his business card and a demand letter
21 through the mail slot at the property.

22 3.11 Tudor has not responded to any of OREA's communication attempts regarding
23 the investigation or provided the requested documentation in response to the demand letters.

24 **Violation:** By failing to have his records open for inspection by the Commissioner's
25 authorized representative, Tudor violated ORS 696.301(3) as it incorporates ORS 696.280(3)
26 (2015 and 2017 Editions). ORS 696.280(3) requires records of a property manager to be open
27 at all times for inspection by the Real Estate Commissioner or the commissioner's authorized
28 representatives.

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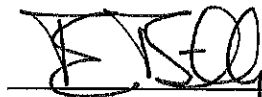
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ORDER

IT IS HEREBY ORDERED that Tudor's property manager license is revoked

Dated this 23rd day of August, 2017.

OREGON REAL ESTATE AGENCY



GENE BENTLEY
Real Estate Commissioner

Date of Service: 8/23/2017

NOTICE: You are entitled to judicial review of this order. Judicial review may be obtained by filing a petition for review within 60 days from the date of service of this order. Judicial review is pursuant to the provisions of ORS 183.482.