

REAL ESTATE AGENCY  
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Real Estate License of  
JOHN CHRISTOPHER ECKENROAD ) STIPULATED FINAL ORDER

The Oregon Real Estate Agency (Agency) and John Christopher Eckenroad (Eckenroad) do hereby agree and stipulate to the following:

FINDINGS OF FACT  
AND  
CONCLUSIONS OF LAW

1.

**First Findings of Fact:**

1.1 Eckenroad is licensed as a principal broker with the Agency. His license was initially associated with Open Door Associates on March 7, 2022. On January 19, 2023, his license was disassociated from Open Door Associates and Eckenroad’s license became inactive and currently remains inactive.

1.2 On August 5, 2022, the Agency received a complaint from Michael Muniz (Muniz) against Eckenroad and an investigation was opened.

1.3 Muniz was a former tenant of property located at 1235 N Prescott St, Portland (Prescott St property) managed by Open Door Group PBC (ODG) and many of the grievances in the complaint fall under Oregon Residential Landlord Tenant Act and the Portland Municipal Code, which are not regulated by real estate license law and are outside of the Agency scope of jurisdiction.

1.4 On December 28, 2022, during a telephone interview Agency Investigator Aaron Grimes (Grimes) asked Eckenroad about clients’ trust accounts, stating that they are supposed to be disclosed to the Agency and opened in Oregon. Eckenroad confirmed that they were not

1 opened in Oregon and stated that Open Door has “internally controlled accounts”. Grimes  
2 went over the account on the relocation payment from the Wells Fargo bank account, and  
3 Eckenroad confirmed that funds for the Prescott St property went through that account.

4 **(1) Conclusion of Law:** By failing to open clients’ trust accounts in the state of Oregon  
5 Eckenroad violated ORS 696.301(3) as it incorporates ORS 696.241(3)(a) (2021 Edition) and  
6 OAR 863-025-0025(2) (1-1-2021 Edition).

7 1.5 All of the above demonstrate incompetence or untrustworthiness in performing  
8 any act for which the real estate licensee is required to hold a license and conduct that is  
9 below the standard of care for the practice of professional real estate activity in Oregon.

10 **(2) Conclusion of Law:** Based on the foregoing, Licensee is subject to discipline under  
11 ORS 696.301(12) and (15) (2021 Editions)

12 2.

13 2.1 The forgoing violations are grounds for discipline pursuant to ORS 696.301.

14 2.2 The Agency reserves the right to investigate and pursue additional complaints  
15 that may be received in the future regarding the licensee.

16 2.3 In establishing the violations alleged above, the Agency may rely on one or more  
17 of the definitions contained in ORS 696.010.

18 3.

19 **STIPULATION AND WAIVER**

20 I, John Christopher Eckenroad, have read and reviewed this Stipulated Final Order and  
21 its Findings of Fact, Statements of Law and Conclusions of Law. I understand that the  
22 Findings of Fact, Conclusions of Law and this Stipulation and Waiver of Hearing rights embody  
23 the full and complete agreement and stipulation between the Agency and me. I further  
24 understand that if I do not agree with this stipulation, I have the right to request a Hearing on  
25 this matter and to be represented by legal counsel at such a Hearing. I also understand that  
26 any Hearing would be conducted in accordance with the procedures set forth in ORS Chapter  
27 183 and in accordance with the Rules of Practice and Procedure adopted by the Attorney  
28 General of the State of Oregon. By signing this Stipulated Final Order, I freely and voluntarily  
29 waive my rights to a Hearing, to representation by legal counsel at such a Hearing, and to  
30 judicial review of this matter.

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

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

10 ORDER

11 IT IS HEREBY ORDERED that John Christopher Eckenroad' s license be, and hereby  
12 is reprimanded.

13  
14  
15  
16 IT IS SO STIPULATED:

IT IS SO ORDERED:

17  
18 DocuSigned by:  
19 *John Christopher Eckenroad*  
E75F1008099048B...

DocuSigned by:  
*Steve Strode*  
E2C2D0097AD8471...



20 JOHN CHRISTOPHER ECKENROAD

STEVEN STRODE

Real Estate Commissioner

21  
22 Date 5/11/2023 | 4:10 PM PDT

Date 5/12/2023 | 1:06 PM PDT

Date of Service: 5/12/2023 | 1:06 PM PDT