

REAL ESTATE AGENCY
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Real Estate License of)
TONI E. WILLIAMSON) STIPULATED FINAL ORDER

The Oregon Real Estate Agency (Agency) and Toni E. Williamson (Williamson) do hereby agree and stipulate to the following:

FINDINGS OF FACT, STATEMENTS OF LAW
AND
CONCLUSIONS OF LAW

1.

In establishing the violations set forth herein, the Agency may rely on one or more of the definitions contained in ORS 696.010.

First Findings of Fact:

1.1 Williamson is licensed as a broker and currently her license is inactive.

1.2 On her October 2018 renewal application Williamson disclosed she was convicted in 2017 of Driving Under the Influence. On her October 2020 renewal application Williamson noted she had been on probation since September 18, 2018 and will be complete it on March 18, 2020.

1.3 On June 22, 2017, Williamson was indicted on the following: Count 1: Driving Under the Influence of Intoxicants; Count 2 Reckless Driving; and Count 3 Driving While Suspended or Revoked. The 2017 Indictment noted that Williamson had three prior driving under the influence of intoxicants convictions within the last ten years; July 27, 2011- Deschutes County Court, December 8, 2015-Springfield Oregon Municipal Court, and February 1, 2016-Umitila County Court.

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1 1.4 On September 12, 2018, Williamson was convicted through the Umatilla County
2 Court, based on a guilty plea on October 13, 2017, of the following:

- 3 • Count 1: Driving Under the Influence of Intoxicants (Felony). Williamson's
4 Drivers License was revoked for life. Williamson was sentenced 90 days in jail,
5 supervised probation for five years and ordered to pay a fine. The conditions of
6 probation included but was not limited to: Williamson was not to use or possess
7 controlled substances except pursuant to a medical prescription, Neither use no
8 possess alcoholic beverages, submit to testing for controlled substance,
9 cannabis or alcohol, participate in a substance abuse evaluation as directed, and
10 Williamson was required to complete an Alcohol and/or Drug evaluation and any
11 required treatment, including after care if recommended and file written proof of
12 treatment completion with the Court.
- 13 • Count 2: Reckless Driving. Williamson's Drivers License was suspended for 90
14 days.
- 15 • Count 3: Criminal Driving While Suspended or Revoked.

16 1.5 Both Count 2 and 3 were noted as discharged on the September 2018
17 Judgment.

18 1.6 On June 5, 2020, Patty Arrington (Arrington), with the Parole and Probation wrote
19 a report noting Williamson was in violation of the following probation condition: neither use nor
20 possess alcoholic beverages. The report stated in June 2020 Williamson reported to
21 Community Corrections to submit a urine sample and when she got out of the vehicle she
22 appeared to be intoxicated and combative. Williamson was taken into custody.

23 1.7 Arrington's report noted since the start of the supervised probation, Williamson
24 has had random drug tests and has tested positive for Methamphetamine on four separate
25 occasions in 2019. The report noted that Williamson completed an inpatient residential drug
26 program in August 2018 and also completed outpatient treatment in March 2019.

27 1.8 Arrington's report further notes that in April 2020, Williamson took her
28 roommate's car without permission and damaged it while being under the influence.
29 Williamson was cited and released for Unauthorized Use of a Motor Vehicle. Arrington's
30 reports ends with her recommendation that Williamson apply for the Umatilla County

1 Treatment Program, and if she is accepted, that Williamson must successfully complete the
2 program as a part of her probation.

3 1.9 On June 18, 2020, a Judgment was filed identifying a probation violation and
4 ordered additional stipulations to Williamson's sentence. Williamson was to serve 145 days in
5 jail and apply for and successfully complete drug court.

6 1.10 On April 2, 2021, a Judgment/Order was filed identifying a drug court violation
7 from Williamson testing positive for morphine and she was ordered to complete 32 hours of
8 community service. On April 30, 2021, an Order was filed for treatment court violations
9 ordering Williamson to 16 hours of community service. On July 16, 2021, an Order was filed
10 identifying treatment court violations and Williamson was sentenced to 11 days in custody and
11 30 days on an alcohol monitor.

12 **First Statement of Law:** Per ORS 696.301(11) A licensee's real estate license may be
13 disciplined if they have been convicted of a felony or misdemeanor substantially related to the
14 real estate licensee's trustworthiness or competence to engage in professional real estate
15 activity. Per ORS 696.301(14) a licensee's real estate license may be disciplined if they have
16 committed an act of fraud or engaged in dishonest conduct substantially related to the fitness
17 of the applicant or real estate licensee to conduct professional real estate activity, without
18 regard to whether the act or conduct occurred in the course of professional real estate activity.

