REAL ESTATE AGENCY 1 BEFORE THE REAL ESTATE COMMISSIONER 2 3 4 In the Matter of the Unlicensed Professional 5 Real Estate Activity of STIPULATED FINAL ORDER AND ORDER 6 7 LISA BUCKLEY TO CEASE AND DESIST 8 9 10 The Oregon Real Estate Agency (Agency) and Lisa Buckley (Buckley) do hereby agree 11 and stipulate to the following: 12 FINDINGS OF FACT 13 & 14 CONCLUSIONS OF LAW 15 1. 16 1.1 At all times mentioned herein, Buckley was not licensed to conduct professional 17 real estate activity in Oregon. 18 On February 22, 2021, Kayla Ruiz filed a complaint with the Agency against 19 Buckley. 20 1.3 On December 12, 2020, Buckley notified the tenants residing at "2263 Malin 21 Apartments" that she was their new property manager and, beginning January 2021, she 22 would be personally collecting their rent. The 2263 Malin Apartments were owed by 23 Manumantha Patlola (Patola). 24 1.4 According to Buckley, Patola first hired her to remodel some of the units and then 25 asked her to take over the property management. 26 1.5 Buckley collected rents, took maintenance requests from the tenants, and 27 scheduled repairs. Buckley was compensated for her property management activity by 28 receiving a portion of the rent collected. 29 Buckley was unaware she needed a license and told Agency staff the property 30 owner told her she didn't need a license.

1 of 3 – Stipulated Final Order- Lisa Marie Buckley

Violation: By collecting rents, taking maintenance requests from tenants and scheduling repairs, Buckley engaged in the management of rental real estate, as defined in ORS 696.010(14)(a)(F), (G), and (H), and as such, engaged in professional real estate activity described in ORS 696.010(17)(h) without a license, in violation of ORS 696.020(2) (2019 Edition) which states: An individual may not engage in, carry on, advertise or purport to engage in or carry on professional real estate activity or act in the capacity of a real estate licensee, within the state unless the individual holds an active real estate license.

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- 2.1 The Agency reserves the right to investigate and pursue additional complaints that may be received in the future regarding this individual.
- 2.2 In establishing the violations alleged above, the Agency may rely on one or more of the definitions contained in ORS 696.010.
- 2.3 According to ORS 696.775, the lapsing, expiration, revocation or suspension of a real estate license, whether by operation of law, order of the Real Estate Commissioner or decision of a court of law, or the inactive status of the license, or voluntary surrender of the license by the real estate licensee does not deprive the commissioner of jurisdiction to: (1) proceed with an investigation of the licensee; (2) conduct disciplinary proceedings relating to the licensee; (3) Take action against a licensee, including assessment of a civil penalty against the licensee for a violation of ORS 696.020(2); or (4) revise or render null and void an order suspending or revoking a license.

STIPULATION & WAIVER

I have read and reviewed the above findings of fact and conclusions of law which have been submitted to me by the Agency 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 the Agency 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. I agree once the Commissioner executes this stipulated order, I will accept service of the final order by email, and hereby waive the right to challenge the validity of service.

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ORDER

IT IS HEREBY ORDERED that, pursuant to ORS 696.397, Buckley immediately cease and desist from engaging in any professional real estate activity as defined in ORS 696.010(17)(a) to (n) (2019 Edition) unless Buckley first obtains a real estate license from the Agency. The Commissioner's authority for this order is under ORS 696.397.

IT IS FURTHER ORDERED that, pursuant to ORS 696.990 and based upon the violation set forth above, Buckley pay a civil penalty in the sum of \$500.00, said penalty to be paid to the General Fund of the State Treasury by paying the same to the Agency.

IT IS SO STIPULATED:

DocuSigned by:

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lisa Marie Buckley

LISA MARIE BUCKLEY

Date 9/15/2021 | 12:16 PM PDT

IT IS SO ORDERED:

DocuSianed by:

STEVEN STRODE

Real Estate Commissioner

Date 9/28/2021 | 8:57 AM PDT

Date of Service: 9/28/2021