

Maryland Real Estate Commission

v.

Linda L Davies

RESPONDENT

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BEFORE THE

MARYLAND REAL

ESTATE COMMISSION

Case No.: 321-RE-2023

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Consent Order

This matter comes before the Maryland Real Estate Commission ("Commission") as the result of an audit of continuing education hours conducted by the Commission in connection with the 2022 renewal application of Linda L. Davies. As a result of the audit, it was determined that the Respondent did not complete the required hours of continuing education instruction for renewal of license. As a means of resolving this matter, the Commission and the Respondent have agreed to enter into this Consent Order, and agree and stipulate to the following:

1. On 06/06/2022 the Respondent submitted an electronic application for the renewal of her salesperson's license for the (2020-2022) renewal period.
2. Pursuant to Section 17-315 of the Business Occupations and Professions Article, Maryland Annotated Code, the Respondent was required to complete 15 hours of continuing education instruction during the two-year period preceding the renewal date of 06/06/2022.
3. The Respondent failed to complete the required number of hours, but certified on the renewal application dated 06/06/2022, that the continuing education requirement had been fulfilled. The failure to obtain the continuing education hours was in

violation of Section 17-315 of the Business Occupations and Professions Article, Maryland Annotated Code.

4. The Respondent agrees that her continuing education requirement was not complete when she answered "Yes, to the question that she completed the required continuing education course needed to renew her salesperson's license".

5. As a term and condition of this Consent Order, the Respondent agrees to terminate her salesperson's license (05 664660) in lieu of paying the fine and fee in connection with the violation of Section 17-315, Business Occupations and Professions Article, Maryland Annotated Code.

6. The Respondent agrees that she was missing 3.0 Brokerage Relationships and Disclosure continuing education courses for her 2022 renewal. .

7. The Respondent waives the right to a formal hearing in this matter and the issuance of charges.

8. The Respondent agrees that her salesperson's license will be terminated at the signing of the Consent Order. If the Respondent fails to comply with the terms of this Consent Order. The Commission will proceed with formal charges and a hearing.

9. The Respondent further agrees that her license shall remain terminated and she cannot apply for the renewal of her license unless and until she has paid the \$1,600.00 civil penalty, she has completed the 3.0 Brokerage Relationships and Disclosure course, and she has provided copies of the course completion certificates to the Commission.

10. The Respondent and the Commission understand that this Consent Order will serve as the Final Order in this matter and be a part of the Respondent's licensing

record maintained by the Commission. The Commission's records and publications will reflect the terms of the Consent Order.

WHEREFORE, based on these stipulations and agreements, it is hereby this 14th day of April, 2023, ORDERED by the Commission:

- I. That the Respondent has been found to have violated Section 17-315 of the Business Occupations and Professions Article, Maryland Annotated Code.
- II. The Respondent also agrees that she was missing 3.0 Brokerage Relationships and Disclosure continuing education courses for her 2022 renewal.
- III. The Respondent agrees that her salesperson's license will be terminated at the signing of the Consent Order. If the Respondent fails to comply with the terms of this Consent Order, the Commission will proceed with formal charges and a hearing will be scheduled.
- IV. That in the event the terms and conditions of this Consent Order are not met by the Respondent within the time described, the Commission will immediately suspend all real estate licenses held by the Respondent, without a hearing on the suspension. The suspension will continue until such time as the Respondent evidences compliance with the terms of this Consent Order.
- V. That the records of the Commission shall reflect that this matter was resolved by execution of this Consent Order.

SIGNATURE ON FILE

Linda L. Davies
Respondent

SIGNATURE ON FILE

Michael L. Kasnie
Executive Director