

REAL ESTATE AGENCY
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Property Manager License
of
STEPHANIE E. HOLSAPPLE

STIPULATED FINAL ORDER

The Real Estate Agency (Agency) and Stephanie E. Holsapple (Holsapple) do hereby agree and stipulate to the following:

FINDINGS OF FACT
&
CONCLUSIONS OF LAW

1.

1.1 From December 31, 2016 through April 30, 2020, Holsapple’s property manager license was associated with RPM Rentals. Holsapple failed to renew her license during April 2020 and Holsapple’s license expired on May 1, 2020. On November 5, 2020, Holsapple’s license became active.

1.2 On July 2, 2020, the Agency received a complaint from Jennifer Frazier (Frazier) against Holsapple. The Agency opened an investigation.

1.3 Holsapple admitted she had continued conducting property management activity since her license expired on May 1, 2020. Holsapple managed approximately 65 doors which included apartments and single family residences.

1.4 During the time Holsapple’s license was expired from May 1, 2020 through November 4, 2020, a total of 188 days, Holsapple continued to engage in professional real estate activity by taking part in the management of rental real estate.

(1) Violation: By continuing to conduct professional real estate activity from May 1, 2020 through November 4, 2020, over the course of 188 days, after Holsapple’s license was expired and before renewing it, Holsapple violated ORS 696.020(2) (2019 Edition) and is subject to

1 discipline or civil penalty pursuant to ORS 696.990(4) and (9). ORS 696.020(2) states an
2 individual may not engage in, carry on, advertise or purport to engage in or carry on
3 professional real estate activity, or act in the capacity of a real estate licensee, within this state
4 unless the individual holds an active license.

5 1.5 A review of the Oregon Judicial Court Information Network showed the following
6 Residential Eviction Complaints (REC) signed by Holsapple during the time her license was
7 expired.

- 8 • REC 1 (Case 20LT04250) showed RPM Rentals as the plaintiff and Diana
9 Clemons (and all others) as the defendant. The document showed Holsapple as
10 the landlord or agent. The signature date was June 30, 2020.
- 11 • REC 2 (Case 20LT05313) showed RPM Rentals LLC as the plaintiff and Sabrina
12 Smith (and all others) as the defendant. The document showed Holsapple as the
13 landlord or agent. The signature date was October 7, 2020.
- 14 • REC 3 (Case 20LT05321) showed RPM Rentals as the plaintiff and Lacy
15 Sanders (and all others) as the defendant. The document showed Holsapple as
16 the landlord or agent. The signature date was October 13, 2020.

17 **(2) Violation:** By filing and signing the Residential Eviction Complaint (Case 20LT04250)
18 on June 30, 2020, Holsapple engaged in professional real estate activity when her license was
19 expired, in violation of ORS 696.020(2) (2019 Edition) and is subject to discipline or civil
20 penalty pursuant to ORS 696.990(4) and (9). ORS 696.020 (2019 Edition) states an individual
21 may not engage in, carry on, advertise or purport to engage in or carry on professional real
22 estate activity, or act in the capacity of a real estate licensee, within this state unless the
23 individual holds an active license.

24 **(3) Violation:** By filing and signing the Residential Eviction Complaint (Case 20LT05313)
25 on October 7, 2020, Holsapple engaged in professional real estate activity when her license
26 was expired, in violation of ORS 696.020(2) (2019 Edition) and is subject to discipline or civil
27 penalty pursuant to ORS 696.990(4) and (9). ORS 696.020 (2019 Edition) states an individual
28 may not engage in, carry on, advertise or purport to engage in or carry on professional real
29 estate activity, or act in the capacity of a real estate licensee, within this state unless the
30 individual holds an active license.

1 **(4) Violation:** By filing and signing the Residential Eviction Complaint (Case 20LT05321)
2 on October 13, 2020, Holsapple engaged in professional real estate activity when her license
3 was expired, in violation of ORS 696.020(2) (2019 Edition) and is subject to discipline or civil
4 penalty pursuant to ORS 696.990(4) and (9). ORS 696.020 (2019 Edition) states an individual
5 may not engage in, carry on, advertise or purport to engage in or carry on professional real
6 estate activity, or act in the capacity of a real estate licensee, within this state unless the
7 individual holds an active license.

8
9 **STIPULATION & WAIVER**

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

20 I hereby agree and stipulate to the above findings of fact and conclusions of law and
21 understand that the order which follows hereafter may be completed and signed by the Real
22 Estate Commissioner or may be rejected by the Real Estate Commissioner. I understand that,
23 in accordance with the provisions of ORS 696.445(3), notice of this order shall be published in
24 the Oregon Real Estate News Journal. I agree once the Commissioner executes this
25 stipulated order, I will accept service of the final order by email, and hereby waive the right to
26 challenge the validity of service.

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ORDER

IT IS HEREBY ORDERED that pursuant to ORS 696.990(1) to (9) and based upon the violation set forth above, Holsapple pay a civil penalty in the sum of \$3,000.00, 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 six 30-day periods of unlicensed activity.

IT IS SO STIPULATED:

IT IS SO ORDERED:

DocuSigned by:
Stephanie E Holsapple
ED1229E685B146E...
STEPHANIE L. HOLSAPPLE

DocuSigned by:
Steven Strode
D141D267DDE14A0...
STEVEN STRODE

Date 1/28/2021 | 6:19 PM PST

Real Estate Commissioner
Date 2/9/2021 | 8:05 AM PST

Date of Service: 02/09/2021