

MARYLAND REAL ESTATE
COMMISSION

v.

LORI R. TROTT,

Respondent

* BEFORE THE MARYLAND
* REAL ESTATE COMMISSION
*
* COMPLAINT NO.: 2013-RE-015
* OAH NO.: DLR-REC-21-12-
43078
*

* * * * *

CONSENT ORDER

On or about July 16, 2012, the Maryland Real Estate Commission (the "Commission") initiated a complaint against Lori R. Trott, the Respondent real estate licensee (the "Respondent"). On or about October 10, 2012, the Commission issued a Statement of Charges and Order for Hearing (incorporated by reference herein) alleging that the Respondent engaged in violations of the Maryland Real Estate Brokers Act. A hearing was subsequently scheduled before the Office of Administrative Hearings, however, the hearing was withdrawn based on a settlement agreement between the parties, dated January 9, 2013. Pursuant to the agreement, the Commission and the Respondent consent to the entry of this Order as a full and final resolution of this action.

IT IS STIPULATED BY THE PARTIES THAT:

1) The Respondent is currently licensed by the Commission as a real estate salesperson with registration number 617657, and was licensed as such during all relevant times in this matter.

2) The charges arise out of a random selection of the Respondent for an audit of her compliance with the Commission's continuing education requirements and the Respondent's application for the renewal of her salesperson's license.

3) On or about July 9, 2012, the Respondent applied on-line to renew her license with the Commission. As part of the application process, the Respondent was required to answer the question whether she had completed the 15 hours of continuing education instruction required for the renewal. The Respondent certified on the application that she had completed the hours.

4) The Respondent was required to complete the hours of continuing education instruction during the preceding licensing period, which would have been between July 13, 2010 and the date of her renewal, July 9, 2012.

5) Once the Respondent was notified of the audit, the Commission requested that she provide copies of completion certificates to confirm that she had, in fact, taken the continuing education hours. The Respondent provided documentation to the Commission in response to the audit, but the documentation that was submitted reflected that she had taken the required three hours on "principles of agency and agency disclosure" after the renewal period, and after the date on which she certified she had completed them.

6) The Respondent admits to violations of Md. Code, Bus. Occ. and Prof. Art. ("BOP"), §§ 17-315(a)(1), 17-315(b)(2)(v), 17-322(b)(25), 17-322(b)(32), and 17-322(c) as alleged by the Commission in its Statement of Charges and Order for Hearing.

7) Based on her violations, the Respondent agrees to pay a total civil penalty to the

Commission in the amount of \$1500.00, along with a separate \$100.00 administrative fee, in accordance with the following schedule:

(Payments due on or before the specified date)

1/9/13	\$ 250.00 + \$100.00 administrative fee
2/9/13	\$ 250.00
3/9/13	\$ 250.00
4/9/13	\$ 250.00
5/9/13	\$ 250.00
6/9/13	\$ 250.00

8) In the event that the Respondent fails to make a required payment within the specified time frame, the Respondent's Maryland real estate license shall be immediately and automatically suspended until such time as the required payment is made.

9) If the Respondent fails to comply with the settlement agreement or this Consent Order in any respect, the Commission reserves the right to pursue further disciplinary action.

10) The Respondent waives all rights of appeal based on any action of the Commission in accordance with the settlement agreement or this Consent Order.

11) The Respondent agrees to abide by the Maryland Real Estate Brokers Act, BOP, §17-101 *et seq.*, and regulations of the Commission in all future transactions.

BASED ON THE STIPULATIONS OF THE PARTIES, IT IS THIS 8 day of MAY, 2013, BY THE MARYLAND REAL ESTATE COMMISSION,

ORDERED that the Respondent has violated BOP, §§ 17-315(a)(1), 17-315(b)(2)(v), 17-322(b)(25), 17-322(b)(32), and 17-322(c);

AND IT IS FURTHER ORDERED that the Respondent shall pay a total civil penalty to the Commission in the amount of \$1500.00, in accordance with the schedule set forth herein;

AND IT IS FURTHER ORDERED that this matter shall be resolved in accordance with the terms of this Consent Order and that the same shall be reflected among the records of the Maryland Real Estate Commission;

AND IT IS FURTHER ORDERED that this Consent Order shall constitute a Final Order of the Maryland Real Estate Commission.

SIGNATURE ON FILE

Lori R. Trott, Respondent

24 Jan. 2013

Date

SIGNATURE ON FILE

Maryland Real Estate Commission

5/8/13

Date