

REAL ESTATE AGENCY
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Unlicensed Professional
Real Estate Activity of
LEONEL R CORIA

STIPULATED FINAL ORDER

The Oregon Real Estate Agency (Agency) and Leonel Coria (Coria) do hereby agree and stipulate to the following:

FINDINGS OF FACT
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 Coria was a licensed real estate broker with Unified Real Estate LLC (URE).

1.2 On February 14, 2023, the Agency received a complaint against Coria from Karen Cota, Principal Broker with MORE Realty, submitted on behalf of Maikel Vazquez. Vazquez alleged that Coria signed a listing agreement while his license was not active.

1.3 On November 1, 2022, the Agency sent an email to Coria informing him the registration for URE had expired and his license was inactive because it was no longer associated with an active registered business name.

1.4 On November 2, 2022, the Agency sent another email to Coria informing him that his license was inactive due to URE closing their business with the Agency.

1.5 In both Agency emails, Coria was informed that inactive licensees cannot conduct professional real estate activities.

1 1.6 On November 26, 2022, Coria completed a listing agreement with Alejandro Diaz
2 (Diaz) for the sale of Diaz’s home in Woodburn, OR.

3 1.7 This listing agreement was signed by both Coria and Diaz.

4 1.8 On December 1, 2022, the Agency sent an email to Coria informing him that his
5 license expires at the end of December 2022, and Agency records show this his license is
6 inactive.

7 1.9 On December 30, 2022, Coria completed his online renewal.

8 1.10 On December 31, 2022, the Agency sent an email to Coria informing him that his
9 principal broker must transfer his license back to the RBN. That same day, the Agency sent an
10 email to URE informing them their relationship with Coria had been activated.

11 **First Conclusion of Law:** By completing a listing agreement while his license was
12 inactive, Coria engaged in the professional real estate activity as described in ORS
13 696.010(17)(b)(d) (2021 Edition), which is a violation of ORS 696.020(2) (2021 Edition). Coria
14 is subject to a civil penalty under ORS 696.990(4)(a)(b) (2021 Edition).

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16 2.

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

25 3.

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

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1 4.

2 STIPULATION AND WAIVER

3 I, Leonel Coria, have read and reviewed this Stipulated Final Order and its Findings of
4 Fact, Statements of Law and Conclusions of Law. I understand that the Findings of Fact,
5 Conclusions of Law and this Stipulation and Waiver of Hearing rights embody the full and
6 complete agreement and stipulation between the Agency and me. I further understand that if I
7 do not agree with this stipulation, I have the right to request a Hearing on this matter and to be
8 represented by legal counsel at such a Hearing. I also understand that any Hearing would be
9 conducted in accordance with the procedures set forth in ORS Chapter 183 and in accordance
10 with the Rules of Practice and Procedure adopted by the Attorney General of the State of
11 Oregon. By signing this Stipulated Final Order, I freely and voluntarily waive my rights to a
12 Hearing, to representation by legal counsel at such a Hearing, and to judicial review of this
13 matter.

14 I hereby agree and stipulate to the above Findings of Fact and Conclusions of Law and
15 understand that the Order which follows hereafter, which I have also read and understand,
16 may be completed and signed by the Real Estate Commissioner or may be rejected by the
17 Real Estate Commissioner. I further understand that, in accordance with the provisions of
18 ORS 696.445(3), notice of this Order shall be published in the Oregon Real Estate News
19 Journal.

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

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ORDER

IT IS HEREBY ORDERED that, pursuant to ORS 696.990 and based upon the violation set forth above, Coria pay a civil penalty in the sum of \$600.00, said penalty to be paid to the General Fund of the State Treasury by paying the same to the Agency.

IT IS SO STIPULATED:

IT IS SO ORDERED:



DocuSigned by:
LEONEL CORIA
CAD01342BC86454...
LEONEL CORIA

DocuSigned by:
Steve Strode
E2C2D0097AD8471...
STEVEN STRODE

Date 8/23/2023 | 9:56 AM PDT

Date 9/7/2023 | 8:50 AM PDT

Date of Service: 9/7/2023