

1 REAL ESTATE AGENCY
2 BEFORE THE REAL ESTATE COMMISSIONER
3

4
5 In the Matter of the Unlicensed Professional
6 Real Estate Activity of
7 TONI LYNNE O'HARA
8

STIPULATED FINAL ORDER

9
10 The Oregon Real Estate Agency (Agency) and Toni Lynn O'Hara (O'Hara) do hereby
11 agree and stipulate to the following:

12 FINDINGS OF FACT

13 &

14 CONCLUSION OF LAW

15 1.1 On September 18, 2017, the Agency received a complaint alleging O'Hara may
16 be operating without a property manager license. On September 25, 2017, the Agency opened
17 an investigation.

18 1.2 O'Hara was licensed as a property manager with Viking Property Management.
19 On December 1, 2011, her property manager expired and later lapsed on December 1, 2012.

20 1.3 O'Hara told the Agency she thought she had successfully completed her license
21 renewal.

22 1.4 On April 21, 2014, O'Hara contacted the Agency to check on the status of her
23 license. She was told her license had lapsed and was told the process to submit a new
24 application to obtain a license.

25 1.5 On April 21, 2014, O'Hara applied for a new property manager license but failed
26 to complete all the required steps.

27 1.6 From the time her license expired through March 21, 2018, O'Hara continued to
28 engage in the management of rental real estate activity. As of March 21, 2018, she was
29 managing approximately 150 properties.

30 ///

ORDER

IT IS HEREBY ORDERED that pursuant to ORS 696.990(1) to (9) and based upon the violation set forth above, O'Hara pay a civil penalty in the sum of \$18,800.00, said penalty to be paid to the General Fund of the State Treasury by paying the same to the Agency. The civil penalty is computed in accordance with ORS 696.990(4) and (9) in that each 30-day period of unlicensed activity is considered one violation. In this instance, there were seventy-six 30-day periods of unlicensed activity.

IT IS SO STIPULATED:

IT IS SO ORDERED:

Toni Lynne O'Hara

Dean Owens

TONI LYNNE O'HARA

DEAN OWENS

Acting Real Estate Commissioner

Date 8/9/18

Date 8/15/2018

Date of Service: 8/15/2018