

DEPARTMENT OF LABOR,
LICENSING AND REGULATION

v.

PAUL D. DOUGHERTY,

Respondent

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COMPLAINT NO. 2011-RE-356

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CONSENT ORDER

This matter comes before the Maryland Real Estate Commission ("Commission") based on a complaint opened by the Commission against Paul D. Dougherty ("Respondent"). Based on that complaint, the Commission determined that administrative charges against the Respondent were appropriate. However, rather than scheduling a hearing at the Office of Administrative Hearings, the Commission and the Respondent agreed to resolve the matter by Consent Order in lieu of a hearing. The Department and the Respondent consent to the entry of this Order as final resolution of Complaint No. 2011-RE-356.

IT IS STIPULATED BY THE PARTIES that:

1. The Respondent is currently licensed (No. 05-583375) as a real estate salesperson and is affiliated with Hill and Company.
2. The Respondent was licensed as a real estate salesperson at all times relevant to this complaint.
3. The Respondent's license expires August 20, 2011.

4. The Respondent offered to meet members of the public at properties listed for sale by real estate brokers for the purpose of engaging in improper dealings with those individuals.

5. The Respondent made such offers through e-mail correspondence with individuals.

6. Contact with individuals arose from the Respondent's personal advertisement on Craig's List.

7. A member of the Commission's staff, using the e-mail ID of eddieh1289, responded to the Respondent's Craig's List advertisement.

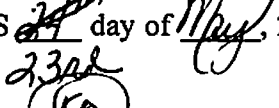
8. In e-mail correspondence between the Respondent and eddieh1289, the Respondent clearly stated that his intentions were to engage in improper dealings with eddieh1289, including at properties which, because he sold real estate, the Respondent knew were empty and safe.

9. In his e-mail correspondence, the Respondent used either his personal or his professional e-mail address.

10. By entering this Consent Order, the Respondent expressly waives his right to any hearing or further proceedings to which he may be entitled in this matter and any rights to appeal from the Consent Order.

11. The Respondent enters this Consent Order freely, knowingly, and voluntarily, and with the advice of counsel.

12. The Respondent agrees to comply with the requirements of Section 17-101 *et seq.*, of the Business Occupations & Professions Article, Maryland Annotated Code, and the Code of Maryland Regulations 09.11.01 *et seq.* should he become licensed in the future by the Commission.

BASED ON THESE STIPULATIONS, IT IS, THIS 27th day of May, 2011, BY THE
MARYLAND REAL ESTATE COMMISSION, 

ORDERED that the Respondent Paul D. Dougherty has violated Maryland Annotated Code, Business Occupations & Professions Articles, § § 17-322 (b) (25), and Code of Maryland Regulations 09.11.02.01C, and it is further

ORDERED that the Respondent's real estate salesperson's license is revoked, and it is further

ORDERED that, the revocation shall take effect fifteen days after the date on which this Consent Order is executed by the Commission and it is further

ORDERED that the Commission's records and publications shall reflect the discipline

Imposed on the Respondent.

SIGNATURE ON FILE

PAUL D. DOUGHERTY

SIGNATURE ON FILE

COMMISSIONER
MARYLAND REAL ESTATE COMMISSION

MAY 17, 2007

DATE