

MARYLAND REAL ESTATE
COMMISSION

v.

RONALD HUTCHINSON,

Respondent

* * * * *

* BEFORE THE MARYLAND
* REAL ESTATE COMMISSION
* COMPLAINT NO. 2012-RE-051
*

CONSENT ORDER

This matter comes before the Maryland Real Estate Commission ("Commission") based on a complaint filed by Henry Wisniewski and Rosalyn Harrison, Complainants, against Ronald Hutchinson ("Respondent"). Based on that complaint, the Commission determined that administrative charges against the Respondent were appropriate and that the case should be referred to the Office of Administrative Hearings ("OAH") for the scheduling of a hearing. This matter was heard by an Administrative Law Judge ("ALJ") at the OAH on October 4, 2012. The ALJ issued a Recommended Decision and Order in which he concluded that the Respondent had violated various provisions of the Commission's statute and regulations. On April 8, 2013, the Commission issued a Proposed Order adopting the ALJ's findings of fact and amending the ALJ's Conclusions of Law. The Respondent filed exceptions to the Commission's Proposed Order. After a hearing before a panel of Commissioners, the Commission issued an Opinion and Final Order on September 24, 2013, affirming its Proposed Order. The Respondent then filed a Petition for Judicial Review in the Circuit Court for Anne Arundel County (Case No. 02-C-13-182704AA). However, the Commission and the Respondent have

reached an agreement to resolve this case by Consent Order in lieu of the judicial proceeding. As part of that agreement, the Respondent has agreed to dismiss his Petition for Judicial Review (Case No. 02-C-13-182704AA, with prejudice, within one week of the execution of this Consent Order by the Commission. Accordingly, the Commission and the Respondent consent to the entry of this Order as final resolution of this action as to administrative charges against the Respondent in Complaint No. 2012-RE-051.

IT IS STIPULATED BY THE PARTIES that:

1. The Respondent is currently licensed as a real estate broker and is the broker of record for Water Oak Realty, Ltd. (License No. 01-60482); his license expires on June 14, 2014.

2. At the time of the events at issue in this case, the Respondent was licensed as a real estate broker and was the broker of record for Water Oak Realty, Ltd.

3. In approximately April, 2011, the Respondent began acting as buyers' agent on behalf of Christian and Alison Paul, i.e., showing them homes for sale.

4. The Respondent did not have the Pauls sign an agency disclosure form at the time he began working on their behalf, or, if he did have them sign such form, he failed to keep a copy in his files.

5. By entering into this Consent Order, the Respondent expressly waives the right to a hearing or any further proceedings

to which he may be entitled in this matter, and any rights to appeal from the Consent Order.

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

7. The Respondent agrees to abide by Maryland Real Estate Brokers Act, Maryland Annotated Code, Business Occupations and Professions Article §17-101 et seq., and regulations of the Commission in future real estate transactions.

BASED ON THESE STIPULATIONS, IT IS, THIS 24th day of March, 2014, BY THE MARYLAND REAL ESTATE COMMISSION,

ORDERED that Respondent Ronald Hutchinson has violated Maryland Annotated Code, Business Occupations and Professions Article, §17-322(b)(33) and Code of Maryland Regulations 09.11.01.07, and it is further

ORDERED that the Respondent is assessed a total civil penalty of \$3,000.00 for those violations, which amount is payable to the Commission within 30 days of the date on which this Consent Order is executed by the Commission, and it is further

ORDERED that, if payment of the civil penalty is not made within that 30-day period, the Respondent's real estate broker's license shall be automatically suspended until payment of the total penalty is made, and it is further

ORDERED that all other charges enumerated in the Statement of Charges and Order for Hearing dated July 31, 2012 are dismissed, with prejudice, and it is further

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

**SIGNATURE ON
FILE**

RONALD HUTCHINSON

SIGNATURE ON FILE

MARYLAND REAL ESTATE COMMISSION

3-14-14

DATE