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REAL ESTATE AGENCY
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Real Estate License of
TINA MARIE TEEL)
STIPULATED FINAL ORDER

The Oregon Real Estate Agency (Agency) and Tina Marie Teel (Teel) do hereby agree and stipulate to the following:

FINDINGS OF FACT
&
CONCLUSIONS OF LAW

1.

1.1 Teel was licensed as a property manager doing business under the registered business name of Mountain View Business Services. Tina's license expired on September 1, 2019.

1.2 Teel was selected for a Reconciliation Mail-In Review and was required to submit her April 2018 reconciliation for security deposits account ending in #3639. The reconciliation form showed the account was \$12,872.42 short. The Agency opened an investigation.

1.3 Teel explained the shortage was due to repair expenses incurred at three separate rental properties she managed from April 2018 to July 2018. The owners of the properties were not in the state or country and were unreachable at the time. The properties needed repairs quickly and the repair costs surpassed the security deposits associated with the three properties.

1.4 Teel provided repair receipts for each of the three properties.

1.5 During the time of the repairs, Teel put all the security deposit funds into her clients' trust account and paid the repair expenses from there.

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1 the licensee; (3) Take action against a licensee, including assessment of a civil penalty against
2 the licensee for a violation of ORS 696.020(2); or (4) revise or render null and void an order
3 suspending or revoking a license.

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STIPULATION & WAIVER

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I have read and reviewed the above findings of fact and conclusions of law which have
7 been submitted to me by the Agency and further, the order which follows hereafter. I
8 understand that the findings of fact, conclusions of law and this stipulation and waiver embody
9 the full and complete agreement and stipulation between the Agency and me. I further
10 understand that if I do not agree with this stipulation I have the right to request a hearing on
11 this matter and to be represented by legal counsel at such a hearing. Hearings are conducted
12 in accordance with the procedures set forth in ORS Chapter 183 and in accordance with the
13 Rules of Practice and Procedure adopted by the Attorney General of the State of Oregon. I
14 freely and voluntarily waive my rights to a hearing, to representation by legal counsel at such a
15 hearing, and to judicial review of this matter.

16

I hereby agree and stipulate to the above findings of fact and conclusions of law and
17 understand that the order which follows hereafter may be completed and signed by the Real
18 Estate Commissioner or may be rejected by the Real Estate Commissioner. I understand that,
19 in accordance with the provisions of ORS 696.445(3), notice of this order shall be published in
20 the Oregon Real Estate News Journal.

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I agree once the Commissioner executes this stipulated order, I will accept service of
22 the final order by email, and hereby waive the right to challenge the validity of service.

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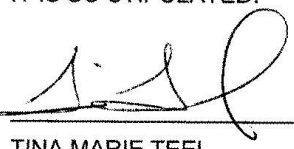
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ORDER

IT IS HEREBY ORDERED that Teel's property manager license be, and hereby is reprimanded.

IT IS SO STIPULATED:

IT IS SO ORDERED:



TINA MARIE TEEL

STEVEN STRODE

Real Estate Commissioner

Date 4/14/2020

Date _____

Date of Service: _____