19 **First Conclusion of Law:** On September 12, 2018, Williamson was convicted of felony
20 Driving Under the Influence of Intoxicants. While on probation Williamson has had several
21 probation violations some of which included drug court violations, four failed drug tests and she
22 was recently cited for Unauthorized Use of a Motor Vehicle. Williamson violated ORS
23 696.301(11) and (14) (2019 Edition).

24 **Second Conclusion of Law:** The forgoing violations are grounds for discipline
25 pursuant to ORS 696.301(11) and (14). Based on this violation a suspension is appropriate for
26 violations of ORS 696.301(11) and (14). Based upon the above violation a suspension of
27 Williamson's broker license is appropriate under ORS 696.396(2)(c)(A) and (C). According to
28 ORS 696.396(2)(c)(A) and (C), the Agency may suspend a real estate license if the material
29 facts establish a violation of a ground for discipline under ORS 696.301 that: (A) results in
30 significant damage or injury; (C) exhibits dishonesty or fraudulent conduct. As previously

1 noted, the Agency has set forth the grounds of discipline as ORS 696.301(11) and (14).

2 2.

3 According to ORS 696.775, the lapsing, expiration, revocation or suspension of a real
4 estate license, whether by operation of law, order of the Real Estate Commissioner or decision
5 of a court of law, or the inactive status of the license, or voluntary surrender of the license by
6 the real estate licensee does not deprive the commissioner of jurisdiction to: (1) proceed with
7 an investigation of the licensee; (2) conduct disciplinary proceedings relating to the licensee;
8 (3) Take action against a licensee, including assessment of a civil penalty against the licensee
9 for a violation of ORS 696.020(2); or (4) revise or render null and void an order suspending or
10 revoking a license.

11 3.

12 The Agency reserves the right to investigate and pursue additional complaints that may
13 be received in the future regarding this licensee.

14 4.

15 STIPULATION AND WAIVER

16 I, Toni E. Williamson, have read and reviewed this Stipulated Final Order and its
17 Findings of Fact, Statements of Law and Conclusions of Law. I understand that the Findings
18 of Fact, Conclusions of Law and this Stipulation and Waiver of Hearing rights embody the full
19 and complete agreement and stipulation between the Agency and me. I further understand
20 that if I do not agree with this stipulation I have the right to request a Hearing on this matter
21 and to be represented by legal counsel at such a Hearing. I also understand that any Hearing
22 would be conducted in accordance with the procedures set forth in ORS Chapter 183 and in
23 accordance with the Rules of Practice and Procedure adopted by the Attorney General of the
24 State of Oregon. By signing this Stipulated Final Order I freely and voluntarily waive my rights
25 to a Hearing, to representation by legal counsel at such a Hearing, and to judicial review of this
26 matter.

27 I hereby agree and stipulate to the above Findings of Fact and Conclusions of Law and
28 understand that the Order which follows hereafter, which I have also read and understand,
29 may be completed and signed by the Real Estate Commissioner or may be rejected by the
30 Real Estate Commissioner. I further understand that, in accordance with the provisions of

1 ORS 696.445(3), notice of this Order shall be published in the Oregon Real Estate News
2 Journal.

3 In addition to all of the above, I agree that once the Commissioner executes this
4 Stipulated Final Order, I will accept service of the Stipulated Final Order by email, and hereby
5 waive the right to challenge the validity of service.


6 ORDER

7 IT IS HEREBY ORDERED that Toni E. Williamson’s broker license be, and hereby is
8 suspended until such time as Williamson submits to the Agency: 1) certification of successful
9 completion of an alcohol treatment program; and 2) proof of satisfaction of any court imposed
10 fines or judgments relating to the 2018 DUI Conviction. The suspension will be effective
11 immediately once the order is signed by the Commissioner.

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IT IS SO STIPULATED:

IT IS SO ORDERED:

DocuSigned by:

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TONI E. WILLIAMSON

Date 4/22/2022 | 5:44 PM PDT

DocuSigned by:

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STEVEN STRODE

Real Estate Commissioner

Date 5/3/2022 | 8:09 AM PDT



Date of Service: 05/03/2022