

MARYLAND REAL ESTATE
COMMISSION

v.

JUDY MURRAY

Respondent

* BEFORE THE
* MARYLAND REAL
* ESTATE COMMISSION
*
* CASE NO. 2021-RE-071

* * * * *

CONSENT ORDER AND SETTLEMENT AGREEMENT

This matter comes before the Maryland Real Estate Commission ("Commission") as the result of a complaint filed by Mark Apolenis ("Complainant"). Based on the complaint, the Commission determined that administrative charges against Judy Murray, the Respondent real estate salesperson ("Respondent"), license registration number 05-653552, are appropriate and that an administrative hearing on those charges should be held. The Commission transmitted the matter to the Office of Administrative Hearings ("OAH"). The OAH scheduled a hearing for June 1, 2023 at 10:00 a.m.

Prior to the hearing, the Commission and the Respondent (the "Parties") agreed to enter into this Consent Order and Settlement Agreement ("Consent Order") to provide for the imposition of disciplinary measures which are fair and equitable in these circumstances and which are consistent with the best interests of the people of the State of Maryland.

The Parties agree and stipulate as follows:

1. Respondent Judy Murray is currently licensed by the Commission as a real estate salesperson and holds license registration number 05-653552. At all times relevant to the matters set forth in this Consent Order, the Commission has had jurisdiction over the subject matter and the Respondent.

2. On or about May 18, 2020, Karen H. Apolenis Revocable Trust entered into a Residential Contract of Sale for the sale of property located at 6007 Atlantic Avenue, Unit 106 in Ocean City, MD (the "Property"). The Respondent represented the buyer of the Property. Prior to settlement, the Respondent gave the buyer the keys to the Property. The buyer used the keys to gain access to the Property and redecorate the Property prior to settlement.

3. The conduct of the Respondent is found by the Commission to be in violation of Business Occupations and Professions Article § 17-322(b)(25) which provides:

§17-322. Denials, reprimands, suspensions, revocations, and penalties - Grounds.

(b) *Grounds.* – Subject to the hearing provisions of § 17-324 of this subtitle, the Commission may deny a license to any applicant, reprimand any licensee, or suspend or revoke a license if the applicant or licensee:

(25) engages in conduct that demonstrates bad faith, incompetency, or untrustworthiness or that constitutes dishonest, fraudulent, or improper dealings; fails to account for or to remit promptly any money that comes into the possession of the licensee but belongs to another person;

4. The Parties, by entering into the Consent Order, expressly waive the right to an administrative hearing on the charges and the making of Findings of Fact and Conclusions of Law, any and all further proceedings before the Commission to which the Parties may be entitled in this matter and any rights to appeal from the Commission's Order.

5. The Respondent agrees to pay a civil penalty of \$3,000 within thirty (30) days of the execution of this Consent Order and Settlement Agreement.

6. If the Respondent does not pay the \$3,000 civil penalty within the prescribed fifteen (15) days, the Respondent's license registration number 05-653552 will be automatically suspended until the payment is made.

BASED ON THESE AGREEMENTS AND STIPULATIONS, IT IS THIS 5th
DAY OF June, 2023 **BY THE MARYLAND REAL ESTATE**
COMMISSION:

ORDERED that the conduct of the Respondent is in violation of Business Occupations and Professions Article § 17-322(b)(25); and it is further

ORDERED that a reprimand is placed against Respondent's license registration number 05-653552; and it is further

ORDERED that the Respondent must pay a civil penalty of \$3,000 within thirty (30) days of the execution of this Consent Order and Settlement Agreement; and it is further

thirty (30)
HWS **ORDERED** that if the Respondent does not pay the civil penalty within the prescribed fifteen (15) days, the Respondent's license registration number 05-653552 will be automatically suspended until the payment is made.

ORDERED that the records of the Maryland Real Estate Commission will reflect the contents of the Consent Order and Settlement Agreement.

5-29-2023
Date

SIGNATURE ON FILE

Respondent Judy Murray

MARYLAND REAL ESTATE COMMISSION:

6/5/2023
Date

SIGNATURE ON FILE
By: _____

SIGNATURE ON FILE

SIGNATURE ON FILE