## BEFORE THE MARYLAND REAL ESTATE COMMISSION

MARYLAND REAL ESTATE
COMMISSION

V.

Bonnie Teague 3755 Maplecrest Drive Knoxville, MD 21758

Case No: 002-RE-2012 GF, et al

CONSENT ORDER

This matter comes before the Maryland Real Estate Commission ("Commission") as the result of a complaint filed by Domokos Hajdo ("Complainant") and the other Complainants listed in Appendix A, which is attached to and incorporated as part of this Consent Order. Based on the complaint and an investigation, the Panel of Commissioners have determined that administrative charges against the Respondent, real estate Broker 01-5753, are appropriate and that an administrative hearing on those charges should be held.

Prior to completion of the investigation, the issuance of charges, and the scheduling of these matters for a formal hearing, the Commission and the Respondent agreed to enter into this Consent Order to provide resolution of the complaints and issues regarding the claims against the Real Estate Guaranty Fund (Guaranty Fund) that have been filed by Mr. Hajdo and the Complainants listed in Appendix A, and those that may be filed in the future against the Respondent, and which present the same or similar issues resulting from the Respondent's actions as a property manager with West Patrick Property Solutions.

- 1. 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. The Respondent was, at the time of the event at issue, was licensed as a Broker and was affiliated with West Patrick Property Solutions, a property management company located at 622 West Patrick Street, in Frederick, Maryland.
- 3. The Respondent's license, 03 304625, expired on September 17, 2011.

- 4. The complaints received by the Commission generally allege that the Respondent failed to exercise reasonable and adequate supervision by allowing a salesperson to promptly account for or to remit money that belonged to someone else, and that she received in her capacity of property manager and pursuant to the terms of the property management agreements she entered into with the Complainants.
- 5. The Respondent admits that by failing to properly supervise her salesperson, she has violated § 17-322 (b) (27) of the Business Occupations and Professions Article of the Maryland Annotated Code which provides:

§17 322 Business Occupations and Professions Article Maryland Annotated Code

- (b) (27) violates § 17-320(c) of this subtitle by failing as a real estate broker to exercise reasonable and adequate supervision over the provision of real estate brokerage services by another individual on behalf of the broker;
  - 6. By entering into this Consent Order, the Respondent, expressly waives the right to an administrative hearing on the charges, the making of Findings of Fact and Conclusions of Law, any and all further proceedings before the Commission to which the Respondent may be entitled in this matter and any rights to appeal from the Commission's Order.
  - 7. The Commission accepts this Consent Order as the full and final resolution of Complaint Nos. 2-RE-2012 GF etal.

BASED ON THESE STIPULATIONS, IT IS THIS 3 DAY OF , 2012 BY THE MARYLAND REAL ESTATE COMMISSION.

**ORDERED** that the Respondent violated § 17-322 (b) (27) of the Business Occupations and Professions Article of the Maryland Annotated Code for failing to exercise reasonable and adequate supervision over a licensed salesperson.

**ORDERED** that the Respondent is assessed a total civil penalty of \$2500.00 Payment number one of \$400.00 is due April 1, 2012 and six subsequent payments of \$350.00 are due on May 1, 2012, June 1, 2012, July 1, 2012, August 1, 2012, September 1, 2012 and October 1, 2012.

ORDERED that should the Respondent license upon re-application for such license, providing the Respondent has completed the required Continuing Education for renewal, paid the civil fail to make the payments on or before the due date, all licenses issued to the Respondent will be immediately suspended. The Respondent may pay the entire amount due or the remaining balance due at any time. The Commission hereby consents to the Respondent being entitled to apply for and receive a Maryland Real Estate Salesperson's penalty in full and paid the appropriate renewal fees. The Commission will not require the Respondent to have a hearing before the Commission in order to renew the salesperson's license.

**ORDERED** the Respondent agrees to never seek or apply for a Maryland Real Estate Commission Broker's license in the future.

**ORDERED** that the Commission's records and publications reflect the violations and the penalty imposed on the Respondent.

MARYLAND REAL ESTATE COMMISSION:

SIGNATURE ON FILE

**AGREED:** 

2/03/2012

SIGNATURE ON FILE

BONNIE TEAGLE Respondent