

**BEFORE THE MARYLAND REAL ESTATE COMMISSION**

MARYLAND REAL ESTATE  
COMMISSION

\*

CASE NO. 345--RE-2022

\*

V.

\*

TERRI LAHLOU  
LIC. REG. NO. 03-646642  
RESPONDENT

\*

\* \* \* \* \*

**CONSENT ORDER AND SETTLEMENT AGREEMENT**

This matter comes before the Maryland Real Estate Commission ("Commission") as the result of a complaint filed by John Boardley ("Complainant"). Based on the complaint and the response thereto received from Respondent Real Estate Associate Broker Terri Lahlou, a Commission Panel determined it appropriate to bring administrative charges against the Respondent. Before the Commission issued a Statement of Charges and Order for Hearing against the Respondent, the Commission and the Respondent agree to enter into this Consent Order and Settlement Agreement, which provides for the imposition of disciplinary measures which are fair and equitable under these circumstances and are consistent with the best interests of the people of the State of Maryland, to resolve the complaint. The Commission and the Respondent agree and stipulate as follows:

1. At all times relevant to the matters set forth in this Consent Order and Settlement Agreement, the Commission has had jurisdiction over the subject matter and the Respondent.

2. Respondent is licensed as a real estate associate broker, license registration number 03-646642 and is currently affiliated with EXP Realty.

3. The Respondent is a Managing Broker for EXP Realty and is one of three brokers reviewing sales agent Wendell France's work.

4. Sometime in October, 2021, Wendell France, representing EXP Realty, had a signed listing agreement for a property in which the incorrect information was inputted into the multiple list. This information was never confirmed by the Sales agent or the Respondent.

5. According to the Respondent, she is the managing Broker which oversees the sales agent's work the most. She states it was a typo in the multiple listing that resulted in the incorrect house being advertised on the market.

6. The Respondent admits that by her acts and omissions described above she has violated COMAR 09.11.05.02 B:

**09 Maryland Department of Labor**

**.11 Real Estate Commission**

**.05 Supervision**

**B A branch office manager shall exercise reasonable and adequate supervision over the activities of the associate brokers and salespersons registered with that office.**

\* \* \*

7. The Respondent consents to the entry of an Order by the Commission that she has violated COMAR 09.11.05.02 B.

8. The Respondent agrees she is required to abide by the Maryland Real Estate Broker's Act, Md. Code Ann., Bus. Occ. & Prof. Art., §17-101 et. seq. and the Commission's regulations in all real estate transactions.

9. The Respondent agrees to pay a civil penalty in the amount of \$250.00 for the violation. The total of \$250.00 will be paid to the Real Estate Commission within 60 days of the date of the entry of this Consent Order and Settlement Agreement. The Respondent agrees that should she fail to make the payment within sixty (60) days of this Consent Order and Settlement Agreement, the real estate license registration number 03-646642 shall be automatically suspended and shall continue to be suspended until the payment is made.

10. By entering into the Consent Order and Settlement Agreement, the Respondent expressly waives the right to the issuance of a Statement of Charges and Order for Hearing by the Commission, an administrative hearing on the charges before the Commission or the Office of Administrative Hearings ("OAH"), the making of Findings of Fact and Conclusions of Law by the Commission or an Administrative Law Judge of the OAH, any and all further proceedings before the Commission, and any rights to petition for judicial review of this Consent Order and Settlement Agreement.

11. The Respondent enters into this Consent Order and Settlement Agreement voluntarily, knowingly, and willingly, after having the opportunity to consult with private counsel of her own choosing at her own expense.

12. The Commission agrees to accept this Consent Order and Settlement Agreement as the full and final resolution of Case No. 345-RE-2022.

**BASED ON THESE STIPULATIONS AND AGREEMENTS, IT IS THIS 25 DAY OF July, 2023 BY THE MARYLAND REAL ESTATE COMMISSION:**

**ORDERED** that the Respondent has violated COMAR 09.11.05.02 B and it is further,

**ORDERED** that the Respondent shall pay to the Commission \$250.00 in accordance with paragraph 9 this Consent Order and Settlement Agreement; and it is further

**ORDERED** that should the Respondent fail to pay the fine in accordance with paragraph 9 of this Consent Order and Settlement Agreement, the Respondent's real estate associate broker's license registration number 03-646642 shall be automatically suspended and shall continue to be suspended until such time as the payment is made; and it is further

**ORDERED** that the Commission's records and publications shall reflect the terms of this Consent Order and Settlement Agreement.

MARYLAND REAL ESTATE COMMISSION:

By: SIGNATURE ON FILE  
Michael L. Kasnic, Executive Director

**AGREED:**

SIGNATURE ON FILE

Terry Lahlou  
Respondent

07/20/2023  
Date